

# **The Grovehill Future Neighbourhood Plan Basic Condition Statement**

**March 2017**



**2016-2031**

**GROVEHILL FUTURE**

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## **1.0 Introduction**

This Statement has been prepared to accompany the Grovehill Future Neighbourhood Plan as required under s15 (1) (d) of the Neighbourhood Planning (General) Regulations 2012.

In this Statement, the term “Neighbourhood Plan” means the ‘Grovehill Future Neighbourhood Plan’.

The Statement:

- Confirms the qualifying body
- Confirms that the nature, timescale and coverage of the Neighbourhood Plan meets the legal requirements
- Demonstrates that the Neighbourhood Plan meets all of the Basic Conditions applicable to Neighbourhood Plans.

## **1.1 Submitting body**

The Neighbourhood Plan has been prepared by Grovehill Future Forum, a qualifying body as defined by the Localism Act 2011 as required under s3 (10) of the Neighbourhood Planning (General) Regulations 2012. The conformity required to create a Forum was approved by Dacorum Borough Council at their Cabinet meeting February 2014.

## **1.2 Neighbourhood development plan**

The Grovehill Future Neighbourhood Plan is a ‘Neighbourhood Development Plan’. It relates to the use and development of land in the non-parished area of Grovehill within Hemel Hempstead, Hertfordshire. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), and the Neighbourhood Planning Regulations 2012.

## **1.3 Time period**

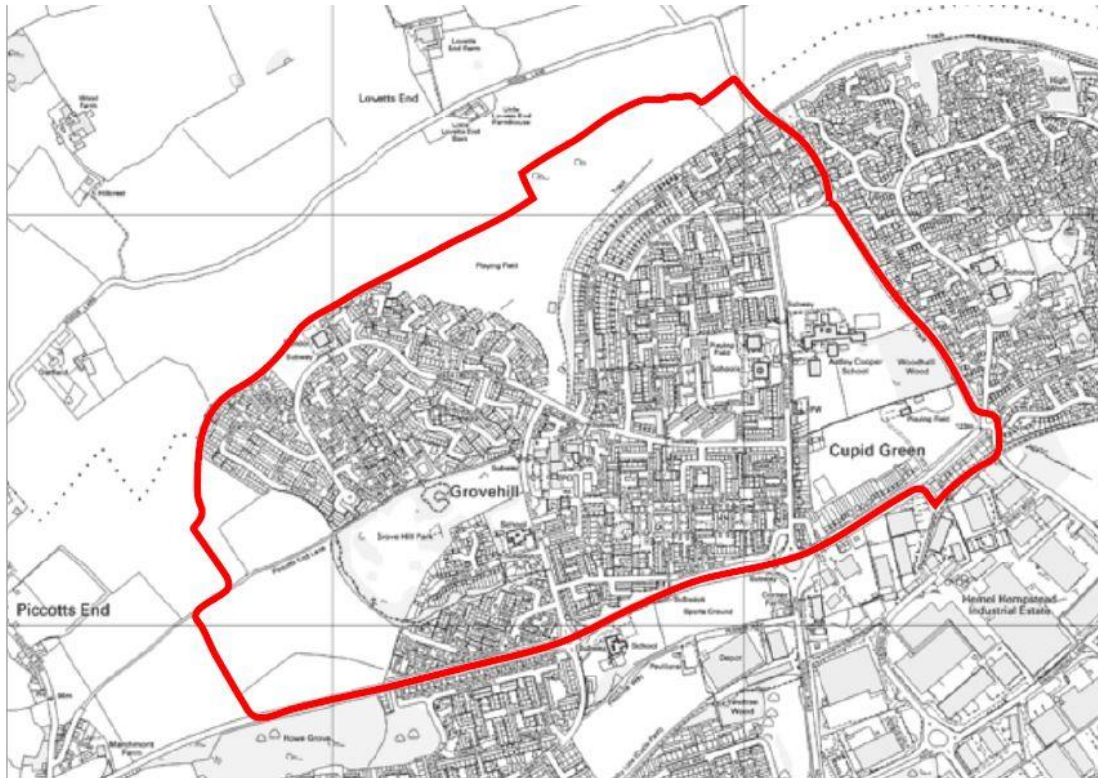
The Neighbourhood Plan covers the period 2016 - 2031. The duration was chosen to reflect the Council's adopted Core Strategy 2006 - 2031, prepared and adopted by Dacorum Borough Council in 2013. It also reflects the emerging Site Allocations DPD timescales.

## **1.4 Excluded development**

The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

## 1.5 Neighbourhood area

The Neighbourhood Plan relates solely to the Grovehill Future Neighbourhood Area which covers specific areas within the Ward of Grovehill and Woodhall Farm. No other neighbourhood development plans relate to the same area.



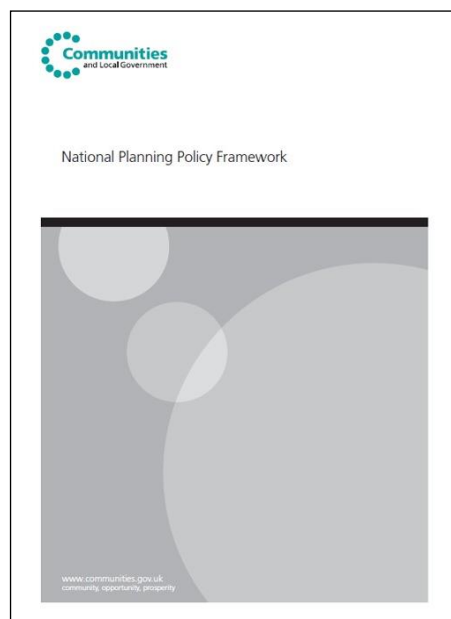
## 1.6 Basic conditions

In order to meet the Basic Conditions, which are set out in Paragraph 8, Schedule 4B of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), a neighbourhood plan must satisfy specific requirements in order to proceed to the referendum stages.

In summary, these include having a regard to:

- a) National policies and advice;
- b) Special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;
- c) Special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
- d) That the making of the Order or Plan contributes to the achievement of sustainable development;
- e) That the making of the Order or Plan is in general conformity with the strategic policies contained in the development plan for the authority area (or any part of that area);
- f) That the making of the Order or Plan does not breach, and is otherwise compatible with, EU obligations (including Strategic Environmental Assessment and Habitat Regulations); and
- g) That prescribed conditions are met in relation to the Order or Plan and prescribed matters have been complied with in connection with the proposal for the Order or Plan.

## 2. Regard to national planning policy



The National Planning Policy Framework (NPPF) is supported by the Planning Practice Guidance (PPG). This covers key topics such as economic development, regeneration, design, highways etc.

New development will aim to heighten the appearance and image of Grovehill and in turn positively enhance peoples pride in the area. This Neighbourhood Plan focuses on regeneration opportunities for housing, services, transport, access, parking and community facilities, as well as environmental improvements through high quality design, the provision of new open space, public realm and co-ordinated public transport improvements and illustrates the urban design characteristics which must be respected.

Where relevant, any new development will also accommodate renewable energy generation and energy efficiency technologies to reduce carbon emissions. However, the greatest opportunities for zero and low carbon technologies are associated with high density developments, which will be delivered in Grovehill through the Local Site Allocation DPD LA1 - Marchmont Farm.

When the Council allocates sites they refer to a Strategic Housing Land Availability Assessment (SHLAA).<sup>1</sup> This includes a list of development sites that the Council knows are available. There is also an assessment process which determines whether or not they are suitable for development.

In this section, we show that the Grovehill Future Neighbourhood Plan has had consideration to National Planning Policy Framework (para 17) which identifies the core planning principles to understanding local plan making and that these twelve planning principles have been reinforced in the Neighbourhood Plan as set out below. Further evidence of the conformity to National and Local Planning policy can be found in **BC1** of this document.

<sup>1</sup><http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>

# **NPPF Principles**

## **Principle 1**

***Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;***

### **Consideration within Grovehill Future Neighbourhood Plan**

This Neighbourhood Plan was prepared following many forms of consultation with local residents, businesses, user groups, landowners for Site Allocation LA1-Marchmont Farm and statutory authorities and other interested parties.

It acknowledges effective delivery and will require joint working and co-operation between the Forum, Dacorum Borough Council (DBC), Hertfordshire County Council (HCC) and other agencies and developers involved in the implementation and delivery of development and regeneration opportunities.

## **Principle 2**

***Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;***

### **Consideration within Grovehill Future Neighbourhood Plan**

This Neighbourhood Plan is designed to meet many objectives, it contains policies to meet the community's needs in a way which retains and enhances the character of the physical setting and at the same time is seeking to improve the community's quality of life for existing and future generations.

It takes an integrated approach to help achieve sustainable development, ensuring that developers/applicants and decision-makers understand the rationale and considered reasons and desired aims behind the plan and its policies as a whole.



### **Principle 3**

***Pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;***

#### **Consideration within the Grovehill Future Neighbourhood Plan**

This Neighbourhood Plan, as well as giving significant consideration for sustainable housing development, includes consideration in housing policy to affordability, improved building standards and environmental impact. It also seeks to deliver a sustainable community by supporting local employment and responding positively to transport and other development needs. The Neighbourhood Plan acknowledges the strategic planning choices of the Local Authority when they allocated local sites for development in the Core Strategy such as the site at LA1-Marchmont Farm. The policies within this Neighbourhood Plan identifies all the elements required to provide Social, Economic and Environmental improvements that a development should bring to the area, for the benefit of all.

### **Principle 4**

***Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;***

#### **Consideration within the Grovehill Future Neighbourhood Plan**

Policy: Area 1: Henry Wells Square and Policy: Theme 2: Housing, promote high quality design as an important aspect of the Neighbourhood Plan. This Neighbourhood Plan seeks to facilitate an integrated and cohesive approach between new development and the natural and historic environment. The importance of local identity, amenity areas and the community hub is recognised within our policies and the Neighbourhood Plan provides positively for improvements and the wellbeing for existing and future generations.

## **Principle 5**

***Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;***

### **Consideration within the Grovehill Future Neighbourhood Plan**

The enhancement and retention of the character and beauty of the countryside is highly important to residents and are considerations in the Grovehill Future Neighbourhood Plan. The policies are designed to provide improvements and enhance the different areas that make Grovehill unique and special to its residents. Whilst enhancing open spaces and improving access and connectivity specifically address these issues, the other policies are designed to compliment these also.

## **Principle 6**

***Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);***

### **Consideration within the Grovehill Future Neighbourhood Plan**

We are aware of the importance of ensuring our environment is not only protected but can be improved. Climate change, flood risk and the need to reduce carbon emissions and improve energy efficiency have been fully recognised within this Neighbourhood Plan and reference is made within the policies.



## **Principle 7**

***Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;***

### **Consideration within the Grovehill Future Neighbourhood Plan**

Enhancement of the natural environment and conservation of everything that is important to residents is an important part of this Neighbourhood Plan. It seeks to support and enable development or other improvement opportunities which enhances the natural environment or minimises pollution and other adverse effects.

We are aware of how pollution and travel can adversely effect the environment and consideration is given within the policies to enable, on the one hand, sustainable housing growth and support local employment, whilst also supporting cycle and pedestrian routes and reducing car usage.

## **Principle 8**

***Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;***

### **Consideration within the Grovehill Future Neighbourhood Plan**

The Neighbourhood Plan encourages effective use of land and includes policy relating to the re-use of underused garage sites, buildings considered 'brownfield land', ensuring that the sites do not impact on any environmentally rich areas and the removal of underused underpasses.

## **Principle 9**

***Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);***

### **Consideration within the Grovehill Future Neighbourhood Plan**

The Neighbourhood Plan recognises that land can provide multiple benefits such as for wildlife, heritage and recreation etc. The mixed use of space as places for living and work is promoted as part of sustainable development and our 'Housing' and 'Henry Wells Square' policies help to promote mixed uses of space. At the same time the 'Enhancing public spaces' policy seeks to ensure a balance of sustaining existing wildlife and modern day living requirements.

## **Principle 10**

***Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;***

### **Consideration within the Grovehill Future Neighbourhood Plan**

Whilst Grovehill is not designated as a 'Conservation Area', it is surrounded by areas of conservation and as such the Neighbourhood Plan provides for the conservation of this historic environment, heritage and archaeological assets and ensures that any development considers this also. Grovehill has a locally listed asset that is highlighted within the Neighbourhood Plan and due consideration should be given to it.

### **Principle 11**

***Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;***

#### **Consideration within the Grovehill Future Neighbourhood Plan**

The Neighbourhood Plan actively seeks to manage social, economic and environmental growth in a sustainable way. As well as considering the type and nature of these improvements, Grovehill Future Neighbourhood Plan considers locations and local needs.

It is recognised in a modern society that the car is the principal mode of transport but the Neighbourhood Plan seeks to encourage safe access by cycling and walking to promote non-car transport. The retention of local services, employment, new housing and local schooling provision and necessary infrastructure will help to promote this.

### **Principle 12**

***Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.***

#### **Consideration within the Grovehill Future Neighbourhood Plan**

The Grovehill Future Neighbourhood Plan seeks to support all aspects of social and cultural wellbeing, these are promoted and approached through design, locations and development uses to provide local improvements, reflect the changing life styles and sustain local need. The 'Henry Wells Square' policy seeks to ensure wellbeing and sufficient community and cultural facilities is delivered through new development.

### 3. Contribution to the achievement of sustainable development

The Neighbourhood Plan has been subject to a Sustainability Appraisal (SA) screening report. This documents how the principles of sustainable development have been included during the preparation of the Neighbourhood Plan.

A screening report was submitted to the statutory environmental bodies (Historic England, Natural England, and Environment Agency) and their comments have been taken into account before this was finalised.

The screening report has been prepared to accompany the consultation on the Draft pre-submission Grovehill Future Neighbourhood Plan. This report provided an assessment of how the Neighbourhood Plan would achieve a series of sustainability objectives. Consultation comments were taken into account in the preparation of the Submission SA screening report and Non-Technical Summary, which are submitted in support of the Neighbourhood Plan. **See Appendix 6.2**

The Grovehill Future Neighbourhood Plan addresses all three roles of sustainable development

- a) **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- b) **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- c) **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being.

Some of the ways in which the Grovehill Neighbourhood Plan encourages sustainable development is by:

- Protecting and enhancing the natural and historic environment of Grovehill, supporting surrounding rural services and facilities, which contributes to both the local economy and local community.
- Providing for measured housing growth which reflects local circumstances and accords with the spatial strategy set out by Dacorum Borough Council.
- Requiring resource efficient design.
- Reducing the need to travel and promoting non-car transport, which promotes a healthier community.

## 4. General conformity with strategic local policy

The Neighbourhood Plan has been prepared to be in general conformity with Dacorum Borough Council's Saved Local Plan (adopted 2004)<sup>2</sup> its Core Strategy 2006-2031 (adopted 2013) and in conjunction with the Site Allocations DPD<sup>3</sup>. DBC have identified the strategic policies contained within their development plans and this is available to view on their website.

This Neighbourhood Plan does not seek to repeat national or DBC policies but has, where appropriate, added considered local detail to those policies to maximise regeneration and development opportunities through good design which the Neighbourhood Plan builds upon, for example Core Strategy policies CS11 and CS13.

Each policy within the Grovehill Future Neighbourhood Plan has been considered in relation to the Core Strategy (adopted 2013), together with reference to the saved policies of Dacorum Borough Council's local plan (adopted 2004) and Site Allocations DPD. It should be noted that non-strategic policies have also been considered, where relevant. **BC1** of this document lists the strategic and non-strategic policies considered within the Grovehill Future Neighbourhood Plan.

**The following explains the local detail which the Neighbourhood Plan adds to the strategic local policies:**

1. Settlement Hierarchy (Core Strategy policy CS3 and Site Allocation DPD policy LA1)

Grovehill falls within the 'Hemel Hempstead Main Centre for Development and Change' which sets out '*To promote Hemel Hempstead as the focus of the Borough for homes, jobs and strategic services, reinforcing the role of the neighbourhoods in the town.*'

2. Hemel Hempstead Place Strategy (Core Strategy policy CS33 and Site Allocations detail - Place Strategy)

This is a vision for Hemel Hempstead, including one vision for the 'built environment' and one for the 'natural environment', this describes the town in detail and the vision for different areas within the town. Specifically in relation to areas such as Grovehill and especially Henry Wells Square it states:

*The town's neighbourhoods will be supported through the planning and maintenance of shops and services and retaining the pattern of open spaces. Management of the open spaces will ensure the town's green infrastructure is effectively used and linked to the countryside and new development will aim to enhance the pride and image of the town through high quality design and through the provision of new open space, public realm improvements and co-ordinated public transport improvements.*

3. Natural Environment (Core Strategy policy CS25 and CS26 and Saved Local Plan policies 99 to 110 and 116)

This covers many statutory designations and mainly refers to other consultees that would advise on these matters. The policy on 'Green Infrastructure'<sup>4</sup>, which relates well to the desire to maintain and promote wildlife corridors in Grovehill, is a key consideration identified through our consultation.

<sup>2</sup> Refers to the updated 'Schedule of Superseded' policies, see link in footnote 3/Appendix 1

<sup>3</sup> <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-written-statement---pre-sub-inc-foc-changes---jan-2016.pdf?sfvrsn=0>

<sup>4</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/evidence-base/infrastructure-and-delivery>

4. Historic Environment (Core Strategy policy CS27 and Saved Local Plan policies 118 to 121)

Whilst not within a conservation area, Grovehill is closely located next to Piccotts End and the Hemel Hempstead Old Town conservation areas, and is adjacent to an area of archaeological importance south of Woodhall Woods. There is also the potential to identify and list non-designated heritage assets, this offers the opportunity for Grovehill to identify and potentially protect areas of importance not already noted. It also hosts a listed building - St Agnell's Farmhouse on Cupid Green Lane:

To ensure the protection of this heritage within and surrounding Grovehill, DBC's Local Plan Policy 119 Development affecting 'Listed Buildings' states:

*'There is a general presumption in favour of the preservation of listed buildings and special architectural or historic interest. Proposals for the demolition or replacement of a listed building will not be permitted without the strongest justification'.*

5. Dacorum's Spatial Awareness Framework (Core Strategy policy CS3, CS10, CS11, CS12 and CS13, Saved Local Plan policy 58,61,62 and 76 and Site Allocations DPD policy LA1 and SA9)

This indicates that developers must consider the relationship of the proposed development with its location and physical context. The policies within the Neighbourhood Plan will steer development to ensure connectivity and that surrounding areas are encouraged to integrate through development. **Table 1** below shows the DBC Spatial Awareness framework

**Table 1**

<b>A The Place Strategy</b>	The size of the settlement and the number of centres; and The long-term place vision
<b>B: The character of the settlement</b>	Defined countryside borders The topography Landscape setting and green gateways Historic setting and settlement pattern; and The keys views into and out of the settlement
<b>C: The character of the neighbourhood/urban design zone</b>	The character appraisal of the neighbourhood pattern Typical density Key Landmarks Movement and pedestrian gateways; and Keys views within the settlement
<b>D: The public and private realm</b>	Streets, spaces and movement corridors Movement routes of people and wildlife Public space network Private gardens; and Green infrastructure
<b>E: The Character of the site</b>	Street Pattern Style of buildings Building lines and orientation of buildings; and Materials used

6. Urban Design (Core Strategy policy CS11, CS12 and CS13 and Saved Local Plan policy 111)

The key 'Urban Design Principles' (set out below) are expected to be applied by developers to enhance existing places and create successful new places in the borough. This would be a key consideration for Henry Wells Square, Site Allocation LA1-Marchmont Farm and larger developments/more significant developments in Grovehill.

<b>Character</b>	A place with its own identity that respects the local history, geology and landscape, and the Urban Design Assessment character zones and Residential Character and Conservation Area Appraisals.
<b>Defined layout and enclosure</b>	A place that is defined by buildings, structures and landscape made up of public and private spaces.
<b>Making connections</b>	A place that is easy to get to and move around.
<b>High quality of public realm</b>	Creating places with attractive environmental quality.
<b>Legibility</b>	A place that has a clear image and identity and is easy to understand.
<b>Adaptability</b>	A place that can respond to changing uses easily and is robust over time.
<b>Diversity</b>	A place that offers a mix of activities to the widest choice of users.
<b>Safe and welcoming</b>	Creating places that feel safe, secure and welcoming for everyone.

7. Creating Jobs and Employment (Core Strategy policy CS14 and CS16 and Saved Local policy 34)

This covers the 'Economic Development Strategy Objectives' relating to Dacorum, these objectives include and should be considered in relation to development and any enhancement of Grovehill.

- ❖ **Focussing on partnership and shared commitment to economic development;**
- ❖ **Supporting the business community;**
- ❖ **Targeting key sites and locations to foster economic growth;**
- ❖ **Developing and adapting the skills base; and**
- ❖ **Simplifying the planning process for businesses\*.**

*\*This is important to support the proposals at Henry Wells Square in retaining businesses of an appropriate scale relative to the role of the Local Centre for example 'Local Development Orders' for specific uses in Local Centres.*



8. The Retail Hierarchy (Core Strategy policy CS16 and Saved Local Plan policy 43)

Grovehill is identified as a Local Centre with a neighbourhood shopping function, defined because it 'provides a range of mainly small shops, services and facilities of a local nature, serving a small catchment'.

Any regeneration or improvements proposed for Grovehill should ensure that Henry Wells Square is the focus as an important Community Hub for Grovehill.

9. Housing (Core Strategy policy CS1, CS2, CS3 and CS18, Site Allocations DPD SA4 and, LA1 including gypsy and traveller site policy SA9)

When considering housing, whether infill or in relation designated sites, the Grovehill Future Neighbourhood Plan sets out clear objectives for developers such as how the integration of these sites is key to ensuring neighbourhood community cohesion and should be considered in-conjunction with point **10** below.

Important housing sites include:

- strategic sites defined within the Core Strategy and
- Site Allocations DPD - LA1 Marchmont Farm.

10. Meeting Community Needs (Core Strategy policy CS23 and Local Plan policy 69, 76 and 71)

In order to meet the community's needs, social infrastructure should be considered and adequately provided which includes:

- early years education to further education.
- primary and secondary health care.
- community buildings and facilities for childcare, community care, general welfare, worship and social contact.
- open space, outdoor leisure and indoor sports facilities.
- Libraries.
- Buildings and facilities for culture, including arts and entertainments and civic duties.

Either all, or some of these, will enhance and have a positive effect on any regeneration for Grovehill and consideration of these should be made within Henry Wells Square, even if the Community Hub is not identified in this location, to ensure the neighbourhood of Grovehill's needs are met appropriately.

11. Using resources efficiently (Core Strategy policy CS28, CS29 and CS30 and NP1)

There are two general policies covering sustainable development in an environmental sense, although there are other examples, the main elements are set out in a 'Sustainable Development Strategy' document<sup>5</sup> which helped support and inform the Site Allocations DPD LA1 - Marchmont Farm. Whilst the Core Strategy is an overarching document in relation to the whole of Dacorum, the principles set out within it reflects the views of our residents and are reflected in our Grovehill Future Neighbourhood Plan.

<sup>5</sup><http://www.dacorum.gov.uk/docs/default-source/strategic-planning/issues-papers---sustainable-development-strategy-sept-2015.pdf>.

The key development principle policy requirements that specifically affect LA1 Marchmont Farm in relation to the Core Strategy are set out in **Table 2** and Site Allocations (DPD) - LA1 Marchmont Farm **Table 3**.

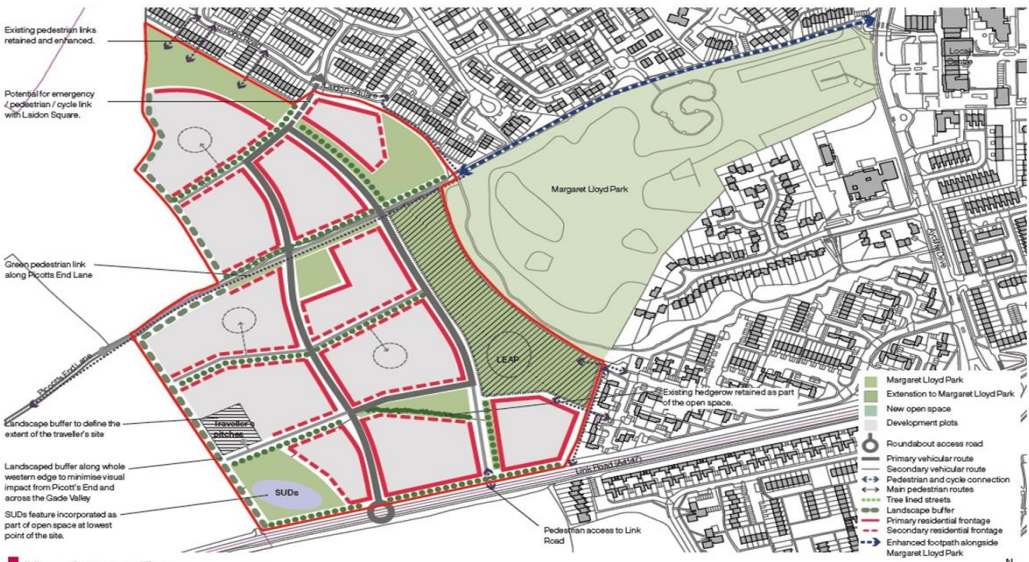
**Table 2: Core Strategy principles**

<b>Location reference</b>	LA1
<b>Site location</b>	Marchmont Farm
<b>Proposals</b>	<ul style="list-style-type: none"> <li>• Around 300 new homes</li> <li>• Extend Margaret Lloyd Park</li> </ul>
<b>Principles</b>	<ul style="list-style-type: none"> <li>• A mix of two storey and three storey housing including around 40% affordable homes.</li> <li>• A contribution must be made towards education and community facilities.</li> <li>• The layout, design, density and landscaping must create a soft edge with the adjoining Green Belt boundary.</li> <li>• New strategic landscaping to mitigate impact on new development on the Gade Valley and help ensure its separation from Piccotts End.</li> <li>• Impact on the local road network mitigated through the promotion of sustainable travel options, including pedestrian links to the local centre.</li> </ul>
<b>Delivery</b>	The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established

**Table 3 - Site Allocations DPD principles for LA1 - Marchmont Farm\* (amended February 2017), as set out below.**

\*At the time of writing the Site Allocations policy was awaiting the Inspectors examination report and approval from DBC to be adopted as part of the Council's planning framework and may be subject to change. Please see their website for the latest information.

<b>Location reference</b>	LA1
<b>Site location</b>	Marchmont Farm
<b>Proposals</b>	<p>Local Allocation 1 at Marchmont Farm as identified on the Policies Map will be released from the Green Belt and deliver the following:</p> <ul style="list-style-type: none"> <li>• 300-350 homes**</li> <li>• a traveller site of 5 pitches</li> <li>• an extension to Margaret Lloyd Park</li> <li>• The provision of a locally equipped area of play (LEAP) and</li> <li>• Inclusion of a sustainable drainage (SUDS) basin.</li> </ul> <p><i>** 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.</i></p>

<b>Vision</b>	<p>The new part of Grovehill will be an attractive place in its own right. Its character and appearance will complement and enhance Grovehill. The development will be integrated with the rest of Grovehill through the use of the local centre and other shared services, facilities and open space. Pedestrian and cycle routes will permeate the neighbourhood.</p> <p>The new area will be an inclusive community, designed to be safe and secure. There will be a mix of homes, accommodating both smaller households and family homes. Development will be spacious and will allow views of the countryside in the Gade valley. Open space will permeate the neighbourhood, providing links between Margaret Lloyd Park, Howe Grove and the wider countryside.</p>
<b>Key Development Principles</b>	<p>The following principles will be used to guide the site master plan and assess the subsequent planning application:</p> <ul style="list-style-type: none"> <li>• Deliver a mix of housing including 40% affordable homes.</li> <li>• Provide for family homes and larger, more spacious properties within a range of provision.</li> <li>• Incorporate 5 pitches for gypsies and travellers at the site with good access to the primary road network.</li> <li>• Limit buildings to two storeys, except where a higher element would create interest and focal points in the street scene and is appropriate in terms of topography and visual impact.</li> <li>• Enlarge Margaret Lloyd Park; Arrange the open space to ensure a pleasant, coherent and wildlife-friendly network linking to Hunting Gate Wood and Howe Grove.</li> <li>• Soften views of housing from the countryside by use of planting, by retaining appropriate hedges and by siting open space carefully.</li> <li>• Provide a soft edge to the countryside and ensure visual and physical separation from Piccotts End.</li> <li>• Incorporate a sustainable drainage system throughout the site including the use of green space as a basin.</li> <li>• Plan good pedestrian and cycle access to Henry Wells Square and to key services, such as bus stops and community facilities.</li> <li>• Take the main vehicular access from East-West Link Road (A4147).</li> </ul>
<b>Indicative Spatial Layout</b>	 <p><b>Marchmont Farm Masterplan Preferred option</b></p> <p>Existing pedestrian links retained and enhanced.</p> <p>Potential for emergency / pedestrian / cycle link with Laidon Square.</p> <p>Grove pedestrian link along Piccotts End Lane</p> <p>Landscape buffer to define the extent of the traveller's site</p> <p>Landscape buffer along whole western edge to minimise visual impact from Piccott's End and across the Gade Valley</p> <p>SUDs feature incorporated as part of open space at lowest point of the site.</p> <p>Legend:</p> <ul style="list-style-type: none"> <li>Margaret Lloyd Park</li> <li>Extension to Margaret Lloyd Park</li> <li>New open space</li> <li>Development plots</li> <li>Roundabout access road</li> <li>Primary vehicular route</li> <li>Secondary vehicular route</li> <li>Pedestrian and cycle connection</li> <li>Main pedestrian routes</li> <li>Tree lined streets</li> <li>Landscape buffer</li> <li>Primary residential frontage</li> <li>Secondary residential frontage</li> <li>Enhanced footpath alongside Margaret Lloyd Park</li> </ul> <p>Pedestrian access to Link Road</p>

<b>Delivery and Phasing</b>	<ul style="list-style-type: none"> <li>• LA1 is 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.</li> <li>• The site will be developed in phases in accordance with the master plan. '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'.</li> <li>• No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.</li> <li>• Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards improving local services and facilities at Grovehill local centre and local social and transport infrastructure.</li> <li>• Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (proposal T/10). The new junction onto the Link Road provides the primary vehicular access and should be in place when development commences.</li> <li>• Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades that are required as a result of the development, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.'</li> <li>• Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at the early design stage.</li> </ul>
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## Conclusion

The Grovehill Future Neighbourhood Plan is designed to ensure that any development is positive in nature and to ensure that all interested parties (i.e. developers, landowners and decision makers etc,) will know from an early stage what is expected of them, should they wish to develop or make improvements in our neighbourhood.

Existing national and local planning policies have helped us throughout the neighbourhood planning process to produce specific detailed design policies which seek to enhance and improve Grovehill and help to ensure that the Neighbourhood Plan accords with national and local planning policies. This ensures the local policies are in general conformity with existing policy enabling the Forum to submit a valid document to DBC for external inspection.

## Grovehill Future Neighbourhood Plan policies

The approach within the Neighbourhood Plan policies is supported by DBC's Core Strategy policies, Saved Local Plan policies and Site Allocation DPD and a summary of each Neighbourhood Plan policy is set out below: See also **BC1** of this document.

### **Area 1: Henry Wells Square**

Within Dacorum Borough Council's Core Strategy, Henry Wells Square is identified as having the designation of Grovehill's 'Local Centre' (*as having a neighbourhood shopping function*). The existing facilities at Henry Wells Square provide key local services for the community within Grovehill and it is therefore essential that this function is retained. The redevelopment of Henry Wells Square should seek to ensure that the area remains the central and vibrant cultural meeting point of Grovehill and seen as '**The Community Hub**'.

The main aspects of the policy relate to housing, retail and businesses, parking, community hub, public realm and design review.

### **Area 2: Garage blocks**

We would welcome the opportunity to make better use of existing garage blocks to improve the safety, amenity and attractiveness of the public realm.

It is considered that the existing units are of an unsuitable size for modern vehicles and are therefore being used for alternative purposes, such as for storage, or remain vacant or derelict.

These garage blocks cover a large extent of our public areas within Grovehill and currently lack natural surveillance, CCTV or proper lighting.

An opportunity exists to better utilise these spaces for the benefit of our community. Therefore the intention is to create a safer environment, make better use of underutilised sites, help satisfy local housing needs and provide quality hard and soft landscape areas.

The main aspects of the policy relate to sustainable transport, environment, parking and design.

### **Theme 1: Enhancing public spaces**

Open spaces are an important topic for the local residents with everyone agreeing that the green environment of Grovehill is part of what makes it such a great place to live. It is therefore the intention of this Neighbourhood Plan to protect and enhance our existing open and green spaces and require new developments to add to the quality of green spaces and enhance provision where possible.

Our public spaces will be safe, welcoming and vibrant community places, providing activities for all age groups, comfortable seating and a possible area for the display and appreciation of artwork.

The main aspects of the policy relate to access and connectivity, environment, social and community facilities and design.

## **Theme 2: Housing**

Any new housing development should be of good quality design and be in keeping with the existing environment, i.e. surrounding green belt land, parkland and spaces for public amenities, whilst catering for residents in every age group.

The main aspects of the policy relate to access and connectivity, environment, social and community facilities, design, parking and housing mix.

## **Theme 3: Improving access and connectivity**

Improvements to access and connectivity should enable both residents and visitors to easily navigate through Grovehill and Henry Wells Square, have access to bus services and to connect any new developments in the area via a welcoming network of pedestrian and cycling routes. Any additions to the network of footpaths and cycle-ways should seek to provide connections to the existing network and in particular, protect and promote the cycle route along the Nickey Line.

To provide safe, accessible and well sign-posted routes balancing the needs of pedestrians, cyclists, passenger transport, powered two wheeled vehicles and other motor vehicles, in that order and also ensure appropriate access for people with disabilities.

The main aspects of the policy relate to sustainable transport, access and connectivity, environment and design.

## **5. Compatible with EU obligations**

### **Natural environment**

Grovehill does not contain a European site for nature conservation and the closest European Site to Grovehill is the *Chiltern Beechwoods Special Area of Conservation (SAC)* which is over 5km from the Plan area. The Neighbourhood Plan has been determined to not have any impact on the integrity of a European site.

The protection and enhancement of the natural environment were major considerations in the preparation of the Neighbourhood Plan and have been reflected in the concerns of people living within the 'Neighbourhood Plan Area'.

### **Human Rights**

The Neighbourhood Plan does not diminish the human rights of either Grovehill residents or any others who may be affected by it, but does seek to enhance them. This is reflected in the social aims of the Neighbourhood Plan.

## **Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)**

A Sustainability Appraisal screening report was submitted to the relevant statutory environmental bodies (Historic England, Natural England and the Environment Agency) and to the Local Authority prior to the Draft pre-submission Grovehill Future Neighbourhood Plan consultation. Comments from this consultation were also taken into account, and where relevant, the screening report was amended. The SA screening report accompanies this Neighbourhood Plan.

The SEA screening report also meets the requirements of the European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633) on the effects of certain plans and programmes on the environment (the SEA Directive).

It should be noted that the Strategic Environment Assessment and Habitat Regulation Assessment have been undertaken during the development of both the Core Strategy and the Site Allocation DPD and these assessment processes have picked up any general sustainability issues that would be associated with the implementation of the Grovehill Neighbourhood Plan, as well as any specific effects associated with any future development at DBC's Local Site Allocation LA1 - Marchmont Farm and potential allocations at Henry Wells Square.

## **6. Summary and conclusions**

This Basic Conditions Statement is submitted to accompany the Grovehill Future Neighbourhood Plan. It sets out the information as required under s15 (1) of the Neighbourhood Planning (General) Regulations 2012.

The Statement shows that in each regard, the Grovehill Future Neighbourhood Plan meets the basic requirements and it is therefore concluded that the Neighbourhood Plan should progress to formal submission to DBC and be inspected by an Independent Examiner.



## BC1 Basic Condition Statement:

### Evidence of conformity to national & local Planning Policy



Grovehill Neighbourhood Plan Policy	National Planning Policy Framework (NPPF) (2012)	Dacorum Local Planning Framework Core Strategy (2006-2031)	'Saved' policies of the Dacorum Borough Local Plan (1991-2011)	Site Allocations Development Plan Document (2006-2031)	Reasons for Conformity
<b>Area 1: Henry Wells Square</b>	Chapter 2 (Ensuring the Vitality of Town Centres) - paragraphs 23, 24 & 26;  Chapter 7 (Requiring Good Design) - paragraphs 56-61;  Chapter 8 (Promoting Healthy Communities) - paragraphs 69, 70, 73 & 75.	CS1: Distribution of Development  CS4: Towns and Large Villages  CS12: Quality of Site Design  CS13: Quality of the Public Realm  CS15: Offices, Research, Industry, Storage and Distribution  CS16: Shops and Commerce  CS23: Social Infrastructure  CS29: Sustainable Design and Construction	Policy 10: Optimising the Use of Urban Land  Policy 34: Other Land with Established Employment Generating Uses  Policy 43: Shopping Areas in Local Centres  Policy 59: Public Off-street car Parking  Policy 111: Height of Buildings  Policy 113: Exterior Lighting	Policy SA3: Improving Transport Infrastructure  Policy SA4: Public Car Parking	<p>The 'Henry Wells Square' policy seeks to encourage the redevelopment of this Local Centre to ensure it retains and enhances its prominence as the social and cultural hub of Grovehill.</p> <p>The policy seeks a mix of uses, including business (B1), retail, community facilities and residential, which is considered an appropriate location for such uses in accordance with national and local planning policies.</p>

## BC1 Basic Condition Statement:

### Evidence of conformity to national & local Planning Policy



Grovehill Neighbourhood Plan Policy	National Planning Policy Framework (NPPF) (2012)	Dacorum Local Planning Framework Core Strategy (2006-2031)	'Saved' policies of the Dacorum Borough Local Plan (1991-2011)	Site Allocations Development Plan Document (2006-2031)	Reasons for Conformity
<b>Area 2: Garage Blocks</b>	Chapter 4 (Promoting Sustainable Transport) – paragraph 39;  Chapter 6 (Delivering a Wide Choice of High Quality Homes) – paragraph 51 & 58;	CS11: Quality of Neighbourhood Design CS12: Quality of Site Design CS13: Quality of the Public Realm	Policy 10: Optimising the Use of Urban Land  Policy 58: Private Parking Provision	Not applicable	The Neighbourhood Plan's policy on 'Garage Blocks' seeks to ensure that underused buildings are brought back into a suitable use either for parking associated with residential development, for new residential development or for the provision of open or amenity space within Grovehill.  This accords with national and local planning policies in terms of delivering additional homes, promoting the use of sustainable modes of transport and optimising the use of 'brownfield' land.

## BC1 Basic Condition Statement:

### Evidence of conformity to national & local Planning Policy



Grovehill Neighbourhood Plan Policy	National Planning Policy Framework (NPPF) (2012)	Dacorum Local Planning Framework Core Strategy (2006-2031)	'Saved' policies of the Dacorum Borough Local Plan (1991-2011)	Site Allocations Development Plan Document (2006-2031)	Reasons for Conformity
<b>Theme 1: Enhancing public spaces</b>	Chapter 8 (Promoting Healthy Communities) – paragraph 73-74 & 77-78	CS12: Quality of Site Design CS13: Quality of the Public Realm CS23: Social Infrastructure CS25: Landscape Character CS26: Green Infrastructure	Policy 116: Open Land in Towns and Villages	Not applicable	The 'Enhancing public spaces' policy conforms with national and local policy in respect of ensuring that any development in the 'Neighbourhood Plan Area' makes provision for green and open spaces as an integral part of development. It recognises the benefits of such space in contributing to people's health, social and cultural wellbeing.
<b>Theme 2: Housing</b>	Chapter 6 (Delivering a Wide Choice of High Quality Homes) – paragraph 50;  Chapter 7 (Requiring Good Design) – paragraphs 56-61;	CS1: Distribution of Development CS10: Quality of Settlement Design CS11: Quality of Neighbourhood Design CS12: Quality of Site Design CS13: Quality of the Public Realm	Policy 10: Optimising the Use of Urban Land  Policy 12: Infrastructure Provision and Phasing  Policy 18: The Size of New Dwellings  Policy 21: Density of Residential Development  Policy 111: Height of Buildings	Policy SA3: Improving Transport Infrastructure  Policy SA8: Local Allocations  Policy LA1: Marchmont Farm  Local Allocation LA1 Master Plan	The 'Housing' policy conforms to relevant national and local plan policies through the promotion of accessible development; provision of landscaping and external light appropriate to the area; provision of integrated social and community facilities; desire for good design with reference to scale and use of materials; and provision of an appropriate mix of housing within Grovehill to meet local needs.

## BC1 Basic Condition Statement:

### Evidence of conformity to national & local Planning Policy



Grovehill Neighbourhood Plan Policy	National Planning Policy Framework (NPPF) (2012)	Dacorum Local Planning Framework Core Strategy (2006-2031)	'Saved' policies of the Dacorum Borough Local Plan (1991-2011)	Site Allocations Development Plan Document (2006-2031)	Reasons for Conformity
	Chapter 8 (Promoting Healthy Communities)- paragraphs 69, 70, 73 & 75;	CS18: Mix of Housing  CS29: Sustainable Design and Construction  CS35: Infrastructure and Developer Contributions			
<b>Theme 3: Improving Access and Connectivity</b>	Chapter 4 (Promoting Sustainable Transport) – paragraph 35;  Chapter 8 (Promoting Healthy Communities) – paragraph 75.	CS8: Sustainable Transport  CS10: Quality of Settlement Design  CS11: Quality of Neighbourhood Design  CS12: Quality of Site Design  CS13: Quality of the Public Realm	Policy 61: Pedestrians  Policy 62: Cyclists  Policy 79: Footpath Network  Policy 113: Exterior Lighting	Policy SA3: Improving Transport Infrastructure	The 'Improving access and connectivity' policy conforms with both national and local planning policies as it supports the provision of facilities to encourage non-car modes of transport (i.e. walking and cycling) through the creation of connected and legible communities and neighbourhoods. This policy recognises that these more sustainable modes of transport and improved access/connectivity can positively contribute to people's health and social wellbeing.