



Advice Note

Status of Dacorum Borough Council's Core Strategy

Current position:

The Inspector's Report into Dacorum's Core Strategy has now been received and published:

<http://web.dacorum.gov.uk/docs/default-source/strategic-planning/inspector's-report-on-dacorum's-core-strategy-july-2013.pdf?sfvrsn=0>

The Inspector has concluded that the Core Strategy is 'sound,' subject to a number of 'main modifications.' All of these modifications were put forward by the Borough Council during the course of the Examination process. They are intended to address issues raised during the discussions and help improve overall clarity of the document. The Council has also proposed some 'minor modifications' which will also be made. As these minor modifications do not relate to soundness issues, they are not referred to in the Inspector's Report.

The most up-to-date version of the Core Strategy is the Pre-Submission version (September 2011), as amended by the schedule of modifications.

The Main Modifications are set out in the Appendix to the Inspector's Report (above). The minor modifications are as set out in the following schedule:

<http://web.dacorum.gov.uk/docs/default-source/planning-development/modifications-to-the-pre-submission-core-strategy-2013.pdf?Status=Master&sfvrsn=0>

A list of the Dacorum Borough Local Plan 1991-2011 policies that will be superseded by the Core Strategy is provided in Appendix 1 of the Pre-Submission Core Strategy. Further advice will also be provided in a separate advice note.

All other policies within the Dacorum Borough Local Plan (apart from Policy 27 relating to Gypsy and Traveller Provision) continue to apply. As these policies were adopted in 2004, paragraph 215 (Annex 1) of the National Planning Policy Framework (NPPF) states that:

"...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

Process for formal adoption of the Core Strategy:

The Council will consider adoption of the Core Strategy (with main and minor modifications) at Cabinet on 17 September and Full Council on 25 September 2013.

Provided it is approved by the Council's elected Members, the Core Strategy (incorporating main and minor modifications) will have full statutory weight as of 26 September 2013 and relevant policies of the Dacorum Borough Local Plan 1991-2011 will cease to apply.

It is the intention that all existing Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and Advice Notes that remain relevant will be retained alongside the Core Strategy. This includes the new Affordable Housing SPD, which will gain full statutory weight.

The final version of the Core Strategy (including updated Proposals Maps), together with the final Sustainability Statement will be published as soon as possible after adoption.

Those who are on the Council's planning policy database and/or who have made previous representations on the Core Strategy will receive formal notification of adoption by post / email and a formal Adoption Statement will be published as required by Government Regulations.

Following adoption, there is a six week period in which any aggrieved person(s) can make an application to the High Court to challenge the Council's adoption of the Core Strategy.

Status of Core Strategy in decision-making:

The Pre-Submission Core Strategy (October 2011), together with the modifications (January 2013) has now been endorsed by the Council and the Planning Inspector as the document that will be used as a basis for all planning decisions within the Borough.

Further guidance on the weight that will be accorded to the Core Strategy and the existing Dacorum Borough Local Plan will depend upon when the application is submitted:

(a) Current 'live' applications and those validated before 25 September 2013:

- Due to the advanced stage that the document has reached, very significant weight will be accorded to the Core Strategy when considering planning applications and appeals. As an interim arrangement, a more flexible approach may be taken in the application of new / more restrictive

policies where these could affect the determination of current undetermined applications where there has been negotiation or formal advice provided in the last 6 months.

Relevant policies of the Dacorum Borough Local Plan (including those due to be superseded by the Core Strategy) will also be referred to, as this document remains part of the statutory development plan for the Borough.

(b) Applications validated after 25 September:

Full statutory weight will be given to all policies within the Core Strategy following its adoption, as it will formally become part of the development plan for the Borough. Only those policies of the Dacorum Borough Local Plan not superseded by the Core Strategy will continue to be applied (see above).

Next steps:

Those Dacorum Borough Local Plan policies not superseded by the Core Strategy will be reviewed through the production of subsequent Development Plan Documents (DPDs), Supplementary Planning Document (SPDs) and/or through the partial review process.

A provisional timetable prepared by Officers for production of these documents is set out below. This timetable will be formalised through a review of the Local Development Scheme (LDS) in due course, and updated as part of the Annual Monitoring Report (AMR) process:

<http://web.dacorum.gov.uk/docs/default-source/strategic-planning/annex-a---provisional-lpf-timetable-may-2013.pdf?sfvrsn=0>

If you require further information about the partial review, please refer to the separate FAQ sheet:

<http://web.dacorum.gov.uk/docs/default-source/planning-development/core-strategy-faqs.pdf?Status=Master&sfvrsn=0>

Further information:

If you would like further information about the Core Strategy or the Council's planning policies in general, please contact the Strategic Planning & Regeneration team:

Phone: 01442 228660

Email: strategic.planning@dacorum.gov.uk

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