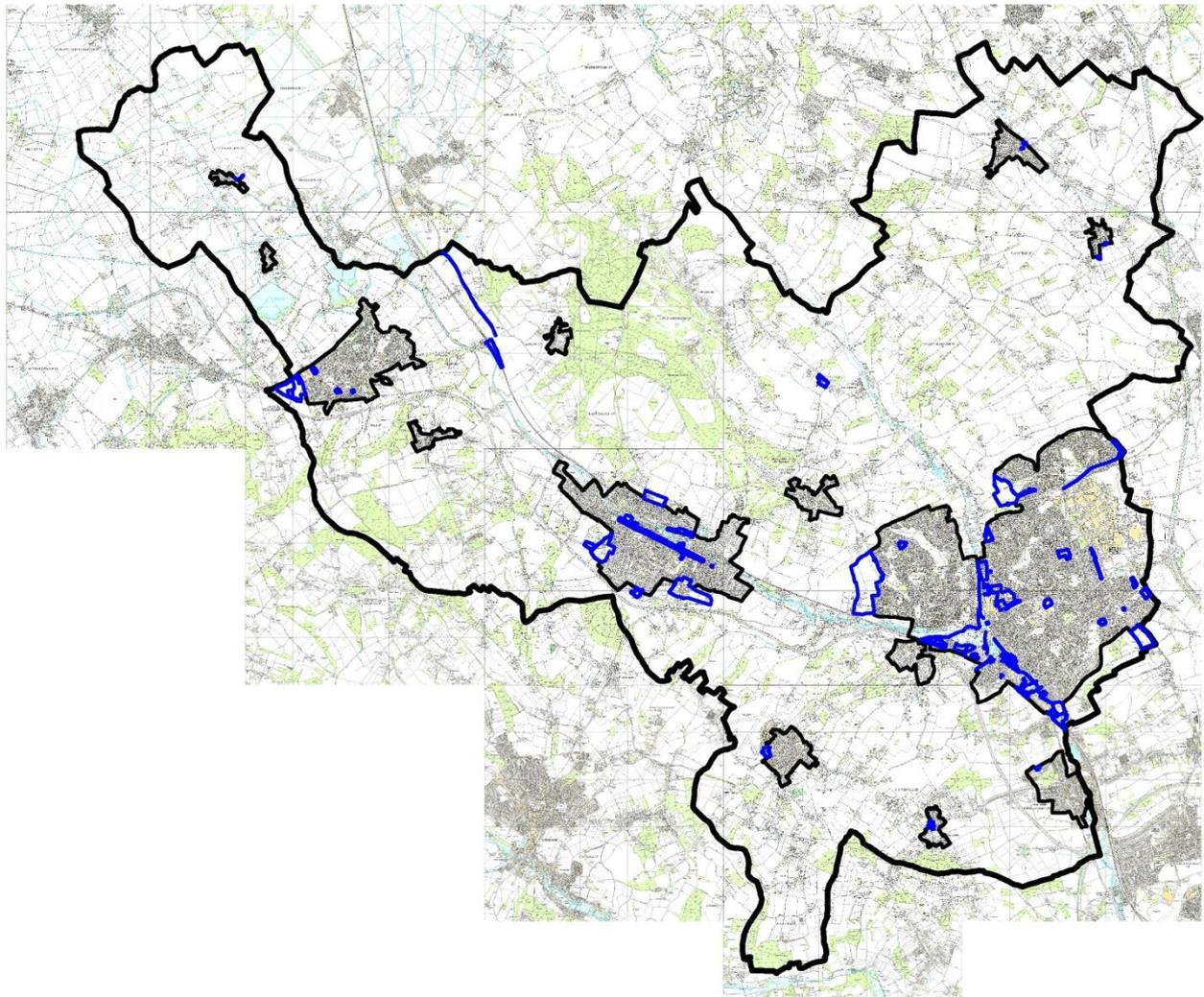


Site Allocations

2006-2031

Map Book



Site Allocations Pre-Submission
Focused Changes Consultation
Document. August 2015

Dacorum's Local Planning Framework

Foreword

What is the Site Allocations?

The Council is preparing a new 'Local Planning Framework' (LPF) for Dacorum Borough. This will replace the existing Local Plan that was adopted in 2004.

The LPF consists of a series of related documents. The first document was the Core Strategy. This was adopted by the Council in September 2013. Its role is to establish the overall pattern of development within the Borough over the next 20 years. Following on from this document, the Council has prepared a Site Allocations Development Plan Document (DPD). The role of this document is to allocate sites for particular types of development and update a variety of planning designations which relate issues such as the protection of open spaces, the landscape, biodiversity and historic heritage.

The Site Allocations DPD is made up of two documents; this written document and the Site Allocations Map Book. A summary of what is covered by the Site Allocations is set out in section 1. The document follows the same format as the Core Strategy.

The Council sought feedback on the Pre-Submission Site Allocations document (sometimes referred to as the 'Proposed Submission' document) at the end of 2014. This is the version of the plan upon which the Council is seeking final comments and wishes to adopt, subject to any changes required by the Planning Inspector following independent examination.

Why is there a 'Focused Changes' consultation?

The Council has considered all of the comments received on the Pre-Submission Site Allocations document. As a result of this feedback and other advice received, we feel that a limited number of changes need to be made to the document before it is submitted to the Planning Inspectorate for examination.

This 'Focused Changes' consultation asks for feedback on the Significant Changes (denoted by an 'SC' prefix) and Minor Changes (denoted by an 'MC' prefix):

Minor Change (MC)	Changes of a minor nature that are required to reflect amendments proposed or as a consequential change as a result of these amendments.
Significant change (SC)	Changes of a more significant nature that are required to reflect amendments proposed, or as a consequential change as a result of these amendments. Significant changes usually relate to the inclusion of a new proposal site or a more substantial change to the wording or boundary of a designation or proposal.

The changes themselves are shown in the text via ~~striketrough~~ for deletions and underlining for new/revised wording. Changes to the Map Book are described in the text and shown in the form of 'before' and 'after' maps.

Some editorial changes will also be made. However, as these editorial changes are factual in nature and do not affect the policies and proposals within the plan, we are not seeking feedback on these as part of this consultation.

What do I need to know before I comment?

Before you comment you may wish to see the Council's detailed reasons for why it is making the changes now proposed. This explanation is set out in the Report of Representations which is available on the Council's website. Table 3 in Annex B of this Report summarises the issues raised through the last consultation and the Council's response to this. Table 4 sets out a full schedule of the changes proposed as a result of these responses. It is upon these changes that we are now seeking your views.

We have also updated the Background Issues Papers and Sustainability Appraisal Report that accompany the Site Allocations document (see below).

Do I need to comment?

Many people have responded to previous consultations (see chart in Figure 3 within section 2) on both the Site Allocations and previously on the Core Strategy documents. These responses have been used to help prepare the Pre-Submission Site Allocations and have informed the changes we are now proposing to this document via the 'Focused Changes'.

You only need to comment on the current consultation if you wish to express views (either in support or objection) on the changes that are now proposed to the original Pre-Submission document i.e. to the focused changes themselves. The other text is shown for context only.

There is no need to repeat previous comments you have made to other (unchanged) sections of the plan. These will be passed to the Inspector for consideration.

All comments must be precise and you must clearly set out the changes that are required to the text or accompanying maps.

As the Site Allocations document will be examined for its "soundness" by a Planning Inspector, your comment must relate to the issue of "soundness."

In order for the plan to be sound it must comply with the relevant planning regulations and be:

- *Justified* – founded on robust and credible evidence and represent the most appropriate strategy when considered against reasonable alternatives;
- *Effective* – deliverable, flexible and able to be monitored; and
- *Consistent with national policy* – where there is a departure, the Council must provide clear and convincing reasoning to justify this (paragraph 182 of the National Planning Policy Framework).

You may also give feedback on the Sustainability Appraisal Addendum Report that accompanies the Focused Changes document.

Further advice regarding what you can comment on and how to comment is given in the representation form that accompanies this document.

Is there any additional information that supports the Focused Changes consultation?

The Focused Changes to Pre-Submission Site Allocations is supported by a number of background documents and reports, which cannot be fully summarised here. Key documents are specifically referred to within the text. A separate sustainability report has also been prepared on an independent basis by consultants, C4S. This appraises the environmental, social and economic implications of our proposals and highlights any concerns the consultants may have regarding either our coverage of topics or overall approach. An addendum to the original report has been prepared to assess the impact of the focused changes now proposed to the plan.

The background information and the Sustainability Appraisal Report are available to download from our website from www.dacorum.gov.uk and paper copies are held in the reference sections of libraries within the Borough. Copies are also available to purchase from the Council's Strategic Planning and Regeneration team.

How do I comment?

Please submit comments online using Dacorum Borough Council's consultation portal (see link below).

Alternatively, comments can be sent to the Strategic Planning and Regeneration Team at Dacorum Borough Council using the representations form that is available. You should use a separate form for each representation you wish to make.

Copies of the Focused Changes to the Pre-Submission Site Allocations, representations form, accompanying Local Allocation master plans and background information can be found on the Council's website www.dacorum.gov.uk, at local libraries or at Borough Council Offices subject to opening times. Representations can be sent electronically or by post, as appropriate, to one of the following addresses:

By consultation portal: <http://consult.dacorum.gov.uk/portal/>

Email forms to: strategic.planning@dacorum.gov.uk

Post forms to: Strategic Planning and Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead, Hertfordshire
HP1 1HH

All comments received will be publicly available and must be received no later than 5.15pm on 23 September 2015.

What happens next?

After the close of consultation, all representations received (both supporting and objecting to the Focused Changes), will be summarised in a 'Report of Representations.'

This will then be considered by the Council's Cabinet and Full Council, together with a recommendation on how to proceed. Only comments on the Focused Changes will be considered by the Council. This is not an opportunity to re-visit issues already raised and considered through earlier rounds of consultation.

If no significant new issues are raised then the Site Allocations DPD (incorporating the Focused Changes) and associated documents will be submitted to the Planning Inspectorate for formal Examination. Following receipt of the Inspector's Report, Cabinet and Full Council will consider its findings.

It is hoped that the final Site Allocations DPD can be adopted by the Council in mid-late 2016. The policies and proposals it contains are however already being taken into account as material planning considerations when determining planning applications.

What is the relationship of this document and the Local Allocation master plans?

This consultation only covers changes we wish to make to the Site Allocations DPD itself. It does not include any changes that may be required to the draft master plans for each of the Local Allocations (housing sites on land to be removed from the Green Belt) upon which you may also have given feedback in the past. However, some of the changes proposed in the Site Allocations relating to these sites will need to be made to the draft master plans in order to ensure consistency across the documents.

The Council is still assessing what additional changes need to be made to these master plans as a result of comments received and Cabinet will be asked to agree these changes shortly.

The Council is still assessing what changes need to be made to these master plans as a result of comments received and Cabinet will be asked to agree these changes shortly.

As the master plans form part of the background evidence for the Site Allocations Examination they do not need to be formally examined by a Planning Inspector. It is hoped that the master plans will be adopted by the Council at the same time as the final Site Allocations DPD.

Any further questions?

If you have any further questions regarding any of the issues raised in this document please contact the Strategic Planning and Regeneration team on 01442 228660 or email strategic.planning@dacorum.gov.uk.

Schedule of Amendments

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THE SUSTAINABLE DEVELOPMENT STRATEGY		
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LOOKING AFTER THE NATURAL ENVIRONMENT		
8. Enhancing the Natural Environment		

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Protecting and Improving the Landscape: Chilterns Area of Outstanding Natural Beauty Article 4 Directions		
Biodiversity and Geological Conservation: Local Nature Reserves (LNRs) Sites of Special Scientific Interest (SSSI) Regionally Important Geological Sites (RIGs) Ancient Woodland Special Areas of Conservation Wildlife Sites	MC69	133 & 114
9. Conserving the Historic Environment		
Areas of Archaeological Significance Conservation Areas Nationally Registered Park or Garden of Historic Interest Locally Registered Park or Garden of Historic Interest Scheduled Monuments	SC13	129

Notes

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Editorial changes listed in Table 4 of the Report of Erepresentataoons have been made to the text. They are not specifically identified as they do not form part of the Focused Changes consultation.

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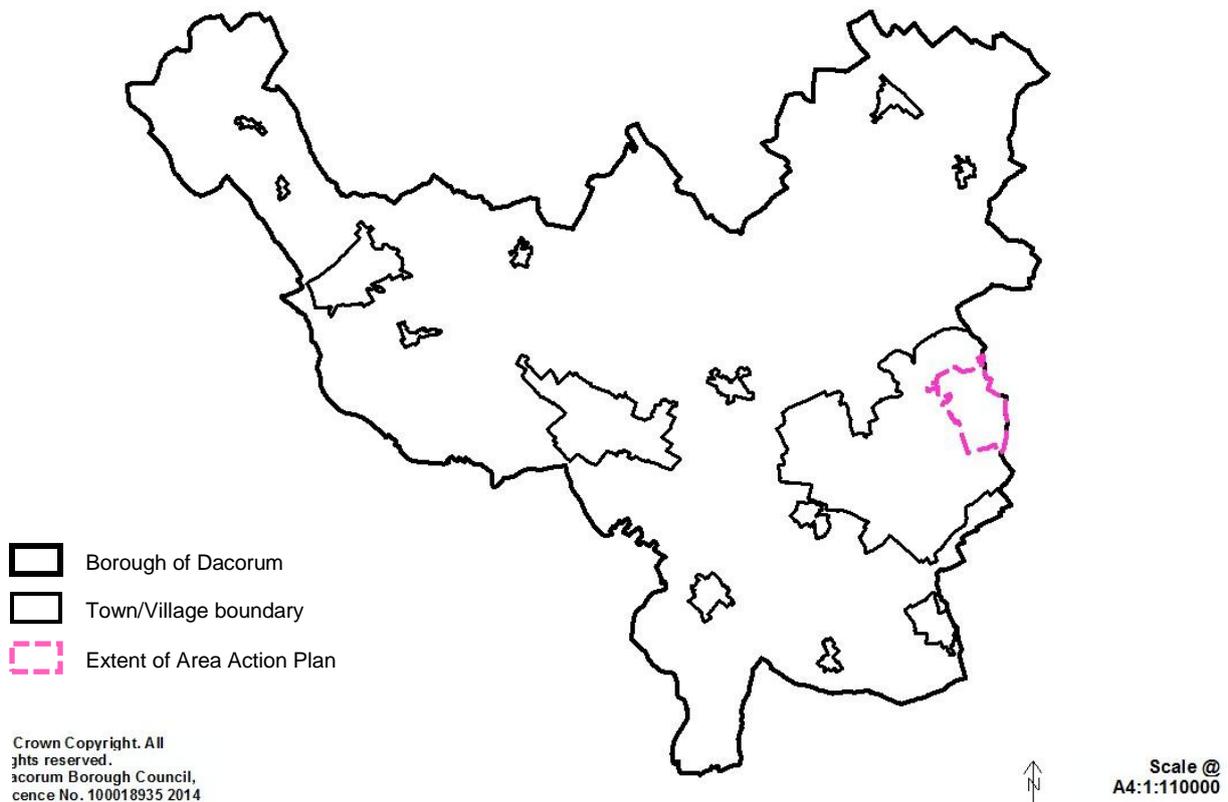
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1. Introduction

- 1.1 This is the Map Book that accompanies the Site Allocations written statement. Together they make up the full Pre-Submission Site Allocations document.
- 1.2 The role of the Map Book is to illustrate the proposal sites, safeguarded sites and other designations referred to in the written statement. It also notes designations and sites currently shown on the current Policies Map that are now proposed for deletion or amendment.
- 1.3 The Map Book highlights *changes* to the existing Policies Map (the Dacorum Borough Local Plan 1991-2011 Proposals Map, as amended by the Core Strategy). Unless specified, the sites and designations on this existing Policies Map are carried forward.
- 1.4 For completeness, the Map Book only sets out the changes for the area of the Borough covered by the Site Allocations DPD. Changes to the Policies Map required in the Maylands area of Hemel Hempstead will be updated through the East Hemel Hempstead Area Action Plan (AAP) (see Map 1 below).

Map 1 – Borough of Dacorum showing Area Action Plan



- 1.5 In order to avoid confusion with the numbering for ‘saved’ designations and sites within the AAP area, these will be assigned a ‘DBLP’ prefix, to denote they are carried forward from the Dacorum Borough Local Plan.

- 1.6 In addition, the 'Looking After the Environment' section includes some designations that are defined by other organisations, such as Natural England and English Heritage. This includes the Chilterns Area of Outstanding Natural Beauty, Scheduled Monuments and nationally designated Historic Parks and Gardens. Any changes to these designations are shown for information only.
- 1.7 On adoption of the Site Allocations DPD, a new composite Policies Map will be produced which will supersede the existing Policies Map (and this Map Book). This will be available in both paper and interactive versions.
- 1.8 Following adoption, the interactive version of the Policies Map may be amended from time to time to reflect any changes to these factual designations and ensure the maps remain as comprehensive as possible.