



Pre-Submission Site Allocations

Schedule of Changes proposed in response to representations on the Focused Changes

January 2016

Schedule of Minor Changes to the Site Allocations Pre-Submission (incorporating Focused Changes)

The following schedule sets out the changes agreed by Dacorum Borough Council to the Pre-Submission Site Allocations DPD, incorporating Focused Changes. They reflect the changes set out in Table 4 in the associated Report of Representations (December 2015). Please note that:

- These changes have not been included within the Site Allocations document itself,
- All changes relate to the text of the Site Allocations DPD. No changes require any amendments to the Map Book, which illustrates changes to the Policies Map.
- All changes are considered to fall within the definition of 'minor amendments' i.e. they do not have a significant impact upon the way a policy or proposal is interpreted, rather they add clarity to an existing approach.
- Deleted text is shown via ~~strikethrough~~, whilst new text is underlined.
- None of the changes have yet been subject to consultation.
- These minor changes have been subject to separate Sustainability Appraisal (incorporating Strategic Environmental Assessment). See the Sustainability Appraisal Submission Statement (January 2016) for further information.

| Site Allocations Reference / Section | Change Required |
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STRENGTHENING ECONOMIC PROSPERITY

Proposal S/1

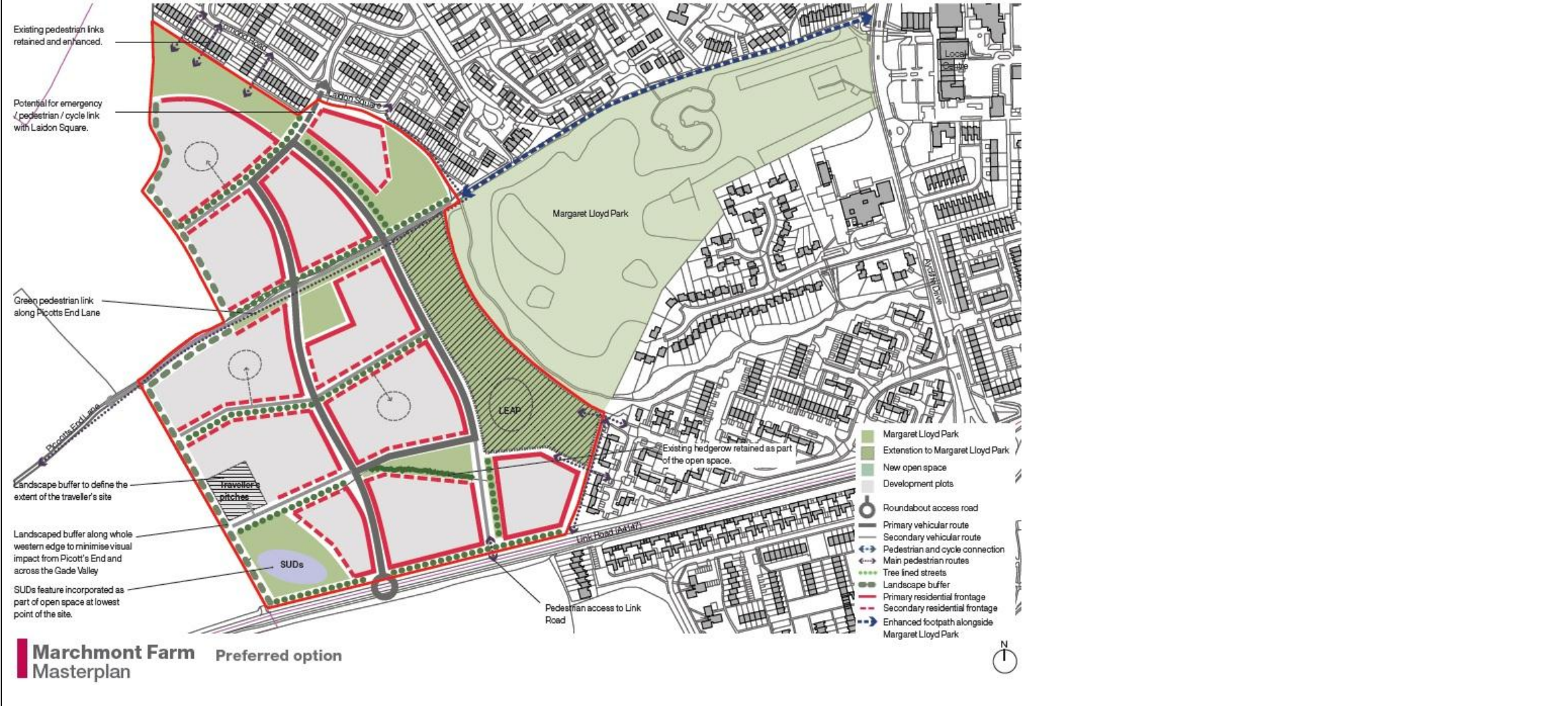
Amend Focused Change SC6 as follows:

 'Acceptable uses are retail and leisure uses. ~~Approximately 7,000 sqm (gross) of retail floorspace is acceptable, except for the sale and display of clothing and footwear, unless ancillary to the main use of an individual unit.~~ The nature and scale of development should aim to maximise the use of the site and ensure no significant adverse impact on Hemel Hempstead town centre. The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit.

PROVIDING HOMES AND COMMUNITY SERVICES


Policy LA1

Revised site layout to recognise existing pedestrian link between Link Road and Margaret Lloyd Park within indicative block layout; and to remove reference to a specified landscaped buffer on the western boundary of the site to enable a natural delineation along the planted settlement edge.



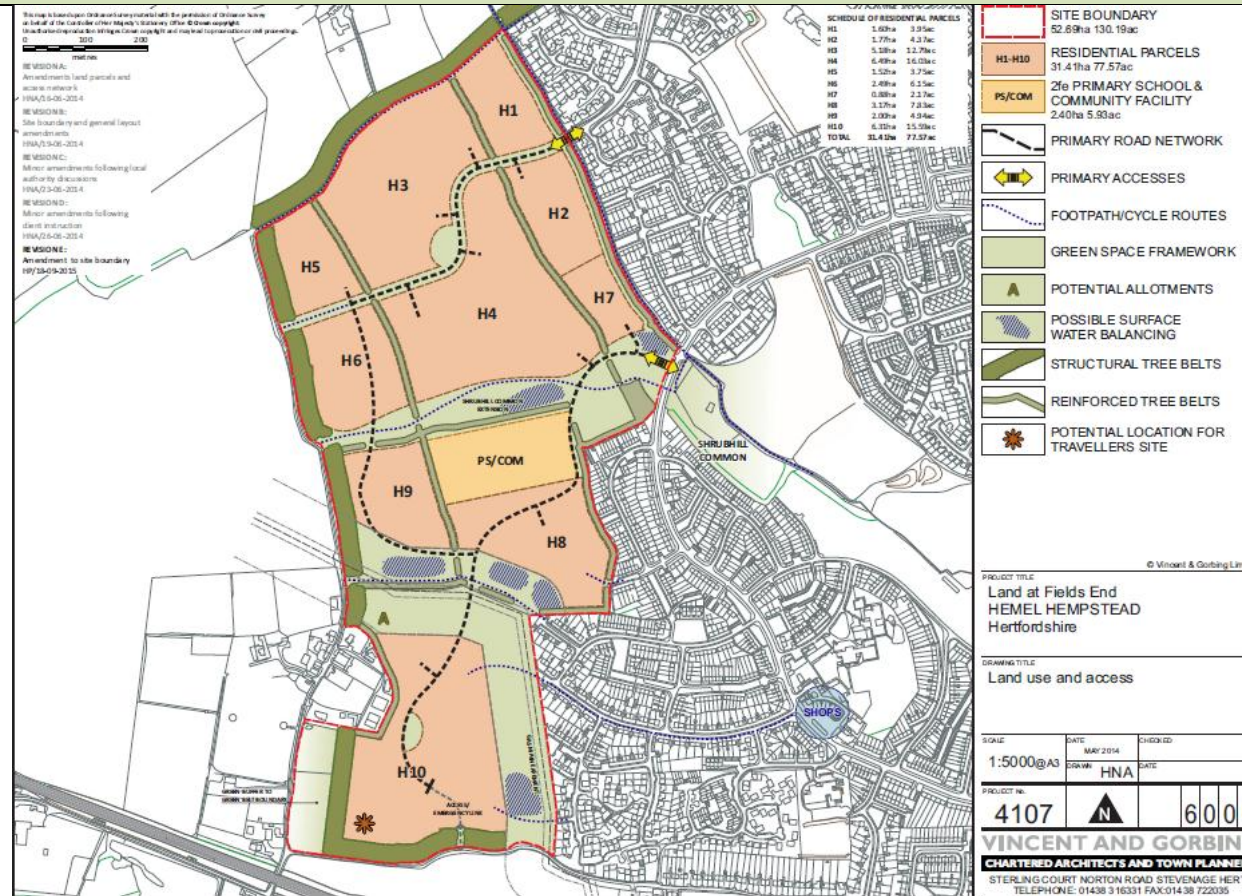
Delete the following text (suggested as Focused Change MC18):

 'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'

| Site Allocations Reference / Section | Change Required |
|--------------------------------------|---|
| | <p>and replace with the following text:</p> <p><u>'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.'</u></p> |
| <p>Policy LA2</p> | <p><i>Minor amendments to framework plan to make clear that there is no vehicular access linking with existing residential areas via Townsend).</i></p>  |
| | <p>Delete the following text (suggested as Focused Change MC21):</p> <p>'Limit housing to two storeys, except where a higher element would create interest and focal points in the street scene, and would not be harmful to the historic environment.'</p> <p>and replace with the following text:</p> <p><u>'Limit housing to two storeys, except where two and a half storey housing would create interest and focal points in the street scene, and would not be harmful to the historic character.'</u></p> |
| <p>Policy LA3</p> | <p><i>Minor amendments to framework plan to remove reference to footpath access extending outside of the master plan area, to ensure consistency with the updated plan in the Master Plan document and to show correct extent of site in south west corner to tally with site boundary on Policies Map and master plan.</i></p> |

Site Allocations Reference / Section

Change Required



Delete the following text (suggested as Focused Change MC25):

~~'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'~~

and replace with the following text:

'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.'

Amend MC24 (a Key Development Principle for the site) as follows :

- Design, layout and landscaping to mitigate the impacts on the archaeological, heritage and ecological assets within the site and safeguard those adjoining the development.

Policy LA4

Delete the following text (suggested as Focused Change MC28):

~~'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'~~

| Site Allocations Reference / Section | Change Required |
|--------------------------------------|---|
| | <p>and replace with the following text:</p> <p><u>'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.'</u></p> |
| <p>Policy LA5</p> | <p>Delete the existing text for bullet point 3 at the start of the policy, as follows:</p> <p>'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking and associated facilities for the cemetery in the eastern fields development area.'</p> <p>and replace by the following text, as it is uncertain whether the associated facilities for the cemetery will be located in the new car park or within the existing cemetery:</p> <p><u>'An extension to the cemetery of around 1.6 hectares, in the western fields, and also car parking for the cemetery in the eastern fields development area.'</u></p> <hr/> <p><i>Delete the existing text for key development principle 11, as follows, for consistency with changes made to the associated master plan:</i></p> <p>'Locate car parking (at least 30 spaces) and other facilities for the cemetery in the development area, adjacent to the cemetery extension.'</p> <p>and replace with the following text, as it is uncertain whether the other facilities for the cemetery will be located in the new car park or within the existing cemetery:</p> <p><u>'Locate car parking (at least 30 spaces) for the cemetery in the development area, adjacent to the cemetery extension.'</u></p> <hr/> <p><i>Replace existing indicative layout map with amended version below which deletes the words 'and other facilities' from the label for 'Cemetery car park', for consistency with changes made to the draft master plan.</i></p> |

| Site Allocations Reference / Section | Change Required |
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Delete the following text (suggested as Focused Change MC34):

~~'The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'~~

and replace with the following text:

'The Council expects that the development of the site will be progressed by a hybrid planning application, which seeks full permission for the proposed housing development and outline permission for the other elements of LA5. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.'

Proposal L/4

Amend the text of Proposal L/4 (Focused Change SC10) as follows:

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| Proposal L/4 | |
| Location | Dunsley Farm, London Road, Tring |
| Site Area (Ha): | 2.7 |
| Planning Requirements: | Proposal linked to the potential future redevelopment of Tring School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The |

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| | <p>site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England <u>standards guidance</u>. These playing pitches will be also be made available for community use. <u>Existing hedgerows to be retained and enhanced where possible to minimise any impact upon the ecological value of the site, including existing wildlife corridors. Pedestrian access to the site to be via adjacent cricket pitch. Consideration to be given to the provision of a pedestrian crossing point on Station Road to ensure safety of movement between the site and school.</u></p> |