

St. Albans Local Plan Examination

Matter Statement of Dacorum Borough Council 1186054

Relating to Matter 6

Matter 6

6. Should the Broad Locations East and North of Hemel Hempstead be considered comprehensively as one broad location?

1. Dacorum Council wishes to draw the Inspector's attention to DBC's letter of 17 October 2018, particularly in response to Policy S5 on page 8 (Appendix 1). Dacorum supports the principle of major development at East Hemel Hempstead. However, these areas are being planned comprehensively through the emerging masterplan and the Hemel Garden Communities proposal, not as four separate sites. We consider, therefore, that the SALP should define just one broad location covering the whole area and that this should be called the Hemel Garden Communities broad location.
2. Given the above, it would be appropriate for the planning of the Hemel Garden Communities broad location to be the subject of an overarching policy. This policy should contain the key planning requirements for the whole area, including some of the text currently found within Policies S6 i) – S6 iv). The rest of the text in Policies S6 i) – S6 iv) could either be included in the overarching policy (under sub-headings relating to the four existing broad locations), or in four separate policies.
3. We would like the overarching policy to include the following points:
 - The vision and development principles for the wider area, as set out in the Hemel Garden Communities charter.

- The overall scale of housing and employment growth proposed.
- Master planned approach (as stated currently under proposal 1 in Policies S6 i) – S6 iv)).
- Minimum 40% affordable housing and overall net density of 40 dwellings per hectare (as stated currently in Policies S6 i), S6 iii) and S6 iv)).
- The need for a wide mix of different housing types in the proposed housing areas, taking account of Policy L1 and Appendix 6.
- Key infrastructure proposals, such as M1 junction 8 improvements, a new distributor road through the area, country parks and secondary schools.
- A generic infrastructure standards table and the need to set out a joint standards approach for Hemel Garden Communities to address parking, open space, play, self-build ratio etc. (the standards table could be placed in the supporting text or an appendix).
- The proposed Strategic Sites Design Guidance supplementary planning document, which will scope out high quality design aspirations for the area.

8. What strategic infrastructure is necessary for the Plan to be implemented? Is this clearly set out in a policy/policies in the Plan? If not, should it be?

4. See DBC response to Question 9 (below).

9. Have the infrastructure requirements of the broad locations and other strategic infrastructure been adequately identified and costed in an up to date IDP? Including the requirements for: a) road improvements; b) public transport systems and sustainable transport networks; c) water supply and waste water treatment; d) the provision of

electricity/gas and other services; e) primary healthcare; f) schools and early years' provision; g) green infrastructure; and h) leisure and sports facilities.

5. We do not believe the Plan is sufficiently clear on the full schedule of infrastructure proposals required to deliver growth at East Hemel Hempstead. We are aware of various documents that have been prepared by various organisations, as well as the promoters of the site, but we do not believe there is a single agreed list of infrastructure requirements for the site. The Infrastructure Delivery Plan (IDP) and supporting viability assessment provides some information but neither are sufficiently clear or detailed to demonstrate that all the infrastructure requirements are set out and agreed by the key stakeholders.
6. We believe that a single infrastructure delivery strategy should be prepared for East Hemel Hempstead setting out the requirements, costs, phasing and who is responsible for delivery. These should be more clearly reflected in the policy wording for the site and should inform future Masterplanning.
7. In addition to this, and as detailed in this statement there are likely to be further infrastructure requirements arising from growth elsewhere in and around Hemel Hempstead that require cross boundary working which should be addressed as part of the Statement of Common Ground.
8. Alongside this work is progressing through the Hemel Garden Community Project Board to prepare an Infrastructure Delivery Plan but this is unlikely to be completed until 2020. We feel

that there is a risk that this will come too late to be enshrined within a Statutory Plan and the proposed Masterplanning that stems from this.

9. Dacorum considers that these issues should be resolved prior to the Plan being adopted.

10. Are any infrastructure requirements missing?

10. It is important that consideration of the future growth of Hemel Hempstead is not limited to that proposed to the East of the existing town in St. Albans district. Consideration needs to be given to growth pressures elsewhere in Hemel Hempstead (arising from Dacorum's need) and what this may mean for infrastructure provision. These include (but not limited to) additional primary and secondary schools as well as a new site for the existing household waste site. These, cannot be accommodated elsewhere in or around the town

11. As mentioned in question 9 work is progressing through the Hemel Garden Community Project Board to prepare an Infrastructure Delivery Plan. Until this work is completed it is difficult to conclude what infrastructure is required. Dacorum believes that these issues should be addressed within the SALP to ensure there is a firm and robust planning framework for infrastructure delivery.

12. DBC proposes further work is undertaken on infrastructure delivery and that DBC and SADC formalise a Statement of Common Ground to address the eventual site requirements.

14. Are there effective mechanisms in place between the Council, other neighbouring authorities and infrastructure providers to co-ordinate the planning and provision of infrastructure?

13. Dacorum and St. Albans have established the Hemel Garden Community Project Board which meets on a monthly basis. The next board meeting is 19 December 2019 where the following documents are to be tabled for approval:

14. Memorandum of Understanding – This is intended to provide a high level statement of intent under the Duty to Co-operate to collaborate on strategic issues between St. Albans City and District Council (SADC), Dacorum Borough Council (DBC) and Hertfordshire County Council (HCC). The MOU seeks to secure a high quality, sustainable development within the new communities and existing Hemel Hempstead, in line with Town and Country Planning Association (TCPA) Garden City Principles; Ensure compliance and consistency with relevant and emerging policies and guidance from Local to National level as well as the bid intentions; Identify the key strategic issues and ensuing work streams that will have a bearing across the Programme and wider surrounding area; Deliver Programme work streams within agreed deadlines to support the delivery of high quality, sustainable individual planning applications within the HGC area; Establish the infrastructure needs of the Programme and explore the mechanisms and models for funding and delivery; Identify the mechanisms within the planning process to ensure alignment with strategic Programme aims and design quality of individual applications, such as Joint Planning Performance Agreements (PPAs), s106 Heads of Terms, design codes and supporting planning application documents; Align and prioritise strategic investment priorities in support of transformative and sustainable growth, and to champion collectively for the necessary funding.

15. Governance Structure - This sets out how the HGC Programme operates within the context of the statutory duties and Powers of the principle partners.

16. Terms of Reference –To govern and steer the delivery of the Hemel Garden Communities Programme and the accompanying plans and workstreams in line with the Programme Mission Statement and Objectives defined in the Memorandum of Understanding

17. Dacorum believes these provides a good basis for working but would be strengthened through the preparation of a Statement of Common Ground.

15. *Will the broad locations for development have any potential cross boundary transport implications? How will these be addressed?*

18. This is addressed in DBC's response to Q12 in Matter 2.