



**DACORUM'S
SITE ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT**

***SUPPLEMENTARY ISSUES & OPTIONS
PAPER***

November 2008

Tell us what you think....

This document has been prepared for consultation purposes and is available for public comment from 3rd November 2008.

Any comments you wish to make on this document should be sent to the Spatial Planning team at Dacorum Borough Council by **15th December 2008**.

You do not have to answer all of the questions raised. We would welcome your comments on those issues that you consider to be of particular importance to you.

To assist in submitting comments, a response form is available as a separate sheet. Where possible, we would appreciate comments being submitted on-line using the Council's specially designed web page www.dacorum.gov.uk.

Comments can be posted, faxed or e-mailed to:-

On-line www.dacorum.gov.uk

By post Spatial Planning
Planning & Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

By fax 01442 228771

By email Development.plans@dacorum.gov.uk

A sustainability appraisal report is available for information and comment with this document (**Sustainability Appraisal and Strategic Environmental Assessment Working Note on Initial Issues and Options (November 2008)**). This report has been prepared by consultants C4S and Halcrow. The document appraises the environmental, social and economic implications of the options and individual sites.

Full copies of the sustainability report and main Issues and Options Paper will be available on the Council's website www.dacorum.gov.uk, at Dacorum Council offices and in libraries.

All responses will be considered and used to prepare a preferred approach document in 2010, which you will have a further opportunity to comment on.

If you have any questions regarding this document, please contact a member of the Spatial Planning team on 01442 228660, or via the above e-mail address.

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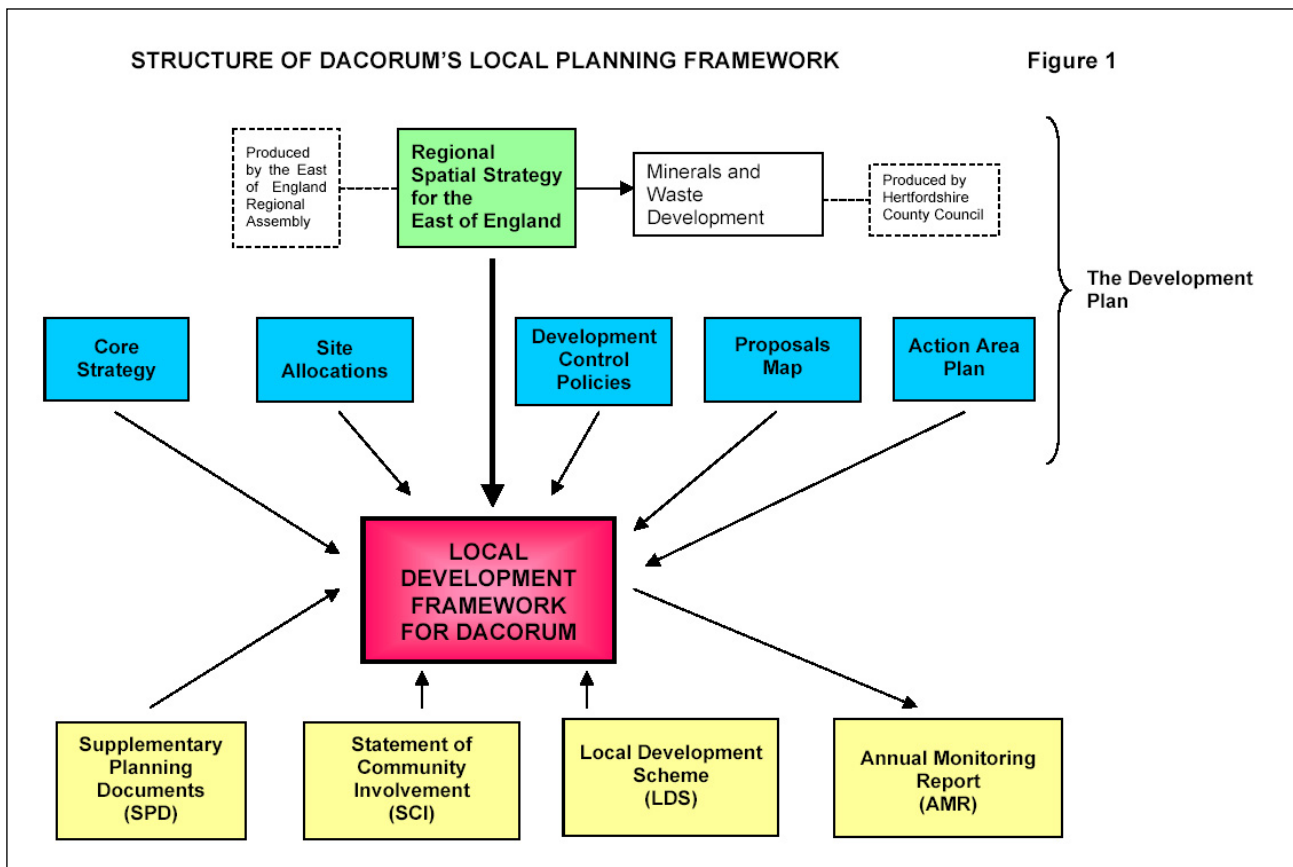
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INTRODUCTION

Background and Context

The Council is in the process of preparing a new 'Local Development Framework' or LDF for Dacorum Borough. This will replace the existing Local Plan that was adopted in 2004.

The LDF is made up of a series of documents, each one capable of being prepared and reviewed independently of the others (see Figure 1).



For more information regarding the detailed structure and content of the Council's LDF, please refer to the Local Development Scheme, which can be downloaded from www.dacorum.gov.uk/planning.

Where are we now?

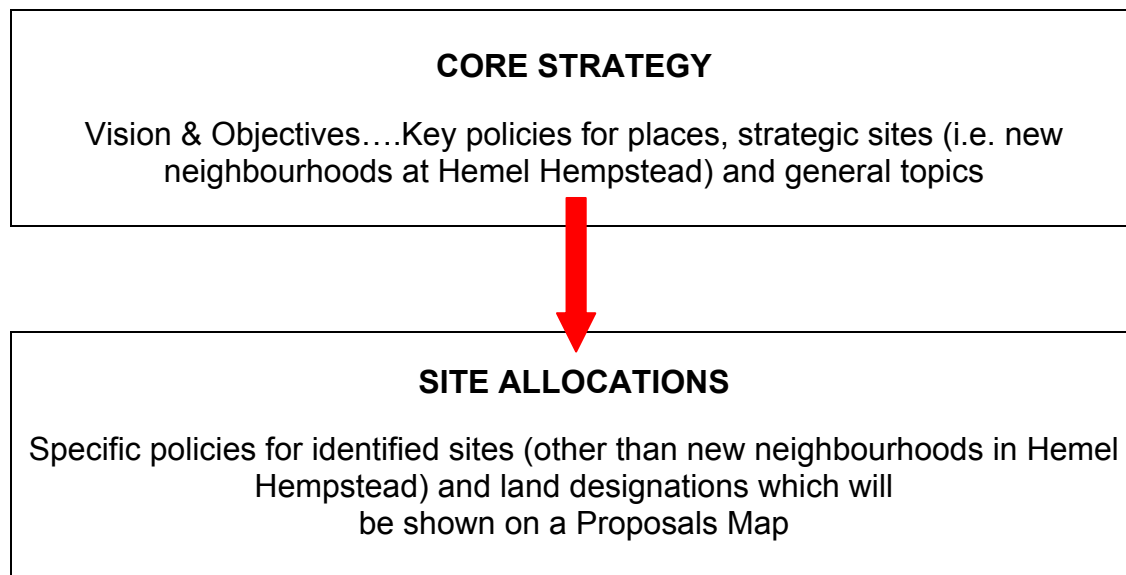
The Site Allocations DPD – Supplementary Issues and Options Paper supplements the earlier consultation on the **Site Allocations DPD Issues and Options Paper (November 2006)**.

The Supplementary Issues and Options Paper (November 2008) chiefly sets out new sites and designations that have emerged since the earlier stage of consultation in 2006/07. We would like your views on these new sites and designations being promoted for particular use(s) such as housing or

employment, and also broader designations such as village boundaries and the extent of the town centre designation. ***We are not seeking any further comments on the content of the earlier Issues and Options (November 2006) document.***

Consultation on new neighbourhoods was carried out in the **Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006)**. There will be further consultation on progress with these options in Spring/Summer 2009.

The diagram below illustrates how the Core Strategy and Site Allocations documents fit together.



Who have the sites been suggested by?

Prior to the publication of this Issues and Options Paper, the Borough Council invited members of the public, landowners, developers, Town and Parish Councils and other departments within the Borough Council to put forward sites for consideration. This invitation was issued in the form of a letter to key landowners and developers in November 2005 and also through an article in the Dacorum Digest (the Winter 2005/2006 edition). A request for sites to be submitted has been posted on the planning pages of the Council's website.

An initial assessment of all of the sites considered for this Supplementary Issues and Options Paper is set out in the **Supplementary Schedule of Site Appraisals (November 2008)**. Please refer to this document for further information. Many of the recommendations regarding sites come from technical studies carried out by specialist consultants on behalf of the Council and may or may not have the support of landowners.

What area does this Site Allocations consultation cover?

This Site Allocations Supplementary Issues and Options Paper looks at the whole of Dacorum Borough, apart from the area of land to the east of Hemel Hempstead shown in Figure 2 below. This area will in due course be the subject of detailed assessment through the **East Hemel Hempstead Town Gateway Area Action Plan**. Sites STA1 and STA2 in Appendix A may fall within this assessment.

Format of this Document:

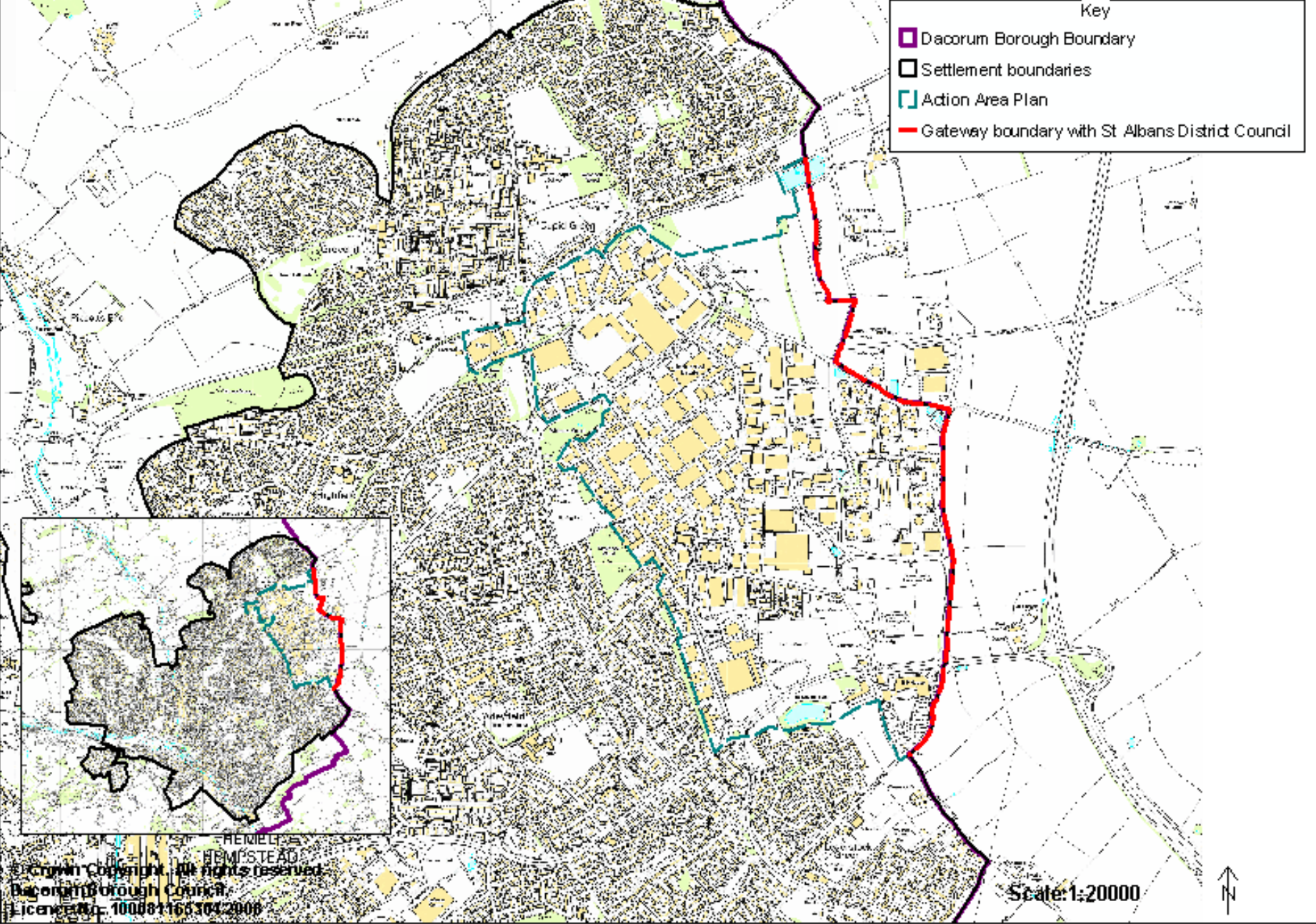
The Paper consists of three chapters:

1. Housing
2. Gypsy and Traveller Sites
3. Other Issues

Your opinions on each chapter are sought through a series of questions.

Figure 2

Extent of East Hemel Hempstead Action Area Plan



How your comments will be used

All relevant written comments received by the end of the consultation period will be acknowledged in writing. We will then read and analyse all responses and prepare a report for consideration by the Council's Cabinet. This report will outline the main issues raised and make recommendations as to the Council's preferred list of site allocations. These will be published for consultation in 2010. The preferred approach document will explain why certain sites have been selected and others rejected.

How we will Choose Sites

When drawing up the Site Allocations document, the Council should ensure that the sites accord with regional and national planning policies and support the principle of sustainable development. A sustainability appraisal will assess the social, economic and environmental impacts of developing sites.

In most cases the Council will apply what is known as a 'sequential test.' This means using previously developed land before greenfield sites.

The sites put forward in the final Site Allocations document must also conform with the approach set out in the Council's Core Strategy.

How to put forward Additional Sites

Simply tell us as soon as possible.

Submissions should include a site plan and description of the use(s) proposed. This site plan should ideally be on an Ordnance Survey base and at least A4 sized so that the boundaries of the site and its location are clear. It would also be helpful to include a short written description of the site, your proposal and a brief discussion of issues such as transport accessibility, land ownership and any known site constraints.

Chapter 1: HOUSING

The **Site Allocations Issues and Options Paper** which was published in **November 2006** discussed:

- the potential sources of housing land and site thresholds;
- the priority to be given to the identification and release of new sites;
- the role of sites identified through an Urban Capacity Study; and
- whether there were other sources of housing that should be considered.

ISSUE 1 – New Housing Sites

The **Urban Capacity Study (January 2005)** (UCS) was prepared by Llewelyn Davis (now Tribal Urban Studio) on behalf of the districts of Dacorum, Three Rivers and Watford. This assessed the potential for new housing sites in the built up parts of the towns and villages within each authority. The work suggested that nearly 6,000 new dwellings could be accommodated over the period 2001 – 2021.

Since the Issues and Options Paper was published, new Government guidance has been issued in the form of **Planning Policy Statement 3: Housing**. This requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) instead of the former UCS. While both are ultimately concerned with identifying potential housing land, SHLAAs differ in that they:

- look at the contribution from both urban and greenfield sites;
- allow for a more rigorous approach to appraising and delivering individual sites;
- emphasise the importance of identifying at least a 15-year supply of developable housing land from the adoption of the relevant Local Development Document; and
- generally discourage the use of estimates based on windfall sites (except where genuine local circumstances justify this).

The **South West Hertfordshire Strategic Housing Land Availability Assessment (November 2008)** is an important part of the evidence base for the Local Development Framework, and will be used to demonstrate a sufficient supply of deliverable/developable sites to meet the Councils' housing targets. For us, it will inform future decisions in the Core Strategy and Site Allocations Development Plan Documents (DPDs) on the type, location and timing of housing land. It should be recognised that the SHLAA is a technical rather than policy document and it remains for DPDs to decide on detailed allocations.

The SHLAA, prepared by Tribal Urban Studio (TUS), covers a 20 year timeframe from 2010 ((the assumed date of the adoption of the Core Strategy in each authority) in 5 year periods.

The SHLAA considered a variety of sources of land including those existing UCS sites that were as yet unimplemented, and also revisited sites that were previously rejected to test whether they might be suitable for inclusion. The SHLAA covered known housing sites up to a cut-off date of 7 March 2008. Any sites after then, which have been suggested by landowners, agents or developers are included in Appendix A and the Supplementary Schedule of Site Appraisals (November 2008).

The SHLAA contains sites which are:

(a) “accepted”

This means that the sites are considered developable and capable of delivery by the landowner. They are either phased into a time period or unphased.

All these sites are covered in Appendices A and B and shown on the maps accompanying the Supplementary Schedule of Site Appraisals.

(b) “not accepted”

Sites which were “not accepted” in the SHLAA fall into two categories:

- (i) sites where delivery was considered uncertain
- (ii) sites rejected on the basis of at least one of the following criteria:
 - contrary to key environmental designations (e.g. flood risk, Chilterns Area of Outstanding Natural Beauty, Site of Special Scientific Interest)
 - contrary to greenfield selection criteria
 - loss of key employment land
 - site is built or under construction
 - loss of essential amenity space/parking

The SHLAA has a similar, basic role to the UCS in that it represents a pool of potential sites to meet the Borough’s housing requirements, although given the estimated capacity not all sites will be needed. It will be the role of the Core Strategy to further sieve those with the best housing potential and to decide on the broad location, mix (particularly the level of greenfield sites) and timing of sites, identifying any strategically important sites.

The Site Allocations document takes this lead and lists all non-strategic sites: a minimum size threshold has been set of 5 or more dwellings, the same as used in the present Local Plan.

As with the UCS the methodology underpinning the work has incorporated a design-led approach (i.e. for sites under 5 hectares in area). It has followed best practice for this type of assessment (currently DCLG “Strategic Housing Land Availability Assessments Practice Guidance (July 2007)” and PAS “Strategic Housing Land Availability Assessment and Development Plan Document Preparation (January 2008)”). Densities on sites are generally assumed to be higher than current policies and standards set out in the Local Plan.

TUS have taken a different approach to estimating capacity on (mainly greenfield) sites of 5 hectares or more based on their own on-going research into the density of existing large-scale neighbourhoods. They have assumed a lower working density (25-35 dph on sites of 5-10 hectares and 20-30 dph on sites over 10 hectares) for the purposes of estimating capacity. The reason for this is to take account of a range of other non-residential facilities and infrastructure necessary to achieve and support a sustainable neighbourhood.

Since the Site Allocations Issues and Options Paper was published in November 2006, there have been a number of other very significant changes (in addition to the introduction of SHLAAs):

1. The East of England Plan has been adopted.

The East of England Plan (May 2008) sets the strategic planning framework which the Council must follow: in particular,

- the housing target is set at 680 dwellings per year from 2006 – this is a minimum requirement, and implies a provision of 17,000 dwellings between 2006 and 2031. It is also a major increase on the current Local Plan in which 360 dwellings per year is the target.
 - much of the growth is directed to Hemel Hempstead, which is designated as a ‘key centre for development and change’.
 - a major review of the Green Belt is required at Hemel Hempstead
 - some of the growth at Hemel Hempstead may be in St. Albans district.
2. Planning Policy Statement 3: Housing introduced the need for additional housing studies, i.e.
 - Strategic Housing Market Assessment (SHMA)
 - Development Economics Study (DES)

Both studies have been commissioned and are due for completion this year. The SHMA looks at current and future levels of need and demand and will help inform affordable housing policy within the LDF, particularly targets and tenure split. The DES supports the SHMA and SHLAA, and assesses the impact of affordable housing provision on the viability of different types and sizes of housing schemes. The significance of this work is that it will influence the type of new housing.

3. **Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning** expects the Core Strategy to identify key strategic sites. These are sites that are crucial to the achievement of the strategy and can be progressed through detailed masterplans (either as an area action plan or supplementary planning documents).

The significance is that the Council will need to set out where the new neighbourhoods should be around Hemel Hempstead in the Core Strategy. This will mean that although certain sites appear in the Supplementary Schedule of Site Appraisals for completeness and consistency with the Issues and Options Paper, they are likely to be progressed through the Core Strategy in future.

The growth issue affecting Hemel Hempstead has fostered joint working with St. Albans City and District Council and collaboration with key landowners and developers on technical work. This will help the Council reach a view on a preferred approach here. For Hemel Hempstead and the Borough as a whole, the Council is intending to set out its preferred approach to the main development issues for consultation in Spring/Summer 2009. This consultation will be designed to take the Core Strategy for the Borough forward.

We have already consulted on a range of types and sources of housing land in the Issues and Options Paper (November 2006) and associated Schedule of Site Appraisals. Since then, new sites have emerged through assessing the representations made during this consultation. The Council has continued to encourage a range of organisations and individuals to provide it with details of potential development sites. It should be noted that some do not represent completely new sites but revisions to ones we are already aware of, for example through detailed changes to boundaries, amendments to the mix of uses proposed or enlargement of sites. Such changes we have treated effectively as if they were new sites.

The present consultation supplements that of November 2006:

- it therefore considers new sites; and
- it does not revisit issues raised in the previous Issues and Options consultations – the Council will be considering the results of *both* consultations in due course.

Please note that all previous comments will be taken into account together with the results of the present consultation.

The inclusion of a site in the SHLAA, or in either of the consultations, does not of itself imply support from the Council.

We have carefully undertaken an appraisal of new sites being promoted to ensure that, if required, potentially suitable sites are taken up. We need to consider specific options and the assumptions for small sites that will not be carried forward as specific proposals. It is important that we understand your preferences for the site options and how we take forward potential areas of land.

A large number of new sites have now been identified for housing either directly or as part of a mix of uses, and a list of these sites can be found in Appendices A and B. An initial broad appraisal of each of these sites has been undertaken in the **Supplementary Schedule of Site Appraisals (November 2008)**.

SHLAA sites are covered in both appendices.

The SHLAA estimates a potential capacity at the base-year of 2010 of 23,115 new homes in Dacorum (including sites in St. Albans district) made up of 192 suitable sites out of a starting point of over a thousand identified sites. This comprises a split of 4,330 dwellings within existing urban areas and the remaining 18,785 on greenfield sites. The phasing of sites over the 20 year timeframe of the SHLAA is as follows:

0-5 years	3,326
6-10 years	6,111
11-15 years	2,948
16-20 years	8,852
No phasing period	1,878

Even though the SHLAA indicates that the estimated contribution from greenfield sites could be substantial in Dacorum, it remains key for the Council to encourage both the potential from urban capacity in settlements and to bring forward other development opportunities. Indeed, the East of England Plan encourages a 60% contribution from previously developed land. Such sites are likely to be more sustainable and relate better to the existing pattern of development. Similar to the UCS, the SHLAA will help identify their overall potential contribution to the housing supply, and thus reduce the pressure for greenfield sites, the overall need for Green Belt review and settlement boundary change to accommodate new housing.

The SHLAA makes a limited allowance for windfall sites in order to comply with Government advice in PPS3: Housing that requires a supply of identified housing land. Some sites accommodating less than 5 dwellings are recorded. In addition, there are locations where it is known that there is development potential for housing, but where further detailed policy work (such as master planning) is needed, particularly the Maylands business park and Hemel Hempstead Town Centre (ref Site HHC45 in Appendix B). Windfall (i.e. sites not identified in the LDF) will of course contribute to the supply of new homes over time, and when completed will always count towards the Council's housing allocations.

Q 1 Are there any new sites put forward for consideration in the Supplementary Schedule of Site Appraisals (see Appendices A and B) that you particularly support?

Yes No

(If yes, please list)

Ref. No. (from Appendices A and B)	Reason

Q 2 Do you think there should be any sites excluded from further consideration at this stage?

Yes No

If yes, please list with your reasons.

Ref. No. (from Appendices A and B)	Reason

ISSUE 2 – Other Sites

Both Issues and Options Papers have highlighted a variety of opportunities for housing. These provide us with a significant pool of potential development options to take forward to a more detailed preferred approach stage. However, it is possible that we have missed other potential sources or areas of land for housing.

Q 3 Are there any other sites the Council should consider?

Yes No

If yes, please provide a minimum of a site plan and a description for each proposal.

Chapter 2: GYPSY AND TRAVELLER SITES

ISSUE 1 - Gypsy and Traveller Sites

The Council is seeking the provision of new homes for Gypsies and Travellers in accordance with their needs. Accommodation for Gypsies and Travellers would be in the form of pitches on new sites.

The Government has recognised problems associated with unauthorised encampments – both from the perspective of local communities, who may have experienced nuisance, and from the perspective of the Gypsies and Travellers themselves who are short of recognised sites and facilities. The Government has strengthened planning enforcement procedures and emphasises the responsibilities of Gypsies and Travellers to act within the framework of planning regulation and policy.

Government guidance (**Circular 1/2006: Planning for Gypsy and Traveller sites**) makes clear that:

- local authorities must allocate sufficient sites in their Site Allocations DPDs; and
- sets out advice on the location and design of these sites.

New provision should be in accordance with identified needs.

The East of England regional assembly is preparing a policy on the provision of pitches for Gypsy and Travellers caravans, which they consulted on during February to May 2008. This recommends additional pitches for each district in the region by 2011. Dacorum's allocation is 15 pitches, with a growth rate of 3% thereafter. This would equate to 59 pitches in total in Dacorum between now and 2031. If new sites accommodate 15 pitches each, this implies one new site every 5 years (and 4 more in total) The Council has challenged the rate of growth as being too high. A Panel of Inspectors will recommend the policy Government should take early in 2009.

An assessment of the **Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire** was completed by consultants, the Centre for Urban and Regional Studies (CURS), in April 2005. The study covered half the county (including Dacorum) and the level of need identified between 2011 and 2021, was thought to exceed 200 pitches. The report recommended a normal site size of about 15 pitches (using about one hectare of land). Recent Government good practice advice and feedback from younger people on Focus Group consultation support this conclusion. Smaller managed sites are favoured because they are:

- easier to operate; and
- easier to integrate with both the surrounding settled community and the environment.

An example of a site of this size is the County Council managed site at Ver Meadow in St Albans (pictured in Appendix D). Existing sites in Dacorum are at Long Marston (6 pitches) and at Three Cherry Trees Lane, Hemel Hempstead (30 pitches).

In March 2007 the Council published a report that was prepared by consultants Scott Wilson: **Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire Stage Two – Identification of Potential Gypsy and Traveller Sites in the Study Area (September 2006)**. The study concluded that, because of restrictions and the difficulty of delivering sites within urban areas, Green Belt should not be used in the selection criteria. The criteria used were broad proximity to local services and the avoidance of important environmental designations such as the Area of Outstanding Natural Beauty, wildlife sites and flood plains.

The study identified 24 locations in Dacorum (with a further 6 located on the edge of Hemel Hempstead within St Albans district). The locations in Dacorum are listed in Appendix C and are around the following settlements:

- Hemel Hempstead
- Berkhamsted
- Tring
- Bovingdon
- Markyate

The locations were considered against a variety of criteria, including proximity to specific local services and facilities (e.g. shops, schools and doctors surgeries etc.), access to the road network, achieving a suitable site size, the ability of sites to be landscaped, and the need for a buffer with existing housing.

The Council believes that the methodology used in the study provides a consistent and robust basis by which to assess sites. The study ranked individual locations. Five locations were placed in the highest ranking.

In May/June 2008 the Council consulted organisations representing the Gypsy and Traveller communities asking them whether they were aware of other possible locations in the borough. No new sites were identified. However, two additional locations were identified by members of the public following publication of the Scott Wilson Report (see Appendix C) and these are assessed in the Supplementary Schedule of Site Appraisals.

The Government's good practice guide (**DCLG Designing Gypsy and Traveller Sites – Good Practice Guide (May 2008)**) stresses the importance of design in achieving high quality sites for both residents and those managing them. It emphasises the key elements necessary for a successful site, and identifies good practice using case study examples.

Note:

It is very important that all comments on this subject (and indeed all other subjects) concentrate on the planning issues. There are implications of accommodating any development and to help guide commenters there is a Question and Answer Information Sheet available with this consultation (see Appendix E). All Councils are under a duty under Race Relations law to promote equality of opportunity and good race relations in all that we do. Racial discrimination in carrying out our planning responsibilities is against the law: this applies when we consider comments on planning matters. The duty covers all racial groups, including Gypsies and Irish Travellers who are recognised ethnic groups.

Q 4 Do you think the Council should base its decision on which locations/sites to examine more closely on the following principles?

A. Because they are smaller settlements than Hemel Hempstead:

Berkhamsted should not have more than one site.

Agree **Disagree**

Bovingdon should not have more than one site.

Agree **Disagree**

Markyate should not have more than one site.

Agree **Disagree**

Tring should not have more than one site.

Agree **Disagree**

Please give your reasons if you disagreed with any of the above statements.

B. Because they are lowest ranked all sites with a scoring of “3” should be eliminated from further consideration?

YES **NO**

Please give your reasons if you answered “No”.

Q 5 The Council has listed all locations/sites in Dacorum that are considered to be possible in Appendix C. Are there any other particular sites or locations in Dacorum you consider to be suitable for Gypsy and Traveller sites?

YES **NO**

If yes, please state the site(s) with your reasons.

Q 6 The Council must find locations for new sites in Dacorum. Please list the five more preferable sites in your opinion.

Ref. No. (from Appendix C)	Name/Address

After this consultation, the Council will need to decide on and consider the potential delivery of higher-ranking sites, and eliminate options that are unlikely to be progressed from further consideration.

Chapter 3. Other Issues

ISSUE 1 – Open Land Designations

Open land makes a significant contribution to the quality of urban areas and comes in many forms (e.g. parks, school playing fields, allotments, woodland, amenity land etc.). It performs important functions in terms of the character and structure of settlements, providing opportunities for formal leisure and informal recreation, and through its contribution to sustainable development and nature conservation. It includes land in both public and private ownership. No right of public access is implied by this definition.

National guidance on open space, leisure and recreation is provided in **Planning Policy Guidance 17: 'Planning for Open Space, Sport and Recreation'** (PPG17). PPG 17 emphasises the role of open land in our quality of life, in supporting urban and rural renewal, and in community cohesion, health and well being. Open space, sport and recreational facilities should be protected where it is of high quality or particular value to a local community.

Many types of open space are currently protected by the Open Land designation within the Local Plan. The Council supports the retention of existing Open Land and their protection from development pressure. They comprise:

- leisure space;
- schools (where the playing fields contribute to the urban structure or are in areas where there is a shortage of leisure space);
- woodland;
- nature conservation sites;
- lakes;
- allotments
- churchyards & cemeteries;
- amenity land & walkways; and
- the Grand Union Canal.

The Local Plan Proposals Map defines their location and boundaries. Open land falling within the Local Plan's Open Land Strategy is currently protected as part of the urban structure.

The **Open Space Study** (March 2008) assesses the current provision of open space within the Borough focussing on the amount, quality and accessibility of such land. The study makes a number of recommendations on the provision of open space within settlements and suggests some additions to the Open Land designation. These can be found in the Supplementary Schedule of Site Appraisals (see maps in Appendix 1).

Areas identified as Open Land in the Local Plan are normally part of a contiguous site of 1 hectare or more. They contribute to the wider urban structure of a

settlement (because they are landscape features, neighbourhood space or green chains and corridors, etc.) or could help address areas where there is a shortage of leisure space.

While the Open Space Study recommends a number of new designations, some do not accord with the above criteria and the Council will need to assess the most appropriate policy in the light of responses to Question 7 below.

Q 7 Which of the following suggested new Open Land designations do you support?

Please tick all those you support.

Site Code	Site Address	Tick
Hemel Hempstead:		
H/o1	Hunting Gate Wood	
H/o2	Woodland between Hawthorn Lane and Martindale Road	
H/o3	Warners End Wood	
H/o4	Trouvere Park	
H/o5	Brickmakers Lane Allotments	
H/o6	Dell at The Crofts	
H/o7	Longdeans School and Woodfield School	
H/o8	Hobletts Manor School	
H/o9	Martindale School	
H/o10	Woodland belt Maylands Avenue	
H/o11	Woodland belt off Tewin Road	
H/o12	Berkeley Square/Cuffley Court, Bayford Close	
H/o13	Datchet Close	
H/o14	Adjoining Howe Grove	
Berkhamsted:		
Be/o1	St Mark's Church grounds	
Be/o2	Bridle Way	
Be/o3	Victoria Junior School	
Be/o4	St Peter's Church grounds	
Be/o5	Edgeworth House, High Street	
Be/o6	Swing Gate Junior School	

Tring:		
T/o1	Frances de la Salle School	
Bovingdon:		
Bov/o1	Old Dean	
Bov/o2	Lancaster Drive	

ISSUE 2 - Other New Open Land Designations

Through the Site Allocations DPD we can consider whether there are any other potential areas within the Borough that should be designated as Open Land. Sites put forward for consideration should normally be 1 hectare or more in size and used as leisure space or public amenity space.

Q 8 Are there any additional areas of land (within our urban areas) that you would like us to consider designating as Open Land?

Yes No

If yes, please provide details of the site(s).

ISSUE 3 - Other Issues

A number of other, minor issues have arisen from our study work. These include:

- Proposed new leisure sites and community facilities.
- Amendments to the town centre designation in Hemel Hempstead.
- Changes to the boundary of certain selected small villages in the Green Belt.

Q 9 Are there any additional comments you would like to make on any other site(s) in the Schedule of Site Appraisals (ref Appendix A)?

Yes No

If yes, please provide details.

APPENDICES

Each site listed has a reference number that allows it to be identified in the lists and on the maps in the Supplementary Schedule of Site Appraisals.

Key to Appendices A and B:

- (1) p.p. Site has planning permission for housing
- s.s Strategic site – the site will be considered fully as part of the Green Belt review around Hemel Hempstead through the Core Strategy (consultation due mid 2009)
- (2) The reference in the Strategic Housing Land Availability Assessment

Appendix A: SCHEDULE OF SITES CONSIDERED

The following sites are considered in more detail in the **Supplementary Schedule of Site Appraisals** (November 2008)

NOTES:

- Sites within or adjacent to the Borough's towns and large villages are listed by settlement. Sites within or adjacent to the small villages or within the open countryside are listed under 'Other Settlements.' Within these broad locational categories the sites are then divided into land use (i.e. housing, retail) and then subdivided into more detailed categories as appropriate.
- This list only includes sites submitted to the Council on or before 8th September 2008.
- Where submissions have been made through more than one source for the same or similar sites, the source(s) is noted in brackets.

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
H/h48a	Land at Gadebridge North (Boxted Farm)		GAD43
H/h62a	Land at Pouchen End	SS	CHA28, CHA31
H/h62b	Land at Pouchen End Farm	SS	CHA28
H/h62c	Land at Chaulden Lane	SS	CHA31
H/h62d	Land west of Hemel Hempstead	SS	
H/h67a	Land at Fields End Farm	SS	CHA28
H/h71a	Land at Friend at Hand, London Road		
H/h77	Land south of Link Road, Gadebridge		
H/h82	Hendalayk, off Roughdown Villas road		BOV61
H/h84	Land at Fields End Lane		WE28
H/h86	Land off Featherbed Lane		APS33
H/h89	Land adj. Red Lion PH, Nash Mills Lane	SS	HSP68
H/h90	Land adj. 7-8 Meadow Way		BOV64
H/h93	Land at Holtsmere End	SS	

Garage Sites to Residential			
Site Code	Site Address	(1)	(2)
H/h87	Garage block, adj. 69 Long John		BEN35
H/h88	Garage block, The Noakes		GAD44

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
H/h17a	East Frogmore Road		
H/h60a	Sappi (Site A), Belswains Lane	SS	NM13
H/h75	Breakspear House, Maylands Avenue		
H/h76	Former Texaco petrol filling station, adjacent Plough Roundabout		CH28, CH32
H/h85a	Bishops Yard, Mark Road / Farmhouse Lane		
H/h85b	Land adjacent to Bishops Yard, Mark Road / Farmhouse Lane		

Leisure to Residential			
Site Code	Site Address	(1)	(2)
H/h80	Leverstock Green Lawn Tennis Club, Grasmere Close		LG42

Social and Community to Residential/Mixed Use			
Site Code	Site Address	(1)	(2)
H/h92	Boxmoor House School, Box Lane		BOV59

Other to Residential			
Site Code	Site Address	(1)	(2)
H/h78	Greenhills Day Centre, Tenzing Road		AE41
H/h79	Land at Fletcher Way		
H/h81	Land adjacent to Hemel Hempstead Railway Station, London Road		

SOCIAL AND COMMUNITY

Employment to Social and Community			
Site Code	Site Address	(1)	(2)

H/c4	Maylands Business Area and adjoining land		AE44
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RETAIL

Employment to Retail			
Site Code	Site Address	(1)	(2)
H/r4	Breakspear House, Maylands Avenue		AE44
H/r5	Former Texaco PFS, adjacent Plough Roundabout	PP	CH28, CH32

LEISURE & RECREATION

Green Belt to Leisure			
Site Code	Site Address	(1)	(2)
H/L7	Sappi (Site B), Belswains Lane	SS	

Open Land to Residential or Leisure			
Site Code	Site Address	(1)	(2)
H/h83	Two Waters East		APS55
H/h91	Land adj. Highfield House, Jupiter Drive		

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
H/o1	Hunting Gate Wood		
H/o2	Woodland between Hawthorn Lane and Martindale Road		
H/o3	Warners End Wood		
H/o4	Trouvere Park		
H/o5	Brickmakers Lane Allotments		
H/o6	Dell at The Crofts		
H/o7	Longdeans School and Woodfield School		
H/o8	Hobletts Manor School		
H/o9	Martindale School		WE29
H/o10	Woodland belt Maylands Avenue		
H/o11	Woodland belt off Tewin Road		
H/o12	Berkeley Square/Cuffley Court, Bayford Close		
H/o13	Datchet Close		
H/o14	Adjoining Howe Grove		

Amend Existing Town Centre Designation			
Site Code	Site Address	(1)	(2)
H/tcb1	Former Texaco PFS, adjacent Plough Roundabout		CH28, CH32

BERKHAMSTED

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
Be/h2a	Land south of Upper Hall Park		BE25
Be/h2b	Land adjacent to Ashlyns Farm and Ashlyns Hall		
Be/h2c	Land adjacent to Ashlyns Lodge, Chesham Road		BE24
Be/h2d	Land west of Chesham Road		
Be/h2e	Land south of Kingshill Way		BW26
Be/h10	Hanburys, Shootersway		BW25
Be/h14	British Film Institute, Kingshill Way		BW24
Be/h15	Land at Darfield, Shootersway / Darrs Lane		
Be/h17	Land rear of Shootersway, Berhamsted		

Other to Residential			
Site Code	Site Address	(1)	(2)
Be/h11	Land north east of Admiral Way / Tortoiseshell Way		
Be/h12	Land at Durrants Lane and Shootersway		N13, NM13
Be/h13	Berkhamsted Football Club, Broadwater		BC40
Be/h16	Land at Manor Street		

SOCIAL / COMMUNITY

Green Belt to Social and Community Use			
Site Code	Site Address	(1)	(2)
Be/c2	British Film Institute, Kingshill Way		BW24

Other to Social and Community Use			
Site Code	Site Address	(1)	(2)
Be/c3	Water Lane / High Street		BC41
Be/c4	Land at Durrants Lane and Shootersway		N13, NM13

LEISURE & RECREATION

Green Belt to Leisure			
Site Code	Site Address	(1)	(2)
Be/L2	Land at Durrants Lane and Shootersway		N13, NM13
Be/L3	Land south of Upper Hall Park and east of Swing Gate Lane		

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
Be/o1	St Mark's Church grounds		
Be/o2	Bridle Way		
Be/o3	Victoria Junior School		
Be/o4	St Peter's Church grounds		
Be/o5	Edgeworth House, High Street		
Be/o6	Swing Gate Junior School		

TRING

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
T/h15	Land north of Icknield Way / south of Grand Union Canal		
T/h16	Land north of A41 (adj. London Lodge)		
T/h17	Land south of A41 (West Leith Woodlands)		

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
T/h7a	64-68 Akeman Street		TW46

LEISURE & RECREATION

Green Belt to Leisure			
Site Code	Site Address	(1)	(2)
T/L5	Waterside Way, land north of Icknield Way		

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
T/o1	Frances de la Salle School		

BOVINGDON

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
Bov/h2a	Land rear of Green Lane and Austin Mead		
Bov/h5a	Land off Shantock Lane		
Bov/h8	Land at Duck Hall Farm		
Bov/h9	Land at Green Lane		
Bov/h10	Land at Bovingdon Airfield		

SOCIAL / COMMUNITY

Other			
Site Code	Site Address	(1)	(2)
Bov/c2	Land rear of Green Lane and Austin Mead, Bovingdon		

LEISURE & RECREATION

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
Bov/o1	Old Dean		
Bov/o2	Lancaster Drive		

KINGS LANGLEY**RESIDENTIAL**

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
KL/h8	Land north-east of A41 Bypass		
KL/h9	Land south-west of A41 Bypass		
KL/h10	Land east of Watford Road		
KL/h11	Land adjacent 119 Hempstead Road		
KL/h12	Land at Rucklers Lane		

Other to Residential			
Site Code	Site Address	(1)	(2)
KL/h6	Garages rear of Waterside		
KL/h7	Scout Hall, rear of Great park		

EMPLOYMENT/COMMUNITY

Green Belt to Employment/Community			
Site Code	Site Address	(1)	(2)
KL/c2	Rectory Farm, Rectory Lane		

MARKYATE**RESIDENTIAL**

Employment to Residential / Mixed			
Site Code	Site Address	(1)	(2)
M/h2a	Markyate General Employment Area, Hicks Road		WA21, WA40

OTHER SETTLEMENTS**RESIDENTIAL**

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
O/h10	Land opposite Bowling Cottage, Chequers		

	Hill, Flamstead		
O/h11	Land at The Orchard, Little Heath Farm, Little Heath Lane, Potten End		
O/h13	Land in Bourne End village, Bourne End		
O/h20	Land off Bourne End Lane, Bourne End		
O/h21	Land west of Woodcroft Farm, Water End Road, Potten End		
O/h22	Land off Potten End Hill, Potten End		
O/h23	Land south of the A41 Bypass, Wigginton		
O/h24	Land north of Wigginton		
O/h30	Land adjacent The Willows, Potten End Hill, Water End		

Rural Area to Residential			
Site Code	Site Address	(1)	(2)
O/h12	Land at Rosebarn Lane, Wilstone		
O/h16	Land at Astrope Lane, Long Marston		
O/h17	Land at Marston Place, Chapel Lane, Long Marston		
O/h19	Land south west of Wilstone		
O/h25	Land at James Farm, Wilstone		
O/h26	Land north of Lower Icknield Way, Wilstone		
O/h27	Land south of Lower Icknield Way, Wilstone		
O/h28	Land south of Tringford Farm, Wilstone		
O/h29	Land at The Green, Little Gaddesden		

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
O/h15	Egg Packing Facility, Lukes Lane, Gubblecote		TW54

Other to Residential			
Site Code	Site Address	(1)	(2)
O/h18	Garage Block, Nunfield, Chipperfield (DBC submission)		BOV60

SELECTED SMALL VILLAGE BOUNDARY

Amend Existing boundary to Selected Small Village in the Green Belt Designation			
Site Code	Site Address	(1)	(2)
O/smlvb1	Garden Scene Nursery, Chipperfield		BOV56
O/smlvb2	Vicarage Road, Potten End		

Appendix B: List of Housing Sites from the Strategic Housing Land Availability Assessment (November 2008).

NOTES: These sites are additional to housing sites in Appendix A (to avoid duplication).

- The list excludes sites that were completed by the base date of 1st April 2007 and sites estimated to have a capacity of fewer than 5 units.
- The site reference relates to the ward in which the site is located and is taken from the Strategic Housing Land Availability Assessment. The codes translate as follows:

AE	Adeyfield East
AW	Adeyfield West
Ald	Aldbury & Wiggington
APS	Apsley
BEN	Bennetts End
BC	Berkhamsted Castle
BE	Berkhamsted East
BW	Berkhamsted West
BOV	Bovingdon, Flaunden & Chipperfield
BOX	Boxmoor
CHA	Chaulden
CH	Corner Hall
GH	Grove Hill
HHC	Hemel Hempstead Central
HSP	Highfield St Pauls
KL	Kings Langley
LG	Leverstock Green
NM	Nash Mills
N	Northchurch
TC	Tring Central
TE	Tring East
TW	Tring West
WE	Warners End
WA	Watling
WH	Woodhall

APPENDIX B

THE SCHEDULE OF SHLAA SITES CONSIDERED

HEMEL HEMPSTEAD

(2) Site Code	Site Address	(1)
AE 39	Adeyfield Youth Centre, The Queens Square	
AE 54	31 Wood Lane End	PP
AE 55	Oatridge Gardens	PP
APS 34	The Manor Estate	PP
APS 41	APS (UK) Ltd, White Lion Street	
APS 54	Shendish Manor	SS
AW 37	Farm Way	
CH 15	R/O 1-3 & 5 St Albans Hill	
GH 59	Land adjacent to Grovehill Park	SS
HHC 45	Hemel Hempstead General Hospital	
HHC 81	Andersons Croft, Cotterells	PP
NM 13	Former Nash Mills Depot and Sappi Graphics	SS
STA 1	Land adjacent to Holtsmere End Road and Redbourn Road	SS
STA 2	Crown Estate Land east of Hemel Hempstead	SS
WH 7	End of Kimpton Close, Redbourn Road	

BERKHAMSTED

(2) Site Code	Site Address	(1)
BC 2	New Lodge, Bank Mill Lane	
BC 12	The Old Maltings Scout Hall, Chapel Street	
BC 38	Rose Cottage, Bank Mill Lane	PP
BC 44	Squash Courts, R/O 110 High Street	PP
BC 45	Land R/O New Road and Springfield Road	PP
BE 28	Nursery, Montessore School, 1 Park View Road	PP
BW 29	The Old Orchard, Shooterway	
BW 30	Land at Little Kingshill, Kingshill Way	
BW 34	St Francis Close, Shrublands Road	PP
BW 35	The Chilterns & Cherry Laurel Court, Stoney Close	PP
BW 7	Land at Sacred Heart Church, Park Street	

BOVINGDON

(2) Site Code	Site Address	(1)

BOV 03	R/O 10-22 (even numbers only) Church Street	
BOV 74	Land adjoining Chaulden View, London Road	

KINGS LANGLEY

(2) Site Code	Site Address	(1)
KL 15	R/O Jubilee Walk, Watford Road	PP
KL 48	Land Behind Nash Mills Depot	

TRING

(2) Site Code	Site Address	(1)
TE 17	Land off Marshcroft Lane	
TW 8	R/O Western Road	
TW 10	101 High Street	

MARKYATE

(2) Site Code	Site Address	(1)
WA 19	Corner of Hicks Road and High Street	
WA 36	R/O 50 & 52 High Street	
WA 51	London Road	

OTHER

(2) Site Code	Site Address	(1)
ALD 16	Land at Tom's Hill	PP
ASH 4	Garage at Hudnall Corner	PP
TW 25	Marston Court	
WA 55	Bradden Meadow, Jockey End, Gaddesden Row	PP

**APPENDIX C: SCHEDULE OF GYPSY AND TRAVELLERS SITES
CONSIDERED**

Site Reference	Site Address	Scott Wilson Ranking
Hemel Hempstead:		
D1	Featherbed Lane	1
D2	Felden (Featherbed Lane)	3
D15	Highwood (Holtsmere End Lane)	1
D19	Cupid Green Lane	2
D20	Grovehill	3
D21	Polehanger Lane	3
D22	Fields End Lane	3
D23	Long Chaulden	2
D24	Leverstock Green (Bedmond Road)	3
Berkhamsted:		
D3	Berkhamsted (Swing Gate Lane)	1
D4	Ashlyns Hall (Swing Gate Lane)	3
D5	Sandpit Green (Swing Gate Lane)	2
D6	Dudswell Lane	3
Tring:		
D7	Upper Dunsley (London Road)	3
D8	Marshcroft Lane (SE Side)	3
D9	Marshcroft Lane (NW side)	3
D10	Little Tring Road	2
D11	Icknield Way (South side)	1
D12	Icknield Way (North side)	3
D25	Land adjacent Longbridge Close	No score (submitted by member of public). Estimated as being 3.
Bovingdon:		
D16	Longcroft (Longcroft Flaunden Lane)	3
D17	Bovingdon (Green Lane)	2
D18	Bovingdon (Airfield)	1

Markyate:		
D13	Windmill (Windmill Lane)	3
D14	The Ridings	3
Bourne End:		
D26	Land adj. Bourne End Industrial Estate	No score (submitted by member of public). It would not meet criteria.

**APPENDIX D: VER MEADOWS RESIDENTIAL TRAVELLERS SITE,
REDBOURN**









APPENDIX E: Gypsies and Travellers - Frequently Asked Questions

We have prepared a list of frequently asked questions to help explain this subject and the Council's role more fully.

Part A: Gypsies and Travellers

Q1: Who are Gypsies and Travellers?

A: Romany Gypsies and Irish Travellers are defined as minority ethnic groups under the Race Relations Act (1976). There are a number of Gypsy and Traveller communities, each have different histories and traditions:

- Gypsies are Romany ethnic groups who have lived in Britain for around 600 years. Their ancestors originate from northern India.
- Irish Travellers are a nomadic group with a distinctive way of life who have been part of Irish and British society since ancient times.
- New Travellers are people of settled background who adopted a traveling lifestyle in the more recent past, although some are now in their third or fourth generation of travelling.

Q2: Do Gypsies and Travellers work?

A: Similar to the settled community, Gypsies and Travellers work in a range of occupations; for example as teachers, academics and health workers, while others work in the financial sector and in the sport, leisure and entertainment industries.

Traditionally, Gypsies and Travellers have also worked in a variety of trades such as landscape gardeners, agricultural workers, laying tarmac, motor trade workers, scrap metal dealers, tree fellers and so on.

Q3: Do Gypsies and Travellers pay tax?

A: The families currently resident in Dacorum do pay council tax and those families living on County Council owned sites pay rent to the County Council.

Q4: Why is most media coverage of Gypsies and Travellers negative?

A: There have been conflicts due to the establishment of unauthorised sites. If more authorised sites can be identified and provided then it should reduce the conflicts and lead to less negative coverage.

Questions for Gypsies and travellers

Q5: When are you going to ask us what we want?

A: Comments are welcome from all parts of the community, as part of the overall process explained in the Consultation Paper, "Site Allocations DPD: Supplementary Issues and Options Paper (November 2008)".

Q6: Why do people always think negatively of us?

A: There is no doubt that due to the shortage of authorised sites some Gypsies and Travellers have moved onto unauthorised sites. This has led to negative reactions from the settled community. If the Council can work together with Gypsies and Travellers and the settled community to identify sites for a relatively small number of additional pitches in Dacorum it should reduce such reactions in the future.

Part B: Gypsies and Travellers and their sites

Q7: What is a residential site?

A: Also referred to as permanent sites, these sites are either provided by local authorities or are owned by Gypsies and Travellers themselves. The sites are used as a long-term residence by Gypsies and Travellers. This is the type of site currently being considered by the Council. The residential sites are managed and have a number of amenities. This includes water supply, electricity, individual toilets and utility rooms.

Q8: What is a transit site?

A: Transit sites are authorised sites which are used for short stays by Gypsies and Travellers. The sites are provided on a permanent basis by local authorities and have basic amenities and services which include water supply, shared toilets, washing facilities/utility room, and waste disposal. All transit sites are managed and are subject to rent and council tax.

Q9: What exactly is a pitch?

A: A pitch is the space required to accommodate one household and their caravans, parking space and enough room for turning of vehicles. The average household size for Gypsies in the region is 1.7 caravans.

Q10: What is an unauthorised encampment?

A: Land that is owned by Gypsies and Travellers but does not have planning permission by the local authority for use as a residential or transit site.

In the past there have been a small number of such encampments in Dacorum. This Council has taken legal action to remove Gypsies and Travellers from such sites.

Part C: The need for more Gypsy and Traveller sites

Q11: There has been a lot of comment about providing more Gypsy and Traveller sites. How has this come about?

A: It is a Government requirement for councils to carry out an assessment of housing needs in their area. This now has to include assessments for the accommodation needs of Gypsies and Travellers. The Government advice in Circular 01/2006 says that councils such as Dacorum have to ensure that through their plan-making process, sites are identified for Gypsies and Travellers to meet any requirements which have been identified in this housing needs assessment.

Independent research published by the Department for Communities and Local Government and the East of England Regional Assembly found that the East of England needed 1,220 more caravan pitches for Gypsies and Travellers by 2011. The report also found that the shortage of sites had contributed to the problem of unauthorised caravan pitches.

Therefore local authorities have been asked to come up with solutions on how to meet this need. Options available include extending existing sites or identifying land for new sites.

Q12: Some people object to more sites in the borough. How can you justify providing more?

A: This Council has a responsibility to plan for housing needs for all members of the community. Gypsies and Travellers have accommodation needs as much as other sections of the community. The Government requires local councils to ensure that sites are identified to meet identified needs and if this Council does not take a reasonable approach it could have solutions imposed upon it.

As well as identifying Gypsy and Traveller accommodation, the Council must make provision for 17,000 additional homes between 2006 and 2031 in Dacorum. The level of additional pitches for Gypsies and Travellers will represent a very small percentage of the overall total.

Q13: What benefit to the (settled) community will new sites provide?

A: If sites can be identified through the planning process it will prevent the need for illegal encampments which often cause conflict with the settled community and can cost the Council money if legal action has to be taken.

It is better for all members of the community if sites can be identified by agreement following consultation in suitable locations. By taking a positive approach we can have greater control over the identification of sites. It also means that if illegal encampments occur in Dacorum the Council will be far more likely to be successful if it has to take action against those sites.

Q14: How many Gypsy and Travellers sites are there in Dacorum?

A: There are currently two sites in Dacorum both of which are owned and managed by the County Council :

- Long Marston - 6 pitches.
- Three Cherry Trees Lane, Hemel Hempstead – 30 pitches.

Q15: Why do we have to have more sites in Dacorum?

A: A need has been identified in South and West Herts for additional pitches and it is not unreasonable for Dacorum to accommodate a proportion of this. The Council together with a number of other Hertfordshire districts commissioned the Centre for Urban and Regional Studies (CURS) at the University of Birmingham to carry out a needs assessment in south and west Hertfordshire. Their report, which was published in 2005, identified a need for 90 additional permanent pitches and 30 transit pitches in south and west Hertfordshire. It also found that up to 35 additional pitches may be needed to accommodate family formation from existing site residents over the next five years.

More information on the CURS report is available from the Council's website (www.dacorum.gov.uk).

The East of England Regional Assembly (EERA) has proposed that Dacorum should make provision for up to 15 additional pitches by 2011 with a growth rate of 3% thereafter. This would equate to 59 pitches in total in Dacorum between now and 2031. The Council has challenged the rate of growth as being too high. In early 2009 a Panel of Inspectors will recommend the policy Government should take.

Q16: Why are more sites needed when there has been no indication of additional demand?

A: More authorised sites are needed because a significant number of Gypsy and Travellers currently live on unauthorised sites across the country. Further needs stem from new household formation, which also occurs in the settled community.

Part D: Selecting potential locations in Dacorum

Q17: What is the Scott Wilson report and what were they commissioned to do?

A: The report stems from Circular 01/2006 "Planning for Gypsy and Traveller Caravan Sites", which:

- states that local authorities must allocate sufficient sites for Gypsy and Travellers;
- sets out advice on the location and design of these sites; and
- emphasises that new provision should be in accordance with identified needs.

As the first step in identifying possible sites in south and west Hertfordshire, the Councils decided to appoint independent planning consultants (Scott Wilson) to undertake an initial assessment of possible sites. This was undertaken jointly with St Albans, Three Rivers, Watford and Hertsmere Councils and the County Council. The Scott Wilson report was the result. They were specifically asked to:

- develop criteria for site selection;
- identify broad areas and individual locations for potential site provision;
- appraise potential sites; and
- recommend preferred options.

Q18: What does the Scott Wilson report say?

A: The Scott Wilson report identifies 85 possible sites for Gypsies and Travellers in South and West Hertfordshire. It identifies 24 areas in Dacorum where new sites could possibly be located, and from this five sites have been given their highest scoring of 1. These sites are:

D1 Featherbed Lane, Hemel Hempstead
D3 Swing Gate Lane, Berkhamsted
D11 Icknield Road (south side), Tring
D15 Highwood (Holtsmere End Lane), Hemel Hempstead
D18 Bovingdon Airfield

Q19: Where can I see the Scott Wilson report?

A: You can download the Scott Wilson Report from the Council's website (www.dacorum.gov.uk) or, alternatively it can be viewed at the Civic Offices, and in the public libraries in Dacorum.

Q20: Why are all of the Dacorum sites identified in the Scott Wilson report on Green Belt land?

A: All of the borough's towns and larger villages are tightly surrounded by the Green Belt. There are just no suitable non-Green Belt sites available in Dacorum. Any potential sites are already allocated for housing development, employment use or public open

space. In areas such as South West Hertfordshire it is almost inevitable that if some additional sites are to be found they will be in the Green Belt.

A substantial proportion of the dwelling provision in the future will also need to be accommodated within the Green Belt.

Q21: Are Gypsy and Traveller sites exempt from Green Belt policy?

A: No. Government policy does allow for exceptions to be made to Green Belt policy where there are very special circumstances that outweigh the harm to the Green Belt. The lack of suitable alternative sites to meet an identified need can be put forward as part of a case of very special circumstances.

Q22: Why can't a brownfield site be found?

A: Most brownfield sites in Dacorum have already been developed or are earmarked for future development. This Council has been very successful in encouraging brownfield sites to come forward for development and over the past five years nearly 100% of new housing in Dacorum has been built on brownfield land, exceeding the national target of 60%.

Q23: Who owns the sites specified in the Scott Wilson report?

A: They are virtually all privately-owned sites.

Q24: Where have the two additional sites not specified in the Scott Wilson report come from?

A: They have come forward as suggestions from members of the public and are located adjacent to Longbridge Close, Tring and adjacent to Bourne End Mills, Bourne End. The Council needs to assess whether they represent reasonable alternative locations to those already identified.

Part E: Developing and managing new sites

Q25: How will new sites be set-up and funded?

A: There are a number of options for this. Sites could be provided and funded by Gypsies and Travellers themselves. The County Council could provide a site and rent out pitches, as is currently the case in Dacorum (see Q14). Housing Associations are now also providing sites again for rent.

The Government provides grants for the establishment of new sites and the improvement/extension of existing sites.

Q26: Will the Council compulsory purchase land for this purpose?

A: Whilst the Council does have compulsory purchase powers to bring land forward to meet identified development needs, it has not needed to use them and almost certainly will not in the case of Gypsies and Travellers. If there were a need for an additional site in Dacorum the Council would seek to negotiate with the relevant landowner to ensure that it is made available.

Q27: If you can compulsory purchase land for gypsy provision why can't you do it for other members of the community?

A: The Council can. It just has not needed to. This is very much a last resort option.

Q28: Could you compulsorily purchase land to build a gypsy site having previously refused the landowner planning permission on Green Belt development grounds?

A: The Council could only compulsorily purchase land when a site is identified in its Development Plan for development and the landowner refuses to release the land by negotiation. In allocating sites for development it is this Council's policy to ensure that the site will be made available and it will only allocate sites when it is confident that the landowner accepts the allocation of the site for development.

Part F: Potential Impacts of Sites

Q29: What consideration will you give to the local infrastructure?

A: It must be stressed that no decisions have yet been made on the exact number of sites and where they might be provided.

Consideration would always be given to access to services such as schools and doctors. However, it must be recognised that compared to 17,000 additional houses from 2006 to 2031, the potential level of additional pitches for Gypsies and Travellers is unlikely to place much strain on the local infrastructure.

In identifying possible sites the Government advises that "local planning authorities should first consider locations in or near existing settlements with access to local services e.g. shops, doctors and schools."

Q30: Will schools be overwhelmed?

A: There are around 664 gypsy and traveller children currently in Hertfordshire schools, widely split across the areas with most having one, two or three children. There is no evidence to suggest any school will be overwhelmed.

Q31: What about the traffic impact?

A: In assessing any potential sites this Council will consider the impact of any additional traffic generated on the local highway network and will ensure that any access into and out of the site meets the requirements of the Highway Authority (the County Council).

Q32: Will neighbouring residents be compensated for any loss in housing value?

A: This is not a planning issue.

Q33: Are local taxes going to increase to fund additional police / schooling / rubbish etc?

A: No. Gypsies and Travellers pay council tax to help fund local services.

Part G: Size and design of new sites

Q34: Why shouldn't all Gypsies and Travellers be accommodated on one big site in the borough?

A: Advice from the Centre for Urban and Regional Studies at the University of Birmingham (CURS) (see Q15) and from the Government (see Q35), suggests a normal maximum size of 15 pitches. This would equate to about 1 hectare of land (or a very large football pitch).

The advice is based on experience of sites around the country:

- Gypsies and Travellers are not a homogeneous group, and they are reported to prefer to smaller rather than larger sites.
- There are fewer management issues on sites of this size.
- Smaller sites are easier to integrate into their surroundings.
- Smaller sites have little impact on local roads, schools and other infrastructure (see Qs 29, 30 and 31).

Q35: How would a new site be designed?

A: Any new sites should be designed to meet the good practice advice in the Department of Communities and Local Government's "Designing Gypsy and Traveller Sites – Good Practice Guide (May 2008)" and minimise the impact on its neighbours.

Part H: What happens next?

Q36: What will the next steps be?

A: After this consultation, the Council will need to consider responses with the aim of reducing the potential pool of locations being actively investigated. The locations finally short-listed will be selected on the basis of our interpretation of the Scott Wilson criteria, the ability to deliver sites, and the overall level of pitches needed. The latter will be confirmed through the review of the East of England (Regional) Plan by the East of England Regional Assembly (see Q15).

This publication is about the **Site Allocations Development Plan Document, Issues and Options Paper**. If you would like this information, or you would like to contact the Council in any language not listed above, please call 01442 867213.

If you would like this information in another format, such as large print or audio tape, please call 01442 228660 or for Minicom only 01442 867877.

這刊物向你諮詢意見，有關本市特定或指定的地點及一般地區的未來土地使用。如果你需要以你的母語寫成的資料，或有任何問題需要聯絡政府，請致電 01442 867212 查詢。

如果你需要這資料的其他形式，例如大字版或錄音帶，請致電 01442 228660 或 01442 867877 (聾人電話)。

આ પ્રકાશન, બરોમાં, નિશ્ચિત અથવા કાર્ય માટે નકકી કરાયેલ જગ્યાઓ અને સામાન્ય વિસ્તારો / સ્થળોનાં ભવિષ્યના વપરાશ માટે તમારો અભિપ્રાય જાણવા માગે છે. જો તમને તમારી ભાષામાં આ માહિતી મેળવવી હોય અથવા બીજીકોઈ બાબત માટે કાઉન્સિલનો સંપર્ક સાધવો હોય તો, મહેરબાની કરીને ટેલિફોન નંબર 01442 867212 ઉપર ફોન કરો.

જો તમને આ માહિતી જુદી રીતે મેળવવી હોય તો દા. ત. મોટા અક્ષરો અથવા ઓડીયો ટેપ, તો મહેરબાની કરીને 01442 228660 અથવા માત્ર મીની કોમ 01442 867877 ઉપર ફોન કરો.