

17 December 2018

Mr R Herbert
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Dear Mr Herbert

**Land at West Hemel Hempstead (LA3)
Submission of Hybrid Planning Application seeking detailed planning permission for a first phase of 350 dwellings and outline planning permission for an additional 750 dwellings.**

I refer to the above site which is allocated in the adopted Site Allocations Development Plan Document, following its adoption on 12th July 2017 by Dacorum Borough Council.

I also refer to the extensive pre-application discussions which have taken place in the period since January 2017 with Dacorum Borough Council and Hertfordshire County Council as a result of the associated Planning Performance Agreement.

This covering letter accompanies the submission of the hybrid planning application (including some reserved matters) for this site. The application is submitted on behalf of BDW Trading Ltd (Barratt David Wilson), Taylor Wimpey UK Ltd, Stimpsons and Bletsoes.

The planning application fee is £122,197.

The application description is set out below;

A hybrid planning application for a mixed use proposed development at West Hemel Hempstead, pursuant to Policy LA3 of the adopted Site Allocations Development Plan Document (2017) to provide for up to 1100 dwellings (with up to 40% affordable housing), comprising full planning proposals for 350 dwellings and outline planning proposals (including means of access) for 750 dwellings.

The application proposing the development of up to 1100 new dwellings (including affordable housing), land for up to a seven pitch gypsy and traveller site, together with landscaping, roads footpaths and cycleways, ecological mitigation, sustainable drainage systems, earthworks, public open space, one Neighbourhood Equipped Area of Play (NEAP), two Locally Equipped Areas of Play (LEAP) and a Community Games Area.(CGA).

The application further includes a Community Hub comprising :-

- a) a site for a primary school and associated nursery with playing fields on a site of up to 2.1 hectares (incl. CGA)*
- b) specialist accommodation for the elderly with up to 70 rooms (C2 or C3)*
- c) a convenience store of up to 450 sq m (A1)*
- d) three retail units each of which would be up to 100 sq m (A1, A2, A3, A4 and A5)*
- e) a community facility of up to 175 sq m (D1)*

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- f) a medical facility or other use of up to 100 sq m (A1, C3 and D1)*
- g) a childrens' day nursery of up to 450 sq m (D1)*
- h) a shared car park.*

The full application details which are submitted comprise :-

- *a new vehicular access to Long Chaulden*
- *a new vehicular access extension from The Avenue*
- *an emergency access to Chaulden Lane*
- *a new vehicular access from Chaulden Lane serving only the land for up to a seven pitch gypsy and traveller site and access to a foul drainage pumping station*
- *a foul drainage pumping station to Chaulden Lane and the associated connecting sewer.*
- *the creation of the first phase of 350 new dwellings and associated landscaping (including affordable housing); together with associated public open space and associated landscaping, roads, footpaths and cycleways, ecological mitigation, sustainable drainage systems, earthworks, and one associated Local Equipped Area of Play (LEAP).*

The list of documents submitted as part of this application and contained on 7 CDs is as follows;

Application form dated 17 December 2018 and associated notices
Environmental Statement (ES) prepared by Savills dated December 2018
Non Technical Summary to EIA prepared by Savills dated December 2018
Planning Statement prepared by Savills dated December 2018
Design and Access Statement prepared by Savills dated June 2018
Statement of Community Engagement prepared by Meeting Place Communications dated June 2018
Transport Assessment, Flood Risk Assessment and Preliminary Foul Drainage Strategy dated June 2018
Phase I and II Geo-Environmental Site Assessment dated October 2018
Phase 1 Application Drawings dated June 2018

It should be noted that the ES is supported by a number of technical documents. A full list of these is within the contents of the ES.


Please note that while some technical reports are dated June 2018 these remain up to date and sufficient to utilise to determine this planning application. These technical documents were produced prior to the publication of the new NPPF in July 2018 and therefore national policy references are reflective of this. However, these documents have been checked in the light of the new NPPF and there have been no material changes on relevant matters. As such the conclusions of the reports stand. The Planning Statement and Environmental Statement have been amended to reflect the new NPPF.

The plans submitted for formal approval as part of the application are set out on the attached appendix to this letter.

Illustrative plans submitted but not for formal approval are:

Illustrative Green Infrastructure Drawing No: GI0002 (Rev:G)
Illustrative Masterplan. Drawing No: IM001 (Rev:H)

Yours sincerely



Roger Smith



Head of Planning

cc. J Kelly - Taylor Wimpey / G Zanre - Barratt David Wilson / J Doe - Dacorum Borough Council