

From: James Doe [James.Doe@dacorum.gov.uk]  
Sent: 16 August 2019 17:11  
To: gruff.edwards@tiscali.co.uk  
Cc: Colette Wyatt-Lowe External; Graham Sutton; Ross Herbert  
Subject: LA3 West Hemel Hempstead - Queries

Dear Gruff,

I hope you are well. Cllr Colette Wyatt-Lowe has asked me to provide you with an update on progress with the current planning application on the site, and in doing so I hope I can address some of the queries that DEF has made.

I set out below a recent response provided to WHAG, which provides a good summary. I am sorry that we do not have all the answers to your queries at the moment. We have raised a number of queries with the developers and are expecting in the next few weeks a revised planning statement together with some modifications to the proposals. The Council will be reconsulting with DEF, WHAG, BEVA and local residents once this package of further information and revisions has been received.

With kind regards,

James

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Community Infrastructure Levy (CIL)  
Dacorum Borough Council has now started to charge a CIL on residential and retail developments within its administrative area. In order to calculate any CIL Charges and to administer the procedures set out in the CIL Regulations we require the submission of a CIL Additional Information Form with all planning applications even those for which no charge may ultimately be levied.

Find out how CIL may affect you at [www.dacorum.gov.uk/cil](http://www.dacorum.gov.uk/cil)

Reply sent recently to WHAG for your information:

Where are we in the DBC LA3 Planning Application Review?

\* Where DBC Planning are in terms of gathering all the missing information and data from Developers and other parties, that was required back in April? - We are still in the process of securing the submission of additional information through our assessment of the application and negotiations with the developers and their project team. This includes:

? Planning Statement Addendum - awaiting submission;

? Transport Assessment Addendum - submitted. Reconsultation on this key

document sent out on Friday. Highway Authority, WHAG, BEVA, DEF and neighbours all included. This is not agreed wider second consultation but a

required individual one on this critical document which we have been waiting

on for some time;

? Drainage Technical Note - submitted. LLFA reconsulted and further response

provided confirming they are satisfied;

? Urban Design - Negotiations via technical workshops on-going.

Further

meeting this Week. Making progress but agreement not yet reached on a number of outstanding points. We have requested that an Urbans Design Framework and amended parameter plans be submitted and this has been agreed. We are still negotiating on the content. Once submitted these will be

assessed and built in to wider reconsultation.

? Ecology - Negotiations on-going following response from Hertfordshire

Ecology. Further discussion due this week. Further engagement from Hertfordshire Ecology required in relation to off-site mitigation approach

proposed. Scheme and contributions will need to be agreed and proposal submitted, with relevant ecology documents amended accordingly.

Reconsultation will be required.

? Green Infrastructure - discussions on-going with Savills. Approach yet to be

agreed but progress being made. Amended GI strategy and associated parameter plans will need to be submitted and reconsultation required.

? Education - latest school costings sent by HCC. Developers are reviewing.

Awaiting full costings report from HCC which has been delayed. Yet to agree

delivery route or costs.

? G&T - awaiting further specific justification from developers for location of site

and associated access.

? Open Space - DBC Clean Safe and Green Team are currently working on including SUDS within their updated maintenance costing, ready for issue.

? Follow-up consultation questions response - awaiting from developers. Being

chased regularly.

? S106 - amended draft finally received from Eversheds on Friday after lengthy

delay. Solicitor will review once back from leave and will arrange meeting to discuss with the solicitor acting on behalf of the developers later next month.

\* When the second consultation that is clearly required and you rightly affirmed back in April, will now take place, noting that we are now all entering the summer holiday period, when many interested individuals and parties will be out of the loop? - The wider second reconsultation will incorporate a number of the above documents and is therefore dependent on submissions being made. We will ensure that the reconsultation covers all of the required information in one go, as agreed, to avoid confusion. The TA Addendum is critical to the application and needed its own reconsultation as soon as it was submitted, due to the importance of the document, the way it links to a number of other areas of assessment, and the delay in its submission. We require comments from the Highway Authority urgently and so they were reconsulted asap once the document was received. Given the importance of the document and the areas it covers we included neighbours, WHAG, BEVA and DEF in the reconsultation as a courtesy to keep you updated with highway matters. We can discuss this at our meeting on 16th.

\* What are the overall timescales that you are now targeting for the planning process, as it is clear that July / Aug are untenable at this point? - Timescales are currently under discussion with the developers. We have agreed that, given the amount of additional information we are waiting on and on-going negotiations, particularly with the County Council, the current PPA timetable is now unrealistic, despite our best efforts. We have suggested extending the PPA schedule to aim for a committee date in November initially, with further time allowed for the S106 to be signed and a decision issued. This is an initial proposal and is currently being considered by the developers. I cannot therefore confirm timescales at this stage but will keep you updated once we have a new schedule firmed up.

#### Other Points

- Can you please advise how many consultation responses have been received to date and confirm that they are all loaded on the DBC Planning Portal? - We have received 76 comments on the application thus far and these are all available on the website (use the 'online or web

comments' link and then the 'public comments' link on the search page for the LA3 application

- 4/03266/18/MFA). We have also started to receive comments on the reconsultation for the

Transport Assessment Addendum but we have not uploaded these yet. There are 2 so far.

These will start to be uploaded this week. I am expecting more to come in and these will be

uploaded asap following receipt.

- Can you confirm that the Phase 1 application for LA3 either includes or not, not just the

proposed access for the proposed G&T site in LA3, but the G&T site itself? If not part of Phase

1, can you confirm that a second application would need to be submitted and who you

consider that this would be submitted by? - I can confirm that the G&T site itself is NOT

included in Phase 1 (the access is but not the site itself). This would therefore be subject to a

reserved matters application as it is located in the outline part of the hybrid application. As to

who I would envisage submitting this application, it is likely that this will be the developer

building out this part of the site.

[www.dacorum.gov.uk](http://www.dacorum.gov.uk)

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