

# **The Grovehill Future Neighbourhood Plan Consultation Statement**

## **Appendix 3: Designation of Neighbourhood Plan Area**

**March 2017**



**2016-2031**

**GROVEHILL FUTURE**

**CONSULTATION STATEMENT**  
**GROVEHILL FUTURE**  
**DESIGNATED NEIGHBOURHOOD PLAN AREA**

## Consultation Statement

- 1.1 This Consultation Statement accompanies the application from Grovehill Future to designate a Neighbourhood Plan area (dated 17<sup>th</sup> September 2012).
- 1.2 The Localism Act 2011 does not indicate the level of consultation required for the designation of Neighbourhood Plan areas or Neighbourhood Forums. It is therefore considered that all Neighbourhood Planning consultations will be carried following the Supplementary Planning Document (SPD) procedure, as set out below
- 1.3 The Statement conforms with Dacorum Borough Council's Statement of Community Involvement (October 2006) and has been prepared in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 Regulation 12 relates to public participation for Supplementary Planning Documents (SPD) and sets out the requirements for public consultation on draft SPDs. It also sets out a requirement to prepare a consultation statement setting out:
  - (i) the persons the local planning authority consulted when preparing the supplementary planning document;
  - (ii) a summary of the main issues raised by those persons; and
  - (iii) how those issues have been addressed in the supplementary planning document;
- 1.5 This Consultation Statement sets out how relevant stakeholders and the wider community have been involved in the consultation.

## **2. CONSULTATION TIMELINE**

**September 2012** - Letter received from Grovehill Future for DBC to consider their proposed designation Neighbourhood Plan Area.

**October 2012** - Public Notice served and six week consultation carried out 1<sup>st</sup> October – 12<sup>th</sup> November 'to designate a 'Neighbourhood Plan Area' for Grovehill'.

**December 2012** - Cabinet to consider approval of the designation of the Neighbourhood Plan Area for Grovehill.

**APPENDIX 1**

**LETTER FROM GROVEHILL FUTURE TO DBC - REQUEST FOR DESIGNATED  
NEIGHBOURHOOD PLAN AREA**



# **the GROVEHILL FUTURE project**

Dacorum Borough Council  
Civic Centre  
Hemel Hempstead

Chairman  
Grovehill Future Project

Dated 14<sup>th</sup> September 2012  
Email [grovehillfuture@dacorum.gov.uk](mailto:grovehillfuture@dacorum.gov.uk)

Dear Sir/Madam,

## **APPLICATION FOR THE DESIGNATION OF THE GROVEHILL FUTURE NEIGHBOURHOOD AREA**

Further to our Grovehill Future meeting held on 16<sup>th</sup> July 2012, please find attached our application to designate a Neighbourhood Area for our project.

### **Introduction**

In February 2011 Dacorum Borough Council submitted a bid to the Neighbourhood Planning Front Runners Scheme for grant funding to support a Neighbourhood Plan for the community of Grovehill. This bid was successful and Dacorum Borough Council was informed of the decision by the Department of Communities and Local Government in May 2011. This application is for the designation of the Neighbourhood Area associated with this front runners scheme and is the first formal stage of creating a Neighbourhood Plan for the community of Grovehill. The designation of the Neighbourhood Area is important in allowing work to start on the Neighbourhood Plan for the area.

This application has been prepared on behalf of the Grovehill Future Group by Jay Doshi, Chairman of the Grovehill Future Project, with the support of Planning Aid and Design Council Caba. It is supported by the Dacorum Borough Council ward members for Grovehill.

In accordance with the *Neighbourhood Planning (General) regulations 2012* this application contains:

- 1) A map of the proposed Neighbourhood Area,
- 2) A Statement explaining why this area is considered appropriate to be designated as a neighbourhood area,
- 3) A Statement that this group meets the requirements as a relevant body in accordance with section 61G of the 1990 Town and Country Planning Act,
- 4) The contact details of the Chairman of the Grovehill Future Project, in lieu of the designation of a Neighbourhood Forum for the area.

## Neighbourhood Area

The proposed Neighbourhood Area is set out in Figure 1: Grovehill Future Neighbourhood Plan Area. The area encompasses sections of the Pre-submission of the Core Strategy – Neighbourhood Centres. This application also includes the land Local Site Allocation (LA1) - Marchmont Farm. The proposed area does not overlap with other development policy areas within the Core Strategy.

We believe that the area is appropriate for the following reasons:-

- 1) The area encompasses the bid proposal, submitted by Dacorum Borough Council, as a Neighbourhood Plan Front Runners Project.
- 2) The policy principle for neighbourhood regeneration and development is supported by the Core Strategy as follows.
  - CS1 - Distribution of Development - i.e. 'be based on the neighbourhood concept'
  - CS11 - Quality of Neighbourhood Design,
  - CS23 - Social Infrastructure.
- 3) The area covers the estate of Grovehill. The area is a distinct Neighbourhood with around 7600 residents and is considered separate from surrounding residential areas.
- 4) The area is bounded by 4 no. grid reference points.

TL 07618 09424  
TL 06979 10338  
TL 05670 09421  
TL 05799 08776
- 5) The area includes Henry Wells Square and surrounding area, which is a focal point for the community, local services and businesses and has the opportunity for implementing change and regeneration.
- 6) The Local Site Allocation Marchmont Farm has been included as an opportunity to influence the design, layout and facilities the development should provide.

## **The Neighbourhood Forum**

The proposed area does not contain any land covered by a Parish Council and therefore a Neighbourhood Forum will need to be designated. The Localism Act allows for groups capable of becoming a Neighbourhood Forum to make this application.

We believe that the Grovehill Future Group is capable of becoming a Neighbourhood Forum, and is therefore an appropriate body to make this application to designate the Neighbourhood Area for the following reasons:

- 1) The process of setting up a Neighbourhood Forum to prepare a plan is a key part of the learning for this particular project and supports the aspirations of the Borough Council to regenerate neighbourhood areas. The intent for the plan to be a community led exercise was supported by Dacorum Borough Council during the submission of the bid in February 2011.
- 2) The Localism Act states that the Neighbourhood Forum must be made up of a minimum of 21 people, who live or work within the area, including elected representatives. Grovehill Future is a group of residents, businesses and ward members with the ambition to represent the needs and interests of Grovehill. Currently there are 11 members, and activities are planned over the forthcoming months to gain the number required for a Neighbourhood Forum. The position of chairman of Grovehill Future is held by a resident, community or business representative to ensure this role is independent and locally focussed. We are confident that we can submit an application to Dacorum Borough Council to become a forum by March 2013. We see the designation of the area as a key part of this process to give the community confidence that the principle of the plan is supported by the Borough Council and that they are committed to the Neighbourhood Planning process for the area.

## **Contact**

The contact for this application is:

Jay Doshi, Chairman  
Grovehill Future Group  
C/O 2 Henry Wells Square  
Hemel Hempstead  
Herts, HP2 6BJ  
Email [grovehillfuture@dacorum.gov.uk](mailto:grovehillfuture@dacorum.gov.uk)

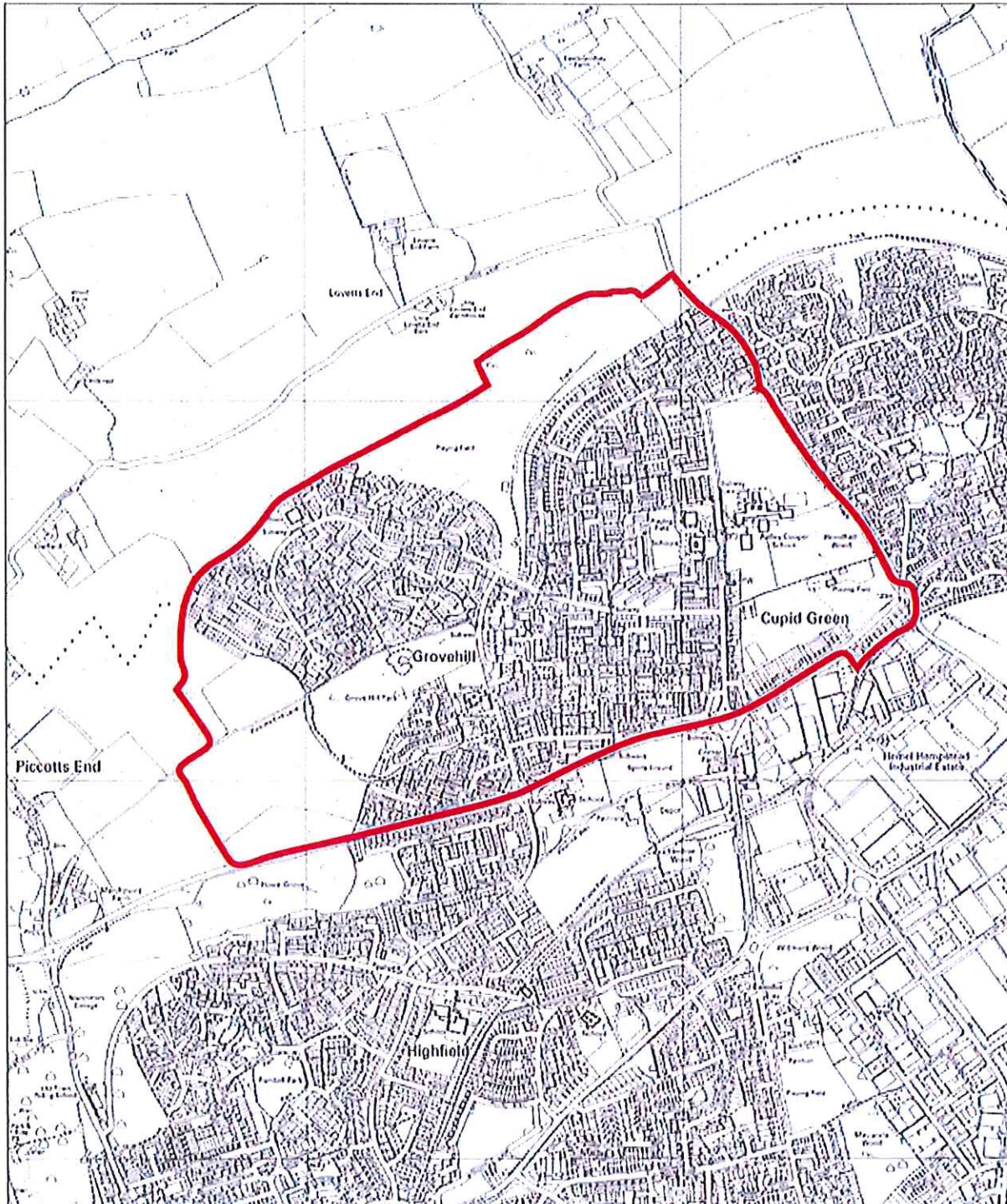




Figure 1:

# Application for 'Grovehill Future Designated Neighbourhood Plan Area'

The area marked in red is the proposed designated area for a Neighbourhood Plan



**APPENDIX 2**

**DBC LETTER OF RESPONSE TO GROVEHILL FUTURE'S REQUEST FOR  
DESIGNATED NEIGHBOURHOOD PLAN AREA**



Date: 24<sup>th</sup> September 2012  
Your Ref: Grovehill Future  
Our Ref: NP/Grovehill Future  
Contact: Jo Deacon  
Email: Jo.deacon@dacorum.gov.uk  
Directline: 01442 228366  
Fax: N/A



Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH  
Switchboard: 01442 228000  
Email: feedback@dacorum.gov.uk

Dear Mr Doshi,

### GROVEHILL FUTURE PROJECT

Thank you for submitting your application for the designation of a Neighbourhood Area for the Grovehill Future Project.

I can confirm that this application was received by Dacorum Borough Council on the 17<sup>th</sup> September 2012. This application is deemed to have been made in accordance with the Neighbourhood Planning (General) Regulations 2012.

As such, Dacorum Borough Council will now publish this application and invite comments from those who live, work or carry out business in the area in addition to other statutory bodies, such as Natural England. I enclosed a copy of the statutory notice, consultation response form and consultation letter for your information.

The publication period will run for just over six weeks from 1<sup>st</sup> October until 12th November.

Following this, Dacorum Borough Council will carefully consider all representations made, and publish its decision on the designation in due course.

Yours sincerely,

A handwritten signature in black ink that reads 'James Doe'.

**James Doe**  
**Assistant Director**  
**Planning, Development and Regeneration**  
**Dacorum Borough Council**



**APPENDIX 3**

**NOTIFICATION OF CONSULTATION - LETTER TO STATUTORY CONSULTEES**



Date: 1<sup>st</sup> October 2012  
Your Ref.  
Our Ref: NP/Grovehill Future  
Contact: Jo Deacon  
Email: Jo.deacon@dacorum.gov.uk  
Directline: 01442 228366  
Fax:



Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH  
Switchboard: 01442 228000  
Email: feedback@dacorum.gov.uk

Dear Sir/madam,

**GROVEHILL FUTURE PROJECT – PROPOSED NEIGHBOURHOOD PLAN AREA**  
**APPLICATION TO DESIGNATE A NEIGHBOURHOOD AREA: NEIGHBOURHOOD PLANNING**  
**(GENERAL) REGULATIONS 2012.**

The attached application from Grovehill Future Project to 'Designate a Neighbourhood Plan Area' was received by Dacorum Borough Council on 17<sup>th</sup> September 2012 and is deemed to be in accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012. The application requests the designation of a Neighbourhood Plan Area for Grovehill Future for the purposes of Neighbourhood Planning. If you wish to make representations about this proposed Neighbourhood Plan Area you may do so.

Representations on the document should be submitted online via the link [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture) or in writing to:

Neighbourhood Planning,  
Strategic Planning and Regeneration,  
Dacorum Borough Council,  
Civic Centre,  
Hemel Hempstead,  
Herts HP1 1HH

Copies of forms on which representations can be made are available to download from [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture) and are available from the Council offices, and should be returned to the above address or emailed to [neighbourhoodplanning@dacorum.gov.uk](mailto:neighbourhoodplanning@dacorum.gov.uk). The form includes a map of the proposed area.



Representations must be received **on or before 5pm on Monday 12<sup>th</sup> November.**

If you have any questions on this consultation please contact Jo Deacon, 01442 228366.

Yours faithfully,

*James Doe.*

**James Doe  
Assistant Director  
Planning, Development and Regeneration  
Dacorum Borough Council**

## **THE FOLLOWING INFORMATION WAS RECEIVED FROM THE GROVEHILL FUTURE PROJECT**

### **THE APPLICATION TO DESIGNATE A NEIGHBOURHOOD AREA: NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012.**

#### **Introduction**

In February 2011 Dacorum Borough Council submitted a bid to the Neighbourhood Planning Front Runners Scheme for grant funding to support a Neighbourhood Plan for the community of Grovehill. This bid was successful and Dacorum Borough Council was informed of the decision by the Department of Communities and Local Government in May 2011. This application is for the designation of the Neighbourhood Area associated with this front runners scheme and is the first formal stage of creating a Neighbourhood Plan for the community of Grovehill. The designation of the Neighbourhood Area is important in allowing work to start on the Neighbourhood Plan for the area.

This application has been prepared on behalf of the Grovehill Future Group by Jay Doshi, Chairman of the Grovehill Future Project, with the support of Planning Aid and Design Council Cade. It is supported by the Dacorum Borough Council ward members for Grovehill.

In accordance with the *Neighbourhood Planning (General) regulations 2012* this application contains:

- 1) A map of the proposed Neighbourhood Area,
- 2) A Statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area,
- 3) A Statement that this group meets the requirements to act as a relevant body in accordance with section 61G of the 1990 Town and Country Planning Act,
- 4) The contact details of the Chairman of the Grovehill Future Project, in lieu of the designation of a Neighbourhood Forum for the area.

#### **Neighbourhood Area**

The proposed Neighbourhood Area is set out in Figure 1: 'Application for Grovehill Future Designated Neighbourhood Plan Area'. The area encompasses sections of the Pre-submission of the Core Strategy – Neighbourhood Centres. This application also includes the land Local Site Allocation (LA1) - Marchmont Farm. The proposed area does not overlap with other development policy areas within the Core Strategy.

We believe that the area is appropriate for the following reasons:-

- 1) The area encompasses the bid proposal, submitted by Dacorum Borough Council, as a Neighbourhood Plan Front Runners Project.
- 2) The policy principle for neighbourhood regeneration and development is supported by the Core Strategy as follows.

CS1	- Distribution of Development - i. 'be based on the neighbourhood concept'
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- 3) The area covers the estate of Grovehill. The area is a distinct Neighbourhood with around 7600 residents and is considered separate from surrounding residential areas.



- 4) The area is bounded by 4 no. grid reference points.

TL 07618 09424  
TL 06979 10338  
TL 05670 09421  
TL 05799 08776

- 4) The area includes Henry Wells Square and surrounding area, which is a focal point for the community, local services and businesses and has the opportunity for implementing change and regeneration.
- 5) The Local Site Allocation Marchmont Farm has been included as an opportunity to influence the design, layout and facilities the development should provide.

## **The Neighbourhood Forum**

The proposed area does not contain any land covered by a Parish Council and therefore a Neighbourhood Forum will need to be designated. The Localism Act allows for groups capable of becoming a Neighbourhood Forum to make this application.

We believe that the Grovehill Future Group is capable of becoming a Neighbourhood Forum, and is therefore an appropriate body to make this application to designate the Neighbourhood Area for the following reasons:

- 1) The process of setting up a Neighbourhood Forum to prepare a plan is a key part of the learning for this particular project and supports the aspirations of the Borough Council to regenerate neighbourhood areas. The intent for the plan to be a community led exercise was supported by Dacorum Borough Council during the submission of the bid in February 2011.
- 2) The Localism Act states that the Neighbourhood Forum must be made up of a minimum of 21 people, who live or work within the area, including elected representatives. Grovehill Future is a group of residents, businesses and ward members with the ambition to represent the needs and interests of Grovehill. Currently there are 12 members, and activities are planned over the forthcoming months to gain the number required for a Neighbourhood Forum. The position of chairman of Grovehill Future is held by a resident, community or business representative to ensure this role is independent and locally focused. We are confident that we can submit an application to Dacorum Borough Council to become a forum by March 2013. We see the designation of the area as a key part of this process to give the community confidence that the principle of the plan is supported by the Borough Council and that they are committed to the Neighbourhood Planning process for the area.

## **Contact**

The contact for this application is:

Jay Doshi, Chairman  
Grovehill Future Group  
C/O 2 Henry Wells Square  
Hemel Hempstead  
Herts, HP2 6BJ  
Email [grovehillfuture@dacorum.gov.uk](mailto:grovehillfuture@dacorum.gov.uk)

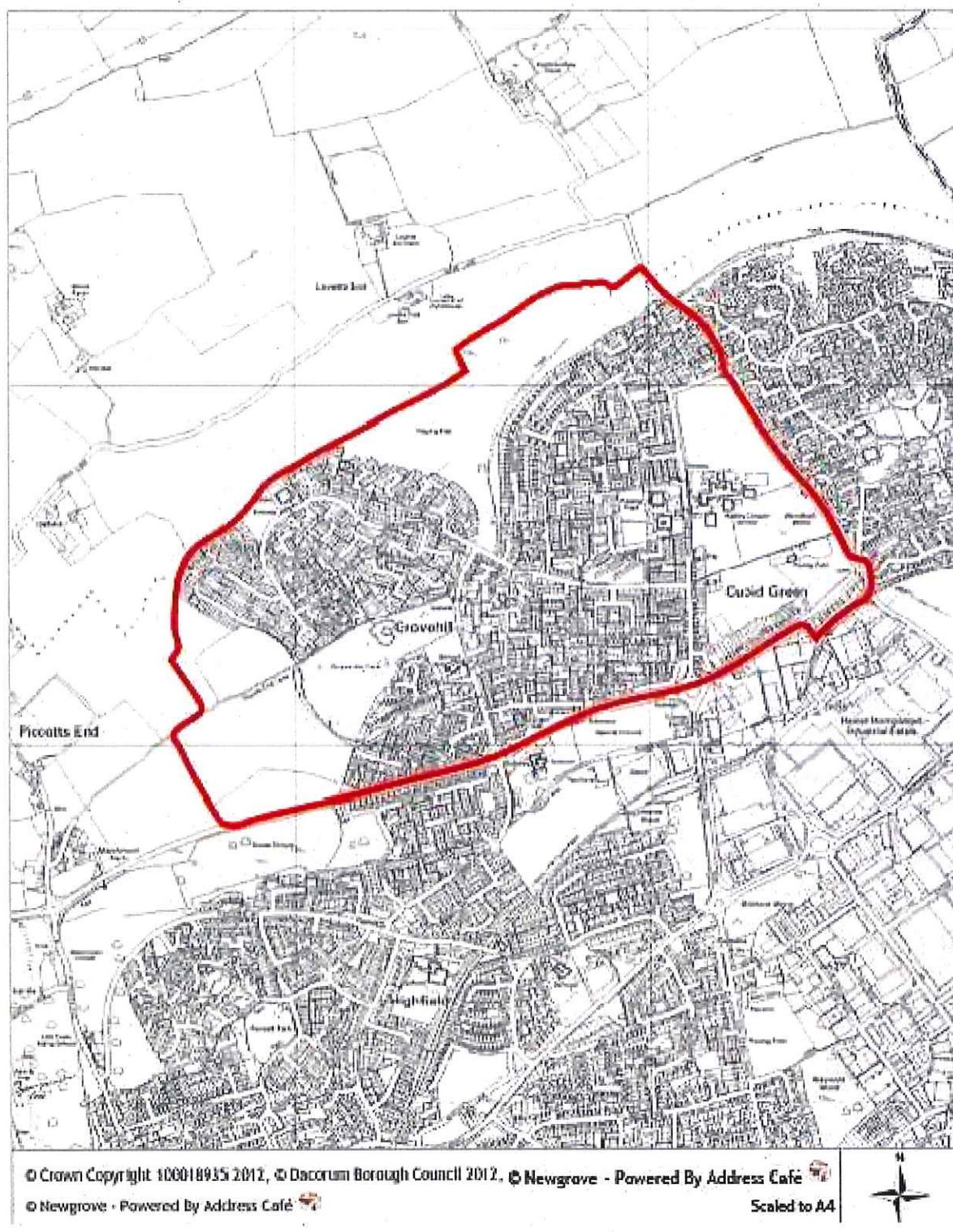




Figure 1:

Application for 'Grovehill Future Designated Neighbourhood Plan Area'

The area marked in red is the proposed designated area for a Neighbourhood Plan



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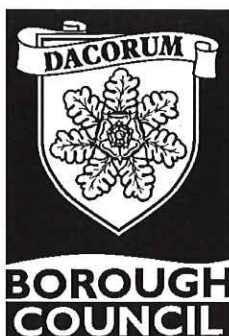
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**APPENDIX 4**

**NOTICE OF ADVERTISING PUBLICATION OF CONSULTATION TO DESIGNATE  
NEIGHBOURHOOD PLAN AREA**





## Regulation 5 - Neighbourhood Planning (General) Regulations 2012

### NOTICE OF NEIGHBOURHOOD PLAN AREA CONSULTATION FOR GROVEHILL, HEMEL HEMPSTEAD

Dacorum Borough Council has received an application to Designate a Neighbourhood Area for the Grovehill Future Project at Grovehill, Hemel Hempstead

The Grovehill Future Designated Neighbourhood Plan Area will be published for a 6 week consultation period from 1<sup>st</sup> October 2012, a copy of the application and proposed plan area will be available to view at Grovehill Community Centre, the noticeboard at Henry Wells Square and the Civic Centre, Hemel Hempstead throughout this consultation period. Anyone wishing to make representations about this proposed Neighbourhood Area may do so.

Representations on the document should be submitted online via the link [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture) or in writing to:

Neighbourhood Planning,  
Strategic Planning and Regeneration,  
Dacorum Borough Council,  
Civic Centre,  
Hemel Hempstead,  
Herts HP1 1HH

Paper questionnaire forms are also available from the Council and should be sent to the above address or emailed to [neighbourhoodplanning@dacorum.gov.uk](mailto:neighbourhoodplanning@dacorum.gov.uk)

Representations must be received **on or before 5pm on Monday 12<sup>th</sup> November.**

A copy of the application to Designate a Neighbourhood Area document is also available for inspection:

- on the Council's website [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture)
- at public libraries within the borough during normal opening hours, which can be found on the Hertfordshire County Councils website [www.hertsdirect.org/libraries](http://www.hertsdirect.org/libraries)
- at Borough Council's offices during the following opening hours

Civic Centres	Berkhamsted	Hemel Hempstead	Tring
<b>Monday</b>	9am-12.30pm and 1.30pm-5pm	8.45 am - 5.15 pm	9am-12.30pm and 1.30pm-5pm
<b>Tuesday</b>	9.30am- 2pm	8.45 am - 5.15 pm	CLOSED
<b>Wednesday</b>	CLOSED	8.45 am - 5.15 pm	9.30pm-2pm
<b>Thursday</b>	9.30am-2pm	8.45 am - 5.15 pm	CLOSED
<b>Friday</b>	9.30am-2pm	8.45 am - 4.45 pm	9.30pm-2pm

**APPENDIX 5**

**CONSULTATION RESPONSE FORM**





Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

Switchboard: 01442 228000  
Email: [feedback@dacorum.gov.uk](mailto:feedback@dacorum.gov.uk)

# Consultation Response Form

## Dacorum Borough Council Neighbourhood Area Application

Consultation period ends: Monday  
12<sup>th</sup> November 2012

### What is this information about?

Dacorum Borough Council is supporting a Neighbourhood Planning project through a Government programme known as 'Neighbourhood Front Runners', Grovehill Future is one of these areas.

On the 17<sup>th</sup> September 2012, Dacorum Borough Council received an application to designate a Neighbourhood Area for Grovehill Future. This form is designed to help you find out more information and provide comments to the consultation for a Grovehill Future Neighbourhood Area – the first step in developing a Neighbourhood Plan.

This form has a map attached which you can use to help show the changes you may think should be made, however you **do not have to use this form**.



INVESTOR IN PEOPLE



## **Consultation Period: Monday 1<sup>st</sup> October to Monday 12<sup>th</sup> November 2012 (5pm)**

### **Find out about the application and how to make comments by:**

**Site notices:** Displayed at Grovehill's Community Centre, the noticeboard at Henry Wells Square and our Council offices showing the Application for 'Grovehill Future Designated Neighbourhood Plan Area' and information on how to comment

**Log on:** [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture) where you will be able to view the application and find information on how to comment

**Send comments to** (but please read this form first about what to comment on):

**Email:** [neighbourhoodplanning@dacorum.gov.uk](mailto:neighbourhoodplanning@dacorum.gov.uk)

**Write to:** Neighbourhood Planning, Strategic Planning and Regeneration, Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Herts, HP1 1HH

### **What should comments relate to?**

Comments should relate to the proposed Neighbourhood Area. You should consider whether this is a suitable area for a Grovehill Future Neighbourhood Plan. There may be, for example, buildings or streets that should be included or excluded from the Neighbourhood Area. Comments may also be made in relation to the suitability of the organisation(s) making the application in law the 'qualifying body' if it is not considered that the group is capable of becoming a Neighbourhood Forum (as set down within the regulations).

### **What happens to my comments?**

Any comments received will be fully considered by the responsible planning officer. The proposal will be judged against the relevant Council policies and Government advice before a recommendation is made.

A detailed summary of all comments received and any resulting changes required to the Neighbourhood Plan Area will be reported to the Council's Cabinet, before the final Neighbourhood Plan Area is designated. There may be some comments which we will not be able to take into account as they are not planning matters; these include things like disputes about encroachment, access to boundaries, or impact on property values.

**Please note: you do not have to use this form to make representations** but it would be helpful if you could do so. If not please provide the information set out below in your response to ensure we receive all of the information that we require as part of the consultation process.

This page is designed for you to keep for reference, please detach and return the next page.

**Important:** Under the Local Government (Access to Information) Act, any comments received may be inspected by members of the public and cannot be treated in confidence. Comments will also be made available on the Council's website but any personal information will be removed, except for respondent's names.

Personal Details			
Name:		Organisation (if relevant):	
Address:		Tel. No.:	
		Email:	
Post code:			
Interest in the area: <i>(E.g. resident, business owner, or community organisation)</i>			

**Consultation Database:** if you would like to be added to our consultation database, please tick the box [ ☐ ] **Please note:** by ticking this box Dacorum Borough Council will keep your details on a database. We will only use your information to keep you informed about Neighbourhood Planning for Grovehill Future. You may request to be removed from this database at any time.

**Comments:** Please use the space below to give us your response to the question

**'Do you support the proposed area?'      Yes / No,**  
**if no please give your reasons.**

(It would be helpful if you can provide information as to why you think changes, if any, might be made).

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

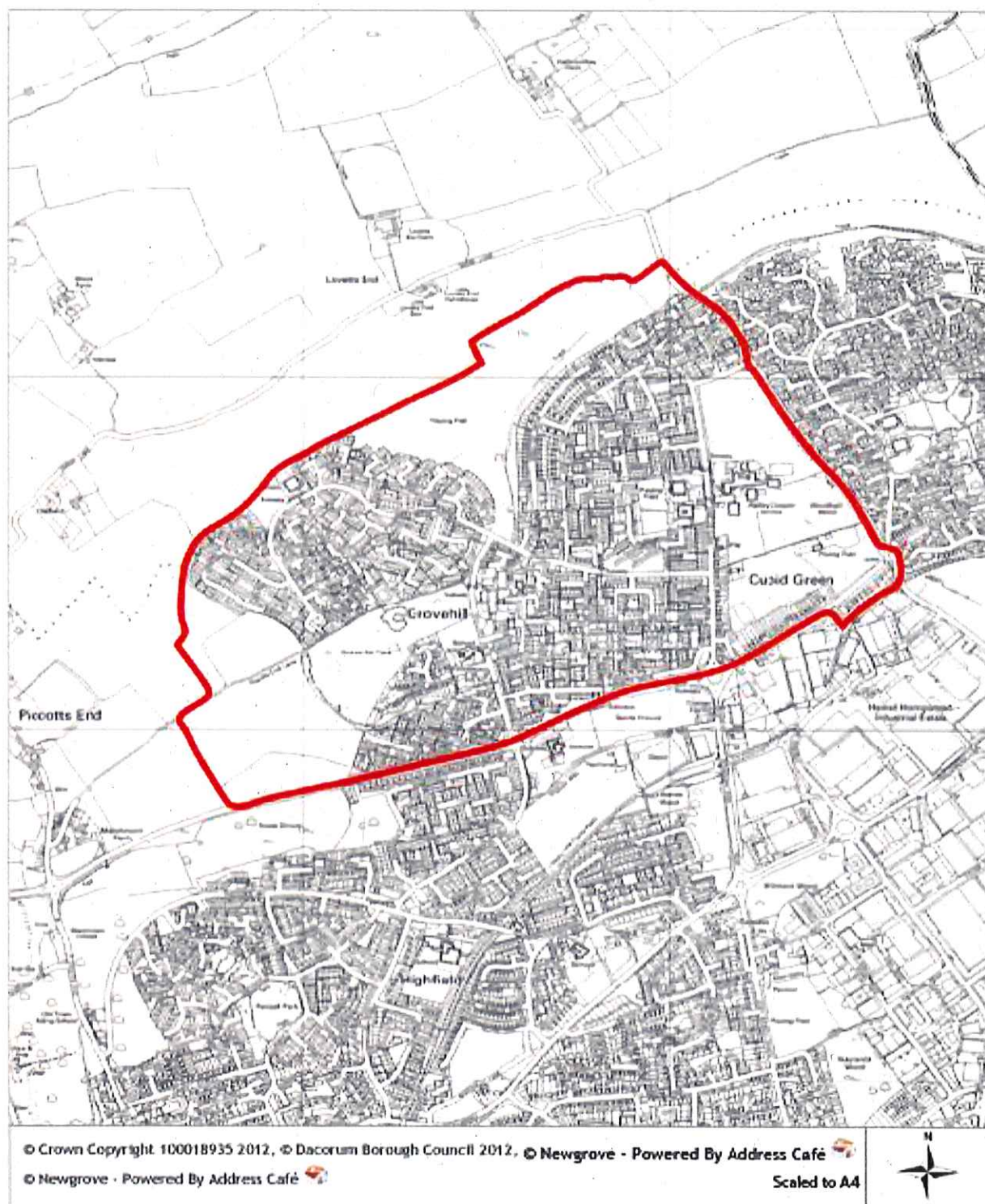




Figure 1:

Application for 'Grovehill Future Designated Neighbourhood Plan Area'

The area marked in red is the proposed designated area for a Neighbourhood Plan





## APPENDIX C

### **PROPOSAL TO DESIGNATE A NEIGHBOURHOOD PLAN AREA – GROVEHILL FUTURE ANALYSIS OF CONSULTATION COMMENTS**

Nature of the Issue		Issue previously raised
		New Issue
	<b>S</b>	Significant New Issue

Nature of the Amendment	<b>MC</b>	Minor Change (excluding editorial changes here)
	<b>SC</b>	Significant Change

New issue - i.e. it has not been raised in any comparable form before.  
Significant issue: i.e. one which substantively challenges the direction, meaning or intention of a proposal.

Proposal to designate a Neighbourhood Plan Area – Grovehill Future	Support Yes/No	Consultee Response	Consultee ID	DBC Response	Agreed
Question 1 - Do you support the proposed plan area?	N/A	No response given	1		
	Y		2		
	Y		3		

Proposal to designate a Neighbourhood Plan Area – Grovehill Future	Support Yes/No	Consultee Response	Consultee ID	DBC Response	Agreed
	Y		4		
	Y	No comment given	5		
	Y	No comment given	6		
	Y	No comment given	7		
	Y	No comment given	8		
	Y	No comment given	9		
	Y	No comment given	10		
	Y	No comment given	11		
	Y	No comment given	12		
	Y	Thank you for consulting us on the Neighbourhood Plan. We have no comments to make on the Area.	14		

Proposal to designate a Neighbourhood Plan Area – Grovehill Future	Support Yes/No	Consultee Response	Consultee ID	DBC Response	Agreed
	N/A	No comment to make	Aylesbury Vale DC		
<u>Question 1</u> – If no, please give your reasons.	N	It is inappropriate for this or any other aspect of a Neighbourhood Plan to be determined in circumstances where the Neighbourhood Forum, required under the terms of the Localism Bill for the construction and promotion of a Neighbourhood Plan, is far below the necessary minimum of 21 members from the local domestic and business community	13	<p>The Grovehill Future application for the neighbourhood plan area stated that the group were capable of becoming a Neighbourhood Forum, as required by the Localism Act. 'A Neighbourhood Forum must be made up of a minimum of 21 people, who live or work within the area, including elected representatives'.</p> <p>Grovehill Future is a group of residents, businesses and ward Members with the ambition to represent the needs and interests of Grovehill. Currently there are 16 members with activities planned over the forthcoming months to gain the number required for a Neighbourhood Forum and they are confident that they can submit an application to DBC to become a forum by the March 2013.</p>	
	N	The application area includes land at Marchmont Farm (Area LA1 - in DBC's Core Strategy) and as described on the Grovehill Future website, the group will have 'an opportunity to influence the design, layout	15	<p>Marchmont Farm is a proposed local allocation and a matter for the Core Strategy.</p> <p>The Council accepts that the proposal has</p>	



Proposal to designate a Neighbourhood Plan Area – Grovehill Future	Support Yes/No	Consultee Response	Consultee ID	DBC Response	Agreed
		<p>and facilities the development should provide'. It appears from this that the Grovehill Future Group if successful could influence the nature of the development of this area, which under the existing Borough Plan is still Green Belt and which was situated in a position that would have considerable visual impact on many parts of Hemel Hempstead and the Gade Valley. The loss of LA1's Green Belt status is dependent upon the outcome of the public inquiry into the Core Strategy that only finished on Oct 18th. Development of LA1 was only included in the higher-growth "Option 2" of last year's consultation, to which the majority response, including that of Dacorum Environmental Forum, favoured the lower-growth Option 1, which does not include LA1. For these reasons the Neighbourhood Plan Area should not include Marchmont Farm LA1.</p>		<p>been tested through the examination process to the Core Strategy and the outcome of this is not yet known. However, green field sites like Marchmont Farm, are likely to be needed given pressure on the Council through national planning policy to boost housing numbers.</p> <p>If the Inspector should find the site unsuitable or it is not required, then the land would remain as Green Belt within the neighbourhood plan area. This would not prevent progressing the Neighbourhood Plan.</p>	
	N	<p>I learn from the Grovehill Future WEB site that the suggested Designated Area of what may be the scope of a Neighbourhood Plan includes a very contentious area of Green Belt land: Marchmont Fields.</p>	<b>MOP</b>	<p>Marchmont Farm is a proposed local allocation and a matter for the Core Strategy.</p> <p>The Council accepts that the proposal has been tested through the examination</p>	

Proposal to designate a Neighbourhood Plan Area – Grovehill Future	Support Yes/No	Consultee Response	ID Consultee	DBC Response	Agreed
		<p>The grovehillfuture WEB site states that "The Local Site Allocation Marchmont Farm has been included as an opportunity to influence the design, layout and facilities the development should provide." Which particular development is not clear, though from my own early involvement with the grovehill future project it was clear that Dacorum Borough Council's agenda included building on Marchmont Fields, which was the chief reason for my no longer wishing to be associated with the scheme.</p> <p>You may know that this piece of land, which at one stage Dacorum wished not to see developed, is referred to in Dacorum's Draft Core Strategy whose examination-in-public has yet to occur. There are a number of objections to this tract of land being a Local Allocation (Dacorum-speak for "Green Belt land which we had once defended but which we are now prepared to see fall into the hands of developers"), to which the Inspector is obliged to listen and consider.</p>		<p>process to the Core Strategy and the outcome of this is not yet known. However, green field sites like Marchmont Farm, are likely to be needed given pressure on the Council through national planning policy to boost housing numbers.</p> <p>If the Inspector should find the site unsuitable or it is not required, then the land would remain as Green Belt within the neighbourhood plan area. This would not prevent progressing the Neighbourhood Plan.</p>	

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		<p>Since that Examination in Public has not occurred and its outcome remains unknown, it is premature for any Designated Area which includes that Local Allocation to be a basis of consultation. That fact that it is included suggests a measure of pre-judgement of outcomes on somebody's part which is, at the least, unfortunate.</p>			