



Hertsmere Borough Council

Draft Planning and Design Guide: Part D - Guidelines for
Development (December 2012 update – for public
consultation)

Pre-Formal Consultation Statement

January 2013

1. Introduction

1.1 A review of Part D of the Planning and Design Guide SPD, which relates to the design standards of new residential and other non-householder development, has been undertaken. Part D of the Planning and Design Guide series was originally adopted in 2006, however, a number of alterations are now required. These proposed alterations principally reflect changes to national and local policy, as well as lessons learnt from experience and best practice.

1.3 A summary of the main changes proposed is as follows:

- A new section giving guidance on the types of residential development that may be acceptable on garden land sites;
- A new section setting out internal guidelines, including minimum internal space standards;
- An amendment to remove reference to a minimum numerical density of development (dwellings per hectare);
- New text that explicitly mentions outlook from residential properties and seeks to protect this form of amenity and an amendment to the information regarding 'right to light';
- Amendments to separation distance guidelines, to align these with the Urban Design Compendium and place a stronger emphasis on the need for new developments to create good quality layouts and an appropriate level of enclosure;
- A new guideline for the amount of private usable amenity space that should be provided with new flats and maisonettes, 1 bedroom dwellings and new residential care homes
- An amendment to provide scope for a more flexible approach to private amenity space guidelines for higher density schemes of flats and maisonettes and to encourage private gardens, balconies and terraces for schemes of flats and maisonettes;
- An amendment to clarify the Council's position on gates and railings and
- Amendments to bring the section on car parking in line with the Parking SPD, and introduce size guidelines for parallel car parking spaces and garage door openings.

1.2 This statement has been produced in accordance with Regulation 12 (a) i of the Town and Country Planning (Local Planning) (England) Regulations 2012 and sets out those persons that have been consulted in the preparation of the Draft Planning and Design Guide: Part D – Guidelines for development (December 2012, for public consultation) and how those persons have been consulted.

1.3 Once the formal consultation period has been completed, this statement will be updated to include a summary of the main issues raised by those persons and how those issues have been addressed in the draft SPD, pursuant to Regulation 12 (a) ii and iii of the afore mentioned Regulations.

1.4 The consultation has been undertaken in accordance with Regulation 12 (b) and 13 of of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. Informal Consultation

2.1 Officers have undertaken a collaborative approach whilst reviewing and updating the Draft Part D of the Planning and Design Guide series.

Officers:

2.2 Planning Policy Officers have undertaken an informal consultation amongst the Development Management (DM) team in order to gauge whether the proposed changes would be acceptable in practice in order to support appropriate development.

Members:

2.3 Planning Policy Officers delivered a presentation on the draft Part D of the Planning and Design Guide to Hertsmere's Planning Committee at the October 4th committee meeting. Members of the Planning Committee noted the proposed changes and the draft document had been well received.

2.4 Planning Policy Officers also presented draft SPD to members of the Executive during the December 12th meeting in order to request that the contents of the draft SPD are noted and approved, subject to any minor amendments to be agreed by the Portfolio Holder for Planning and Localism and Head of Planning and Building Control, for all planning application registered on or after 13th December 2012 and that the Executive agrees that the draft SPD can undergo a six week period for public consultation.

Further:

2.5 The draft document was published on Hertsmere's website on the planning publications page with a note outlining that the document is to undergo a period of public consultation shortly and to contact to the planning policy team if you would like to be notified directly or to keep checking the planning consultation page. Officers received at least two telephone queries and one request to be added to be added to the consultation database.

3. Formal Consultation

- 3.1 The formal consultation period will run from 23rd January 2013 to 5pm 8th March 2013.
- 3.2 All of the Council's Members and Planning Officers will be notified as well as 745 interested parties, which have been identified from Hertsmere's LDF database.
- 3.3 The Draft document had been published on Hertsmere's website before the period of formal consultation, underneath the current adopted SPD with a note highlighting that a period of public consultation will be commencing in early 2013, and that anybody that would like to be notified of the period of formal public consultation should contact Hertsmere's Planning Policy Team.
- 3.4 Appendix 1 outlines the specific groups that have been consulted, in-line with Hertsmere's Statement of Community Involvement.

Website

- 3.5 Pursuant to Regulation 12 (b) and 35 (1) a and b a copy of the following will be made available on Hertsmere's website at the following location www.hertsmere.gov.uk on the planning consultations page.
- This pre-formal consultation statement.
 - The draft version of Part D of the Planning and Design Guide: Guidelines for Development (December 2012, for public consultation).
 - A copy of a response form, should interested parties wish to use it.
 - A copy of the covering letter and response form that will be circulated to consultees.
 - A notice outlining the address where representations can be sent to (via letter and/or email) and by which date they are to be made by.
 - The address and opening times of the inspection points (including the Civic Offices as the principal office) where hard copies of the documents can be viewed.

Appendix 1: A List of statutory consultees.

Ridge Parish Council
London Colney Parish Council
Hertsmere Borough Council
Shenley Parish Council
Aldenham Parish Council
Elstree & Borehamwood Town Council
Stevenage Borough Council, Civic Offices
St Albans Council
East Hertfordshire District Council
Dacorum Borough Council
Broxbourne Borough Council
London Borough of Barnet
London Borough of Enfield
London Borough of Harrow
Three Rivers District Council
Watford Borough Council
Welwyn Hatfield District Council
North Hertfordshire District Council
Hertfordshire County Council
County Architectural Liaison
HCC Director of Environment
HCC Estates and Asset Management
Defence Estates

Defence Infrastructure Organisation (DIO)

Department for Transport
Natural England (Countryside Agency, EofE Region)
English Nature
Highways Agency
Hertfordshire Partnerships NHS Foundation Trust
National Grid Transco
National Trust
Nationalgrid Property

National Grid Plant Protection

Network Rail (Town Planning)
Royal Town Planning Institute
The Forestry Commission
The Planning Inspectorate
West Hertfordshire PCT
Veolia Water Central Limited

Hertfordshire Biological Records Centre, c/o Environment Department

North East Thames Area Office