



Dacorum Borough Council

Local Planning Framework

DACORUM SITE ALLOCATIONS DPD EXAMINATION IN PUBLIC

Statement by Dacorum Borough Council

**Matter 14: Proposal C/2: Amaravati Buddhist Monastery, St
Margarets Lane, Great Gaddesden**

September 2016

Purpose of this statement

The purpose of this statement is to summarise the Council's position regarding the following matters, issues and questions raised by the Inspector in advance of their discussion at the public hearing sessions.

To avoid repetition this statement includes cross references to appropriate technical work and includes relevant extracts as appendices.

Matters raised by Inspector and the Council's response

1. Should the policy wording include reference to the Chilterns Conservation Board given that they are not a statutory consultee?

- 1.1 The Council acknowledges that the Chilterns Conservation Board is not a statutory consultee and that as a result it could be deemed an unnecessary inclusion in the planning requirements. However, during the Pre-Submission consultation Natural England requested that the planning requirements set out in Proposal C/2 (Amaravati Buddhist Monastery) be strengthened to incorporate the need for developers to consult the Chilterns Conservation Board to ensure the impact of the development on the Chilterns AONB is given appropriate consideration at the planning application stage (Examination Document SUB12: Part 1: Chapter 7- Social and Community Facilities). This resulted in the inclusion of Minor Change MC64 through the Focused Change process to add this cross reference.
- 1.2 The inclusion of this reference to the Conservation Board aligns with Minor Changes MC63 for Proposal C/1 (Land West of Tring) and MC68 for Proposal L/3 (Land west of Local Allocation LA5: Icknield Way) incorporated into the submitted plan through Focused Changes process. Both make reference to early discussion to be had with the Chilterns Conservation Board to ensure the proposals do not have an adverse effect on the AONB and its setting. These changes were also requested by Natural England during the Pre-Submission consultation.
- 1.3 Such an inclusion would also align with the Council's adopted policy approach. Core Strategy (Examination Document CS4) Policy CS24: The Chilterns Area of Outstanding Natural Beauty references regard being given to the policies and actions set out in the Chilterns Conservation Board's Management Plan (Examination Document EN1) and technical guidance, such as the Chilterns Buildings Design Guide and associated Technical Notes (Examination Document EN8). Supporting text within the Core Strategy also refers to the Chilterns Conservation Board's 'Environmental Guidelines for the Management of Highways in the Chilterns.' The Council have endorsed the Chiltern Conservation Board's technical studies as planning policy documents which should assist in ensuring a high quality scheme that reflects the local vernacular.
- 1.4 It would seem prudent to have regard to the Chilterns Conservation Board as its functions are to:
- (a) conserve and enhance the natural beauty of the area of outstanding natural beauty, and
 - (b) increase the understanding and enjoyment by the public of the special qualities of the area of outstanding natural beauty.

As such, the Conservation Board are an established key body that are consulted for relevant planning applications within the Chilterns AONB and their views are taken into account as part of the decision making process.