

Table 1: Pre-Hearing Changes

This table was originally submitted to the Examination on 5 October 2012. It has been checked, edited and updated. The updating of the suggested changes comprised changes to Section 7 relating to the Sustainable Community Strategy and minor amendment or amalgamation in a few other places – all references (see the first column) are marked with an asterisk.

(a) Minor Modifications

Ref	Page	Policy / paragraph	Suggested change	Notes
Pre-1	33	Paragraph 5.1	The <u>borough's first</u> Sustainable Community Strategy ⁹ has had the vision of "Working together to make Dacorum a happy, healthy prosperous place to live, work and visit." <u>This vision has been reinforced by the revised Sustainable Community Strategy – 'Destination Dacorum', published in 2012.</u> The Council has taken this <u>these</u> visions and used it <u>them</u> to develop a more detailed picture of what the borough will be like in 2031.	To reflect the fact that the original sustainable community strategy – 'Towards 2021' produced by the local strategic partnership has been revised and a new strategy 'Destination Dacorum' published. Both the old and new versions have influenced the content of the Core Strategy. It follows the Council's response to Inspector's Issue 1.

Pre-2	33	Borough Vision	<p><i>First paragraph:</i></p> <p>Dacorum’s Sustainable Community Strategy has been fulfilled. The community recognises Dacorum as a happy, healthy, prosperous and safe place in which to live and work and to visit <u>live, work and enjoy</u>.</p>	<p>To reflect the content of the new Sustainable Community Strategy - ‘Destination Dacorum,’ which was launched after the Core Strategy was submitted for examination. It follows the Council’s response to Inspector’s Issue 1.</p>				
Pre-3	41	Figure 7	<table border="1"> <tr> <td data-bbox="763 646 1532 719">National</td> </tr> <tr> <td data-bbox="763 719 1532 831">Planning policy statements and guidance National Planning Policy Framework (NPPF) Planning Circulars</td> </tr> <tr> <td data-bbox="763 831 1532 871">County or Sub-region</td> </tr> <tr> <td data-bbox="763 871 1532 1313"> East of England Plan¹⁰ Hertfordshire 2021 A Brighter Future Hertfordshire’s Economic Development Strategy 2009-2021 Local Economic Assessment (LEA) Local Transport Plan (LTP) Biodiversity Action Plan (BAP) Green Infrastructure in Hertfordshire – a Framework <u>Green Arc Strategic Green Infrastructure Plan (with Hertfordshire)</u> Minerals and Waste Development Framework for Hertfordshire </td> </tr> </table>	National	Planning policy statements and guidance National Planning Policy Framework (NPPF) Planning Circulars	County or Sub-region	East of England Plan ¹⁰ Hertfordshire 2021 A Brighter Future Hertfordshire’s Economic Development Strategy 2009-2021 Local Economic Assessment (LEA) Local Transport Plan (LTP) Biodiversity Action Plan (BAP) Green Infrastructure in Hertfordshire – a Framework <u>Green Arc Strategic Green Infrastructure Plan (with Hertfordshire)</u> Minerals and Waste Development Framework for Hertfordshire	<p>To correct the reference to the county document, as agreed with the County Council in the Statement of Common Ground (SG4). This amends MC7.</p>
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			<p>Management Plan for the Chilterns Area of Outstanding Natural Beauty Documents and strategies produced by the Local Enterprise Partnership (LEP)</p> <p>Local</p> <p>Towards 2024<u>Destination Dacorum --</u> The Dacorum Sustainable Community Strategy Corporate Plan Housing Strategies Green Space Strategy Dacorum's Economic Development Strategy Dacorum Development Programme Maylands Master Plan Local Biodiversity Action Plan</p>	
Pre-4*	42	Paragraph 7.2	<p><u>'Destination Dacorum'</u> Towards 2024 - the Dacorum Sustainable Community Strategy (2012) - sets out the community's aspirations <u>ambitions</u> for Dacorum. It was produced by the Dacorum Partnership, formerly the area's Local Strategic Partnership (LSP). This group represents the Borough and County Councils and delivery partners, such as local healthcare providers, the police, community groups and voluntary organisations operating within Dacorum. <u>The Sustainable Community Strategy aims to balance the needs of the community within three priority areas:</u></p>	<p>To ensure that the Core Strategy reflects the content of the new sustainable community strategy, which was launched after the Core Strategy was submitted for examination. It follows the Council's response to Inspector's Issue 1. The change supersedes E7 set out in the original list of proposed minor changes. [The wording of the suggested change</p>

			<ul style="list-style-type: none"> - <u>business growth, housing and regeneration;</u> - <u>environment, health and well-being; and</u> - <u>safe and active communities.</u> <p><u>In order to focus effort, Destination Dacorum is intended to have a key focus for action. At the start; this was economic well-being. Six ambitions, contributing to economic well-being, are targeted: they aim to make the destination of Dacorum a more vibrant place, a healthier place, a more prosperous place, a safer place and a better connected place – a great place.</u> The Local Planning Framework is a key delivery mechanism for the wider Sustainable Community Strategy (SCS). Its objectives must therefore link with, reinforce and elaborate upon <u>the ambitions and objectives</u> those drawn up for the SCS (Figure 8). <u>The Core Strategy has taken account of both the ambitions of ‘Destination Dacorum’ and the objectives of the previous sustainable community strategy ‘Towards 2021’ produced by the LSP. Figure 8 compares the objectives of the previous SCS with the Core Strategy. ‘Destination Dacorum’ focuses on “encouraging business and local employment”, but other objectives which support this one are also relevant. Since publishing the SCS the Dacorum Partnership has been</u></p>	<p>has been edited since 5 October 2012.]</p>
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			replaced by a smaller partnership, 'Destination Dacorum,' who will lead the SCS review.	
Pre-5*	42	Figure 8	<p><i>Add footnote to the table</i></p> <p>Figure 8: Relationship between Sustainable Community Strategy* and Local Planning Framework Objectives and Policies</p> <p><i>Footnote</i> <u>i.e. the objectives in 'Towards 2021'</u></p>	To ensure that the Core Strategy reflects the content of the new sustainable community strategy, which was launched after the Core Strategy was submitted for examination. It follows the Council's response to Inspector's Issue 1. It amends MC8. [Since 5 October 2012, the Council has decided it would be better to direct the wording of the suggested change to paragraph 7.2 rather than Figure 8. A small change only is needed to Figure 8.]
Pre-6	56	Monitoring under Policy CS1	<p><i>Indicator</i></p> <p>Proportion of new housing completions (as set out in <u>Table 8 the housing programme</u>), for each category within the settlement hierarchy</p>	To clarify the link to the distribution of development in the Core Strategy. It follows the Council's response to Inspector's Issue 17.
Pre-7	57	Policy CS2	Development sites will be chosen in accordance	Removal of repetition. It follows the Council's response to

		<p>with the following sequence and priorities:</p> <p>A Within defined settlements on:</p> <ol style="list-style-type: none"> 1. Previously developed land and buildings within defined settlements; 2. Areas of high accessibility; and 3. Other land <p>in all cases where this does not conflict with other policies, and then;</p> <p>B Extensions to defined settlements (i.e. local allocations, see Policy CS3).</p> <p>The development of any of these sites must:</p> <ol style="list-style-type: none"> (a) allow good transport connections (see Policy CS8); (b) have full regard to environmental assets, constraints and opportunities; (c) ensure the most effective use of land; (d) respect local character and landscape context; (e) accord with the approach to urban structure 	<p>Inspector's Pre-hearing Question 7.</p>
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			(see Policy CS4); and (f) comply with Policy CS35 regarding infrastructure delivery and phasing.	
Pre-8	58	Monitoring under Policies CS2 and CS3.	<i>First indicator</i> Percentage of <u>housing development</u> completions on previously developed land	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-9	62	Monitoring under Policy CS5	<i>Indicator</i> <u>Number of net</u> residential and non-residential completions within the Green Belt.	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17. [Note: the indicator and delivery section will follow Policy CS5.]
Pre-10	64	Monitoring under Policy CS6	<i>Indicator</i> <u>Number of</u> residential and key non-residential development in the villages compared to the <u>total</u> amount elsewhere within the Green Belt	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-11	66	Monitoring under Policy CS7	<i>Indicator</i> <u>Number of</u> residential and non-residential completions within the Rural Area.	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-12	70	Monitoring under Policies	<i>First indicator</i>	Clarification of what is being monitored. It follows the Council's

		CS8 and CS9	<u>Proportion Amount</u> of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary schools, employment and <u>convenience</u> retail	response to Inspector's Issue 17.
Pre-13	70	Monitoring under Policies CS8 and CS9	<i>Second indicator</i> <u>Proportion Amount</u> of completed new-build non-residential development (Use Classes A and B) complying with parking standards	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-14	70	Monitoring under Policies CS8 and CS9	<i>Third indicator</i> <u>Proportion Amount</u> of completed residential development complying with car parking standards	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-15	83	Paragraph 11.1	The over-arching aim of the national planning policy for economic development is to achieve sustainable economic growth. This is defined¹⁷ as: "growth that can be sustained and is within environmental limits, but also enhances environmental and social welfare and avoids greater extremes in future economic cycles."	To take account of the cancellation of PPS4 (Planning for Sustainable Economic Growth), and the publication of the National Planning Policy Framework (NPPF). The proposed wording quotes NPPF paragraph 18. The change follows the Council's response to Inspector's Issue 5.

			<p>Associated footnote:</p> <p>¹⁷ PPS4: Planning for Sustainable Economic Growth (December 2009)</p> <p><u>One of the ways that the Government proposes to deliver sustainable development is through building a strong, competitive economy. The National Planning Policy Framework states that:</u></p> <p><u>“The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.”</u></p>	
Pre-16	83	New paragraph after 11.3	<p><u>Around 60% of the estimated employment growth is in non-B class uses, such as hotels and catering, construction, education, healthcare, retailing and leisure. Appropriate allocations for non-B class uses will therefore be included in the Site Allocations and East Hemel Hempstead Area Action Plan Development Plan Documents (DPDs). The Council will monitor the effectiveness of the Core Strategy’s policies in supporting the growth of such jobs.</u></p>	To reflect the importance of non-B class jobs. The change follows the Council’s response to Inspector’s Issue 5.
Pre-17	83	New paragraph after 11.3	<p><u>Dacorum has a relatively high self-containment rate. A</u></p>	Clarification of the guidance on

			<p><u>high self-containment rate is commonly used as a measure of the sustainability of journeys to work. The borough also has a low level of net out-commuting. The Council's aim is to maintain a high self-containment rate and keep net out-commuting low. Net jobs growth of approximately 10,000 between 2006 and 2031 would be consistent with this aim.</u></p>	<p>economic growth. The change follows the Council's response to Inspector's Issue 5.</p>
Pre-18*	89	Paragraph12.1	<p><i>First sentence</i></p> <p>Employment uses (offices, research, industrial, storage and distribution, also called B-class uses) are a key component of the local economy, and provide just under half of all jobs in the borough. <u>It is therefore important to identify and provide a minimum area of employment land for the B-class uses throughout the plan period. This will help to achieve full employment to be achieved, while assuming prevailing levels of out-commuting will continue. The minimum area of employment land includes land already used for B-class uses and proposed new sites.</u></p> <p><i>The remainder of paragraph 12.1 becomes a new paragraph.</i></p>	<p>Explanation of what the 'minimum area of employment land' in Policy CS15 means. The change follows the Council's response to Inspector's Issue 5 (paragraph 5.3.15). [The Council reconsidered where the new text fitted best - i.e. after para 12.13 or 12.4, or within 12.1 in the Core Strategy: the last alternative was considered the best. The wording of the suggested change has been edited since 5 October 2012 to fit.]</p>
Pre-19	88	New paragraph after 12.5	<p><u>It is recommended in the Employment Land Update 2011 that the Council should adopt the figure of</u></p>	<p>To reflect paragraphs 5.14-5.17 in the Employment Land Update</p>

			<p><u>131,000 sq. metres of net additional floorspace as a land provision target for the Core Strategy. However, this report stated that planning policy should allow for the possibility the forecast demand may not materialise. Therefore, it advised that office development should be phased over the plan period; targets and allocations should be reviewed regularly in the light of actual take-up, market conditions and the latest economic forecasts; and there may be managed release of office sites which are no longer attractive, viable or suitable for offices.</u></p>	<p>2011 (Examination Document ED12). The change follows the Council's response to Inspector's Issue 5.</p>
Pre-20	90	Policy CS15	<p><i>First paragraph</i></p> <p>A minimum supply area of land will be identified and retained for B class uses. It comprises:</p> <ul style="list-style-type: none"> • General Employment Areas; • employment proposal sites; • land in town and local centres; and • employment areas in the Green Belt. 	<p>It is more accurate to refer to the minimum area (rather than the minimum supply) of employment land, as it includes existing land used for the B-Classes as well as proposed new sites. The change follows the Council's response to Inspector's Issue 5.</p>
Pre-21*	90	Policy CS15	<p><i>Second paragraph</i></p> <p>Provision will be made to meet a long-term target of</p>	<p>To clarify the time horizon of the floorspace target and reflect paragraphs 5.14-5.17 in the</p>

			at least <u>around</u> 131,000 sq m (net) additional office floorspace <u>between 2006 and 2031</u>. There will be no net loss of industry, storage and distribution floorspace over the plan period.	Employment Land Update 2011 (Examination Document ED12). The change follows the Council's response to Inspector's Issue 5. [The wording of the suggested change has been edited since 5 October 2012.]
Pre-22	98	Policy CS16	<i>New paragraph at the beginning</i> <u>The main retail hierarchy of town centres and local centres (listed in Table 5) will be strengthened by encouraging appropriate new retail development and retaining sufficient existing shops in these centres.</u>	Clarification of the Council's support for the retention of sufficient existing shops in town and local centres. The change follows the Council's response to Inspector's Issue 5.
Pre-23	98	Monitoring under Policy CS16	<i>First indicator</i> Net <u>change</u> gain in retail floorspace in town centres	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-24	98	Monitoring under Policy CS16	<i>Second indicator</i> Net <u>change</u> gain in retail floorspace in local centres	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-25	107	Policy CS17	<i>Second paragraph: second sentence</i> Should housing completions fall below <u>15% below</u> of the housing trajectory at any time and review of	To clarify the role of the percentage trigger in relation to the housing trajectory. It follows

			the deliverability of planned sites indicates that the housing trajectory is unlikely to be recovered over the next 5 years, the Council will take action to increase the supply of deliverable housing sites.	the Council's response to Inspector's Issue 6.
Pre-26	107	Monitoring under Policy CS17	<i>Third indicator</i> Proportion of <u>new dwellings</u> homes on greenfield sites	Consistency with other indicators and clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-2/	109	Monitoring under Policy CS18	<i>First indicator</i> Size of new dwellings completed, <u>by number of bedrooms</u>	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-28	109	Monitoring under Policy CS18	<i>Second indicator</i> Number of dwellings completed	Repetition of top monitoring indicator under Policy CS17. It follows the Council's response to Inspector's Issue 17.
Pre-29	121	Monitoring under Policy CS23	<i>Third indicator</i> Net loss of existing services or facilities	Now covered by the suggested change to fifth monitoring indicator under Policy CS23 (see below). It follows the Council's response to Inspector's Issue 17.
Pre-30	121	Monitoring under Policy	<i>Fourth indicator</i>	Clarification of what is being monitored. It follows the Council's

		CS23	Increase in the area of leisure space <u>in hectares</u>	response to Inspector's Issue 17.
Pre-31	121	Monitoring under Policy CS23	<i>Fifth indicator</i> Net change in the floorspace for leisure, Retention of social and community and cultural facilities	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-32	135	Sec 17: Conserving the Historic Environment	<i>New paragraph after 17.2:</i> <u>All heritage assets are important and should be conserved. The weight given to the specific form of protection or conservation will vary according to the importance of that asset.</u>	To outline the importance and weight given to heritage protection, as agreed with the County Council in the Statement of Common Ground (SG4)
Pre-33	136	Monitoring under Policy CS27	<i>New target with the first indicator</i> <u>No net loss of listed buildings</u>	Clarification of target. It follows the Council's response to Inspector's Issue 17.
Pre-34	148	Policy CS29	New development will comply with the highest standards of sustainable design and construction possible. The following principles should normally be satisfied: (a) Use building materials and timber from verified sustainable sources; (b) Minimise water consumption during construction;	Clarification and use of consistent terminology in respect of trees. See the penultimate paragraph of the policy. Other policy wording changes relate to minor change MC64. The change follows the Council's response to Inspector's Issue 4.

			<p>(c) Recycle and reduce construction waste which may otherwise go to landfill.</p> <p>(d) Provide an adequate means of water supply, surface water and foul drainage;</p> <p>(e) Plan to limit residential indoor water consumption to 105 litres per person per day until national statutory guidance supersedes this advice;</p> <p>(f) Plan to minimise carbon dioxide emissions; Comply with CO₂ reductions as per Table 11;</p> <p>(g) Maximise the energy efficiency performance of the building fabric, in accordance with the energy hierarchy set out in Figure 16;</p> <p>(h) Incorporate at least one new tree per dwelling/per 100sqm (for non residential developments) on-site;</p> <p>(i) Minimise impacts on biodiversity and incorporate positive measures to support wildlife;</p> <p>(j) Minimise impermeable surfaces around the curtilage of buildings and in new street design;</p> <p>(k) Incorporate permeable and lighter coloured</p>	
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		<p>surfaces within urban areas; and</p> <p>(I) Provide on-site recycling facilities for waste.</p> <p>Buildings will be designed to have a long life and adaptable internal layout. Applicants will therefore need to explain how:</p> <p>(a) they have considered the whole life cycle of the building and how the materials could be recycled at the end of the building's life; and</p> <p>(b) their design has been 'future proofed' to enable retrofitting to meet tighter energy efficiency standards and connection to decentralised community heating systems.</p> <p>For specified types of development applicants should provide a Sustainability Statement.</p> <p>Where new development cannot meet on-site energy or tree planting canopy requirements, the applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.</p> <p>The However, the principles in this policy may be relaxed if the If a scheme would be unviable or</p>	
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			<p>there is not a technically feasible approach, the principles in this policy may be relaxed. <u>Where new development cannot meet on-site energy or tree canopy requirements, the applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.</u></p>	
Pre-35	149	Monitoring under Policies CS28, CS29 and CS30	<p><i>First indicator</i></p> <p><u>Proportion Number</u> of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 11)</p>	Clarification of what is being monitored. It follows the Council's response to Inspector's Issue 17.
Pre-36*	166	Figure 17 – The Gade Zone	<p><i>The Gade Zone</i> – includes the north western section of the town centre from Queensway to <u>the Market Square</u>. Combe Street Notable features include the River Gade and the Marlowes Methodist Church. This zone holds significant regeneration opportunities, primarily for educational, civic, residential and community, <u>leisure and cultural, business and retail uses (including a foodstore)</u>, along with opportunities for decentralised heating systems or Combined Heat and Power (CHP). <u>There are opportunities for better design, improvements to the building fascias of the listed buildings and the creation of a riverside walk and</u></p>	To give more flexibility for future uses, reflecting paragraph 5.2.4.1 in the Draft Hemel Hempstead Town Centre Masterplan (Examination Document MP4). Also to reflect paragraph 5.2.2.5 in the Draft Hemel Hempstead Town Centre Masterplan. The change follows the Council's response to Inspector's Issues 10 and, in part, 5. The change supersedes E44 set out in the original list of proposed minor

			<u>cycleway.</u>	changes.
Pre-37	172	Policy CS33	<p><i>First part of second paragraph</i></p> <p>The principles guiding development are to:</p> <p>1. use:</p> <p>(a) <u>secure additional retail stores in the Marlowes Shopping Zone and a new superstore;</u></p>	To reflect paragraph 5.2 in the Retail Study Update (Examination Document ED13) and section 5.2.4 in the Draft Hemel Hempstead Town Centre Masterplan (Examination Document MP4). The change follows the Council's response to Inspector's Issues 5 and 10.
Pre-38	182	Section 21: Berkhamsted Para 21.12	<u>Berkhamsted contains the remains of a late saxon/medieval town. Its archaeological interest is potentially of national importance and will be a constraint on the extent and layout of new development. The castle was the site of the surrender of the Anglo-Saxon army to William the Conqueror in 1066. The castle is an important landmark and significant historical asset, whose position and heritage will be protected. Visitors to the site will be encouraged to make use of public transport access.</u>	To emphasise the importance of archaeology here, as agreed with the County Council in the Statement of Common Ground (SG4). This amends MC83.
Pre-39	191	Section 23: Kings Langley	<p><i>New paragraph after 23.6:</i></p> <p><u>The remains of a medieval royal palace and Dominican priory lie on Langley Hill. These sites are nationally</u></p>	To emphasise the importance of archaeology here, as agreed with the County Council in the Statement of Common Ground

			<u>important. The archaeological interest associated with this area will be protected, constraining the extent and design of new development.</u>	(SG4).
Pre-40*	228	Appendix 1: Schedule of Superseded Policies	<p><i>Add the following text before the table:</i></p> <p>Note: The policies from the Dacorum Borough Local Plan 1991-2011 which are listed in the left hand column below are superseded. They are replaced by policies in the Core Strategy (listed in the right hand column).</p>	For clarity with regard to the source of the new and superseded policies. The change follows the Council's response to Inspector's Issue 1. [The wording of the suggested change has been edited since 5 October 2012.]
Pre-41	260	Appendix 4: Glossary	<p>Sustainable Community Strategy (SCS)</p> <p>Produced by the Local Strategic Partnership (LSP) for either a district or county area, the SCS sets out a long term vision for an area, backed up by action plans to achieve it. <u>'Destination Dacorum' is the name of the new LSP for Dacorum and is also the title of the sustainable community strategy it has produced. The LSP brings together the Borough Council, Hertfordshire County Council, Community Action Dacorum, NHS Hertfordshire, the Hertfordshire Constabulary and the Maylands Partnership under an agreement to co-operate in improving life in the borough. The Bucks Strategic Partnership (BSP) is the LSP for the</u></p>	To reflect the composition of the new Local Strategic Partnership. The change follows the Council's response to Inspector's Issue 1.

			<p>Buckinghamshire area, bring together public and private organisations (Councils, PCT, Police, Fire, Voluntary and Private Sectors) under an agreement to co-operate in improving life in Buckinghamshire. The Bucks Strategic Partnership oversees the Buckinghamshire Local Area Agreement – a commitment by partners in Buckinghamshire to deliver a high level of service and meet set targets (agreed by Government) through joint working.</p>	
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(b) Main Modifications

Ref	Page	Policy / paragraph	Suggested change	Notes
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