

Table 2: Hearing Changes

This table was submitted to the Inspector on 1 November 2012 as Annex A to the Council's response to the Inspector's Questions made during the hearing. It has been checked and edited. One change (H-27) was inadvertently omitted from Annex A and has now been included.

(a) Minor Modifications

Ref	Page	Policy / paragraph	Suggested change	Notes
H-1	56	8.13	While the settlement hierarchy guides the distribution of development, it is also important to adopt a sequential approach to guide the choice of sites at each place. This is particularly important in order to maintain a supply of housing land. The sequential approach will be used for allocating sites in the Site Allocations Development Plan Document. It will also provide a framework against which the suitability of any major new windfall site can be judged during the plan period.	Clarification of the Council's approach in response to Inspector's Hearing Questions 2A and 6A.
H-2	56	8.14	In all locations the emphasis will be optimising the effective use of existing land and previously developed sites within settlements, provided that this respects local character. <u>The strategic sites listed in paragraph</u>	Clarification of the Council's approach in response to Inspector's Hearing Question 2A.

			<p><u>8.16 fall into this category.</u> When it is clear that this <u>approach to the search for sites</u> will not provide sufficient development capacity, consideration <u>needs to</u> will be given to suitably located extensions to settlements.</p>	
H-3	56	8.15	<p>Extensions to settlements are locally determined and address particular local issues and needs. They are local allocations to be used as and when needed<u>necessary</u>, taking full account of local infrastructure and requirements. <u>They will support the delivery of the housing target.</u> Their location, broad extent and key development requirements are set out in the relevant Place Strategies (see sections 19 to 26). Detailed site boundaries and the precise mix of housing and other supporting uses will be established through the Site Allocations DPD.</p>	<p>Clarification of the Council's approach in response to Inspector's Hearing Questions 2A and 6A.</p>
H-4	56	New paragraph after 8.16	<p><u>Development will be facilitated and managed throughout the plan period. The Council will monitor that programme, collaborating with landowners/developers and registered (housing) providers to encourage delivery. Most development will be regulated by market mechanisms, infrastructure needs, the views of landowners on delivery and the resources available to builders/ providers and</u></p>	<p>Clarification of the Council's approach in response to Inspector's Hearing Questions 2A and 6A.</p>

			<p><u>users/purchasers. The Council will use its powers to facilitate development, through:</u></p> <ul style="list-style-type: none"> • <u>positive and sensitive negotiation;</u> • <u>the use of briefs or master plans on more complex sites;</u> • <u>co-operation with infrastructure providers; and</u> • <u>where appropriate and possible, 'pump priming' measures.</u> <p><u>Local allocations will be held back to encourage urban sites to come forward earlier, to retain countryside for longer and to ensure an appropriate contribution to land supply in the later part of the plan period.</u></p>	
H-5	57	Policy CS3	<p>Local allocations will be <u>delivered from 2021. Those required in the plan period are listed in Table 9: they will be held in reserve and managed as countryside</u> ¹³ until needed for development.</p> <p>The release <u>date</u> for each development will be <u>set out in the Site Allocations DPD and be guided by:</u></p> <p>(a) the availability of infrastructure in the settlement;</p>	Clarification of the Council's approach in response to Inspector's Hearing Question 2A.

			<p>(b) the relative need for development at that settlement; <u>and</u></p> <p>(c) the benefits it would bring to the settlement. ; and</p> <p>(d) the intended release date set out in the Site Allocations DPD.</p> <p><u>The release date of any local allocation may be brought forward in order to maintain a five year housing land supply. The Council will take this decision through its Annual Monitoring Report process.</u></p>	
H-6	61	8.28	<p>A strategic review of Green Belt boundaries is <u>was</u> not required <u>by the Regional Spatial Strategy (2008)</u>. The <u>Council's own review of the Green Belt boundary has identified some locations where</u> although some small-scale releases of land will be necessary to meet specific local-development needs. <u>No further change should be necessary other than or to define these locations precisely</u> and correct any minor anomalies that may still exist. While these <u>the development</u> needs will often relate to housing, some sites will include proposals for employment, social and</p>	<p>Clarification provided in answer to Inspector's Hearing Question 10B.</p>

			community and/or leisure uses.	
H-7	67	9.3	<p>National policy is no longer aimed at catering for the unrestrained growth of road traffic. Travel demand needs to be managed in a way that is more sustainable and delivers carbon reductions. This approach includes:</p> <ul style="list-style-type: none"> • reducing the need to travel (by both car and non-car mode); • managing existing road capacity; • carefully locating development so that it is accessible to all users; • <u>managing public parking both on street and off the street;</u> • controlling and managing new car parking spaces; • encouraging fewer car journeys; • promoting non-car travel; and • implementing Green Travel Plans. 	Clarification provided in answer to Inspector's Hearing Question 3A.

H-8	68	9.8	<p>The impact of any development, either alone or cumulatively with other proposals, must be addressed through:</p> <ul style="list-style-type: none"> • providing new and improving existing pedestrian and cycle routes; • contributions towards strategic transport improvements; • implementing local highway works; • <u>managing car parking provision according to location and use</u>; • minimising private car parking through the availability of car clubs and pool cars; or • developing car free developments in the borough's most accessible locations. 	Clarification provided in answer to Inspector's Hearing Question 3A.
H-9	69	Policy CS8	<p><i>(last part)</i></p> <p>(h) provide sufficient, safe and convenient parking based on car parking standards^{***}: the application of those standards will take account of the accessibility of the location, promoting economic development and regeneration, supporting</p>	Clarification provided in answer to Inspector's Hearing Question 3A.

			<p>shopping areas, safeguarding residential amenity and ensuring highway safety.</p> <p>Development proposals will also contribute to the implementation of the strategies and priorities set out in the Local Transport Plan and local Urban Transport Plans.</p> <p><u>*** The Council's car parking standards are available in a separate document.</u></p>	
H-10	102	14.5	<p>The borough's population is changing with growing numbers of elderly residents forecast as a result of increased life expectancy. <u>While this will add to the number of one person households and the population in communal homes, there is also evidence of an increase in the number of young children and more sharing. The past long term trend of declining household size has slowed significantly. Household size is projected to continue to fall (from 2.36 in 2006 to 2.15 in 2031), particularly as a consequence of an increase in one person households.</u></p>	<p>More accurate presentation of the position, consequential on the Council's response to Inspector's Hearing Questions 2A and 10A (b).</p>
H-11	104	14.13	<p>The Council expects delivery to be around the total shown by Table 8. Housing supply will not however be open ended and will be managed. <u>Delivery will be phased so that the development of housing sites can</u></p>	<p>Clarification of the Council's approach in response to Inspector's Hearing Question 6A. It updates MC24 (in the Report of</p>

			<p><u>be co-ordinated with associated infrastructure and services. Local allocations will be delivered from 2021. The broad approach to phasing is set out in Policy CS2, with more detailed requirements in the Site Allocations DPD.</u></p>	Representations).
H-12	104	14.14	<p>The Council will maintain a continuous 5-year¹ and 15-year rolling housing land supply. <u>However Housing supply will should not be open-ended: it and needs to will be managed in order to conserve land and make the most effective use of it. The broad approach to phasing is set out in Policy CS2, with more detailed requirements in the Site Allocations DPD. Housing supply will be expressed in terms of five year phases in the Site Allocations DPD. The programme will be monitored and managed in collaboration with landowners/developers and registered (housing) providers to encourage delivery. Most development will be regulated by market mechanisms, any specific infrastructure issues, the views of landowners on delivery and the resources available to builders/providers and users/purchasers. This approach applies throughout the plan period, and even though supply is not open-ended it also applies afterwards: it is anticipated there will continue to be some housing needs which should be met after 2031. A regular</u></p>	Clarification of the Council's approach in response to Inspector's Hearing Questions 6A and 6C. It updates MC25 (in the Report of Representations).

			<p><u>supply of housing land will help promote activity in the construction industry, which is an important part of the local economy.</u> Action may be required to influence factors governing the supply in the light of progress. This will be reported through the Annual Monitoring Report.</p>	
H-13	104	14.15	<p>Delivery will be phased so that the development of housing sites can be co-ordinated with associated infrastructure and services. The broad approach to phasing is set out in Policy CS2, with more detailed requirements in the Site Allocations DPD. The management of local allocations will build some flexibility into the housing programme (Policy CS3). <u>However Should supply fall significantly below expectations, the Council will take action to stimulate supply. A shortfall of 15% will be used as a trigger for action. The Council will consider the options that may be available at the that time: e.g. release of its own land and/or investment in specific infrastructure to unblock a site. The management of local allocations, including possible release of a site earlier than intended, will build some flexibility into the housing programme (Policy CS3). Such circumstances and decisions will be reported through the Annual</u></p>	<p>Clarification of the Council's approach in response to Inspector's Hearing Questions 6A and 6C. It updates MC26 (in the Report of Representations).</p>

			<u>Monitoring Report.</u>	
H-14	105	14.17	Should major new development proposals arise (i.e. over and above those set out within the adopted local plan), the Council will <u>consider whether phasing is appropriate. It will</u> have regard to the overall housing supply, <u>and</u> in particular its delivery and its management: the factors in paragraph 14.16 above will be relevant.	Clarification of the Council's approach in response to Inspector's Hearing Question 6A.
H-15	105	14.19	Opportunities for using previously developed land in urban areas will be optimised. However these alone will not maintain a sufficient and steady supply of housing over the lifetime of the plan. Some contribution from greenfield land is planned for within the urban areas and through extensions to some settlements (referred to as local allocations). The development of these local allocations will require small-scale changes to the Green Belt boundary.	Consequential change following clarification of the Council's approach in response to Inspector's Hearing Questions 2A and 10B.
H-16	106	14.22	Local Allocations fulfil a number of purposes: <ul style="list-style-type: none"> • They would extend the character and nature of housing supply, particularly for family housing. • They would <u>will</u> provide affordable housing locally. 	Consequential change following clarification of the Council's approach in response to Inspector's Hearing Question 2A.

			<ul style="list-style-type: none"> • They can be planned in line with infrastructure capacity, particularly primary schools. • They can be used to address local infrastructure deficits. • They would<u>will</u> also help maintain local population and the viability of settlements away from Hemel Hempstead. 	
H-17	107	Policy CS17	<p>An average of 430 net additional dwellings will be provided each year (between 2006 and 2031).</p> <p><u>The new housing will be phased over the plan period and a five year supply of housing maintained.</u> is planned to come forward in phases.</p> <p>Should housing completions fall below 15% of the housing trajectory at any time and review of 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.</p> <p>Existing housing land and dwellings will normally be retained.</p>	Clarification of the Council's approach in response to Inspector's Hearing Question 6C. This superseded change Pre-25 in Table 1 above.

H-18	107	Monitoring under Policy CS17	<p><i>Third monitoring target (relating to the use of greenfield land)</i></p> <p>38%<u>40%</u> or less</p>	Consequential amendment following the Council's response to Inspector's Hearing Question 2A. This is a correction in line with the evidence provided in Examination Document HG16, Setting the Housing Target, Footnote to Table 3.5).
H-19	117	New paragraph after 15.3	<p><u>The Government asks councils to plan positively for the provision and use of shared space and social infrastructure (facilities and services). The Council will therefore be guided by the relevant infrastructure providers for some types of facility and for others will undertake its own assessment (e.g. for leisure). Up to date information will help determine future provision and opportunities. Particular importance is attached to the delivery of school places and health services. Linking planning policy with infrastructure capacity and spending will help resources to be more effectively deployed and thus support healthy, inclusive communities. Effective use of facilities is important. The</u></p>	Amplification of the Council's approach having regard to the National Planning Policy Framework and in part response to Inspector's Hearing Questions 8A, 8B and 12B.

			<p><u>retention of existing facilities, whether in their present use or a suitable alternative, is encouraged. New facilities should be capable of dual use and multipurpose use where reasonable. Multipurpose use can more readily be achieved in buildings and leisure space, but is not always possible (for example, in some single faith buildings).</u></p>	
H-20	121	Policy CS23	<p>Social infrastructure, providing services and facilities to the community, will be encouraged.</p> <p>New infrastructure will <u>be</u>:</p> <ul style="list-style-type: none"> • be located to aid accessibility; and • provide for <u>designed to allow for different activities</u> the multifunctional use of space. <p>The dual use of new and existing facilities will be promoted <u>encouraged wherever possible.</u></p> <p>The provision of new school facilities will be supported on Open Land and in defined zones in the Green Belt. Zones will be defined in the Green Belt where there is clear evidence of need: the effect of new building and activity on the <u>Green Belt countryside</u> must, however, be minimised.</p>	<p>Clarification of approach in response to Inspector’s Hearing Questions 8A and 8C.</p> <p>The Council has put forward two alternative forms of wording to the fourth paragraph in response to Question 8C: both are equally acceptable to the Council. One alternative simply refers to impact on the Green Belt. The other uses the same test as in Policy CS5 provision i.</p>

			<p>Existing social infrastructure will be protected unless appropriate alternative provision is made, or satisfactory evidence is provided to prove the facility is no longer viable. The re-use of a building for an alternative social or community service or facility is preferred.</p> <p>All new development will be expected to contribute towards the provision of social infrastructure. For larger developments this may include land and/or buildings.</p> <p><i>Alternative fourth paragraph</i></p> <p>The provision of new school facilities will be supported on Open Land and in defined zones in the Green Belt. Zones will be defined in the Green Belt where there is clear evidence of need: the effect of new building and activity on the <u>character and appearance of the countryside</u> must, however, be minimised.</p>	
H-21	121	Monitoring under Policy CS23	<p><i>Fourth indicator</i></p> <p>Increase in the area of leisure space <u>in the borough and the main towns (in hectares)</u></p>	Clarification in response to Inspector's Hearing Question 17A. (This incorporates proposed change Pre-30 from Table 1).

H-22	146	18.26	<p>Developers will be expected to complete a Sustainability Statement and carbon compliance check online for <u>in support of</u> their proposals. <u>When the appropriate carbon reductions would not be delivered on site, appropriate compensation will be sought.</u> required in the form of This will be in the form of <u>sustainability offsetting measures. What will constitute appropriate offsetting measures is expected to evolve over the plan period: Government regulation and policy will guide what measures may be feasible.</u> payments. Payments will also be required into to a Sustainability Offset Fund. when the appropriate carbon reductions have not been delivered on-site. <u>The Council will provide further guidance on offsetting, keeping its approach up-to-date. Offsetting may involve a direct contribution on another site (e.g. through tree planting). It may involve a contribution to a Sustainability Offset Fund, perhaps via the community infrastructure levy. The Council may be able to add other resources to the Sustainability Offset Fund. The fund will</u> can then be used to support initiatives that help measures which reduce carbon emissions in the existing building stock, fix or absorb carbon (for example, by planting trees) and support on and off-site renewable energy supply</p>	<p>Clarification provided in response to Inspector's Hearing Question 4A. This amends E32 (minor change in the Report of Representations), which referred to paragraph 18.23 in the Pre-Submission Draft.</p>

			<p><u>and efficiency measures</u>. Tree planting and other 'greening' initiatives will help to enhance biodiversity, improve quality of life and wellbeing and reduce 'heat stress' in built up areas. the urban environment.</p>	
H-23	146	18.27	<p>Payments may also be made to put into the Sustainability Offset Fund as part of the Allowable solutions to deliver zero carbon development (see Table 11) in-line with Building Regulation changes to Part L, although <u>and carbon neutral development (see Table 11) may include: The following allowable solutions must however be considered first:</u></p> <ul style="list-style-type: none"> • carbon reductions on-site, through energy efficiency, low carbon and zero carbon technologies or on-site generation; • connection to a district heating network; • reduction of unregulated emissions through energy efficient appliances etc.; • exporting low carbon or renewable heat from the development site to other developments; and • investing in low and zero carbon community heat infrastructure. 	<p>Clarification provided in response to Inspector's Hearing Question 4A. This amends E33, E34 and MC63 (minor changes in the Report of Representations), which referred to paragraphs 18.24-26 in the Pre-submission Draft.</p>

			<p>Some of these measures can contribute to offsetting.</p> <p><i>(New paragraph)</i></p> <p>Further guidance <u>advice</u> will be provided to:</p> <ul style="list-style-type: none"> • <u>explain the Council's phased approach to zero carbon and carbon neutral developments;</u> • support <u>offsetting and</u> the implementation of the <u>Sustainability Carbon-Offset Fund</u>; and • give further consideration to the allowable solutions required. 	
H-24	148	Policy CS29	<p>New development will comply with the highest standards of sustainable design and construction possible. The following principles should normally be satisfied:</p> <p>(a) Use building materials and timber from verified sustainable sources;</p> <p>(b) Minimise water consumption during construction;</p> <p>(c) Recycle and reduce construction waste which may otherwise go to landfill.</p>	<p>Clarification provided in response to Inspector's Hearing Question 4A. The change to Policy CS29 amends MC64 (a minor change in the Report of Representations) and Pre-34 (in Table 1 above).</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 surfaces within urban areas; and</p>	
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		<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 <u>contribute</u> make an appropriate financial contribution towards sustainability offsetting if at all possible (see Policy <u>CS30</u>)the Sustainability Offset Fund.</p> <p>The However, the principles in this policy may be relaxed if the <u>if a</u> scheme would be unviable or there is not a technically feasible approach, the</p>	
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			<p>principles in this policy may be relaxed. 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.</p>	
H-25	149	Policy CS30	<p>Sustainability Offset Fund <u>Offsetting</u></p> <p><u>The contribution of development towards sustainability offsetting measures will be determined in accordance with prevailing regulation and planning policy. Offsetting may include off-site work and planting, and contributions to a Sustainability Offset Fund.</u></p> <p><u>Details on the Council’s approach to sustainability offsetting, including the operation of the Sustainability Offset Fund, will be set out in further guidance.</u></p> <p>The Sustainability Offset Fund will be used to fund and help deliver:</p> <ul style="list-style-type: none"> energy and water efficiency improvements in the borough’s existing housing and public building stock; 	<p>Clarification provided in response to Inspector’s Hearing Question 4A. The change to Policy CS29 amends MC64 (a minor change in the Report of Representations).</p>

			<ul style="list-style-type: none"> • on-site and appropriate off-site renewable energy supply systems; and • new tree planting and habitat improvements. <p>Details regarding the operation of the Sustainability Offset Fund will be set out in further guidance.</p>	
H-26	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 style="padding-left: 40px;">(a) secure additional retail stores in the Marlowes Shopping Zone <u>including a new food store</u>;</p>	Clarification provided in response to Inspector's Hearing Question 1A. This supersedes proposed change Pre-37 (in Table 1).
H-27	173	Policy CS34	<p><i>(first part)</i></p> <p>New development will:</p> <p>a) contribute fully to the achievement of use, movement and design principles; and</p> <p>b) meet relevant opportunities for character zones within Maylands Business Park.</p> <p>The principles guiding development are to:</p>	Additional flexibility provided in response to Inspector's Hearing Question 10C.

			<p>1. use:</p> <p>(a) secure HQ offices <u>and other, complementary uses</u> in an open land setting in Maylands Gateway;</p> <p>(b) deliver services and facilities to support small and large businesses in appropriate character zones;</p> <p>(c) deliver a local centre in the Heart of Maylands to support residents and workers;</p> <p>(d) create an energy park;</p> <p>(e) secure better waste management facilities;</p> <p>(f) retain and improve the Nickey Line, and create new public meeting spaces;</p>	
H-28	187	22.5	<p><u>There is an</u> An active sporting community at Tring. <u>The well-supported clubs wish to improve and extend the</u> wants to promote indoor and outdoor <u>provision</u>. sport.</p> <p>Investment, which helps to maintain facilities, provides appropriate new space and benefits the town, will be supported.</p>	<p>Further clarification provided in response to Inspector's Hearing Question 12B. This amends MC91 (minor change in the Report of Representations), which inserted a new paragraph after 22.4 in the Pre-submission Draft.</p>

H-29	203	26.11	The potential for 'sustainable tourism' in the Chilterns is recognised and appropriate schemes that support this will be supported. A range of visitor accommodation is already available including hotels and bed and breakfast accommodation. The Grand Union Canal is an important historic, environmental and leisure asset. A number of boating facilities are available in the area. and additional <u>Additional</u> mooring basins will <u>directed away from</u> not be supported in open countryside.	Further clarification of the Council's approach provided in response to Inspector's Hearing Question 16A. This amends MC97 (minor change in the Report of Representations).
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(b) Main Modifications

Ref	Page	Policy / paragraph	Suggested change	Notes
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