

**Table 3: Post-Hearing Changes**

**(a) Minor Modifications**

Ref	Page	Policy / paragraph	Suggested change	Notes
Post-1	41	7.1	<p><i>New text following paragraph 7.1</i>  <b><u>National Planning Policy Framework</u></b></p> <p><u>The National Planning Policy Framework provides the main context for local plans. It also provides guidance for decision-making in the absence of relevant local planning policies. The Government asks councils to be positive and proactive, and support development which contributes to economic growth and sustainable communities. The local planning framework must tackle all these matters coherently and provide the appropriate breadth and depth of coverage in its policies.</u></p>	Clarification following Council's response to Inspector's Pre-Hearing Question 2.
Post-2	89	12.13	<p>Industrial and storage floorspace will continue to make an important contribution to the borough's overall employment mix. <u>In the early part of the plan period the forecast the demand for industrial, storage and distribution floorspace and the planned supply of land (including proposed losses of employment sites to other uses) were in balance.</u> However the Employment Land Update<sup>25</sup> forecasts that there would</p>	Clarification following Council's response to Inspector's Post-Hearing Question 2.

			<p>will be a fall in the number of jobs in these two sectors of approximately 3,500 over the period 2006-2031. <del>Due to Given predicted changes in job densities it is anticipated that there will be no net change in the amount of floorspace required for these uses. and the possibility that market demand may have been underestimated by the study, a target of nil net change in floorspace is considered reasonable.</del></p>	
Post-3	90	12.13	<p><i>New paragraph following paragraph 12.13</i>  <u>The Council will manage the borough's land supply through the development plan in order to maintain this market balance. Existing employment sites will normally be retained.</u></p>	Clarification following Council's response to Inspector's Post-Hearing Question 2.
Post-4	90	Policy CS15	<p><i>Second paragraph</i>  <del><b>Provision will be made to meet a long term target of at least around 131,000 sq m (net) additional office floorspace between 2006 and 2031. There will be no net loss of industry, storage and distribution floorspace over the plan period.</b></del>  <u>The area will be managed so that between 2006 and 2031:</u></p> <ul style="list-style-type: none"> <li>• <u>a target of around 131,000 sq m (net) additional office floorspace can be met: and</u></li> <li>• <u>the stock of floorspace for industry, storage and distribution remains broadly unchanged.</u></li> </ul>	Clarification following Council's response to Inspector's Post-Hearing Question 2. This amends suggested change Pre-21 (in Table1).
Post-5	109	14.32	<p>The Strategic Housing Market Assessment estimated that there <del>would</del> <u>will</u> be a significant requirement for social rented housing in Dacorum between 2007 and 2021 (3,100 homes) to achieve a balanced housing</p>	Clarification following Council's response to Inspector's Pre-Hearing Question 6.

			<p>supply by 2021. This <del>represents</del> <u>represented</u> nearly 40% of the housing requirement of 7,800 that the SHMA estimated for all homes over the same period. No specific requirement was identified for intermediate housing. There are a large number of residents on the Council's Housing Register and lengthy waiting times for accommodation. The full affordable housing requirement over the plan period (2006-2031) <u>will be reviewed from time to time, but is expected to be high.</u> <del>would be around 5,300 homes.</del> While <del>this</del> <u>such a</u> level of provision is unlikely to be deliverable, the aim should still be to maximise the provision of affordable housing <del>in the borough</del> <u>within the overall housing supply</u><sup>28</sup>. A target of 35% <u>(for affordable housing)</u> is realistic and achievable, when compared with past achievement, economic conditions and costs associated with new building. The level and mix of housing will be updated though housing needs surveys.</p>																						
Post-6	113	Table 10	<p><b>Table 10: Estimated Requirements for People Living in Caravans</b></p> <table border="1"> <thead> <tr> <th></th> <th><del>2006 Stock</del></th> <th><del>2006-2031</del> Total Increase</th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>Gypsies and Travellers (Residential Pitches)</b></td> </tr> <tr> <td>Dacorum</td> <td>36</td> <td>59</td> </tr> <tr> <td>Hertfordshire</td> <td>244</td> <td>522</td> </tr> <tr> <td colspan="3"><b>Gypsies and Travellers (Transit Pitches)</b></td> </tr> <tr> <td>Hertfordshire</td> <td>15</td> <td>20</td> </tr> <tr> <td colspan="3"><b>Travelling Showpeople (Plots)</b></td> </tr> </tbody> </table>		<del>2006 Stock</del>	<del>2006-2031</del> Total Increase	<b>Gypsies and Travellers (Residential Pitches)</b>			Dacorum	36	59	Hertfordshire	244	522	<b>Gypsies and Travellers (Transit Pitches)</b>			Hertfordshire	15	20	<b>Travelling Showpeople (Plots)</b>			Updating consequential on change to Policy CS22. The requirements for people living in caravans will be established from more recent assessments of travellers' accommodation needs.
	<del>2006 Stock</del>	<del>2006-2031</del> Total Increase																							
<b>Gypsies and Travellers (Residential Pitches)</b>																									
Dacorum	36	59																							
Hertfordshire	244	522																							
<b>Gypsies and Travellers (Transit Pitches)</b>																									
Hertfordshire	15	20																							
<b>Travelling Showpeople (Plots)</b>																									

			Hertfordshire	60	48	
			<i>Source: Based on the revision to the former Regional Spatial Strategy (July 2009)</i>			
Post-7	113	14.41	<p>The need for more, residential pitches is <u>was</u> shown in the Gypsy and Traveller Accommodation Assessment for South and West Herts (2005), and more pitches are recommended in the longer term to address natural growth. The Council will <u>periodically reassess need and the occupation of sites. It will then use the most up to date assessment as the basis for a rolling target of provision. The need for new pitches is difficult to estimate accurately, principally because of the nomadic lifestyle of the communities themselves: it is difficult to identify all sources of need and there is a danger of double-counting individual requirements across districts. A monitoring target for the provision of new pitches is given below Policy CS22 for the plan period. Actual provision may vary from this as needs assessments are updated.</u></p> <p><i>New paragraph (separated from 14.41)</i> New pitches will provide a more settled base for Gypsies and Travellers, giving them better access to health and education services, and employment.</p>			Updating consequential on change to Policy CS22.
Post-8	115	Policy CS22	<p><b><u>The target for new pitches will be set according to the most recent Gypsy and Traveller Needs Assessment agreed by the Council. The target will be progressively met through the provision and management of new sites.</u></b></p>			Amendment following Council's response to Inspector's Pre-Hearing Question 1 and Hearing Issue 7.3

			<p><b>New sites will be:</b></p> <ul style="list-style-type: none"> <li><b>(a) distributed in a dispersed pattern around settlements;</b></li> <li><b>(b) located close to facilities;</b></li> <li><b>(c) of varying sizes, not normally exceeding a site capacity of 15 pitches;</b></li> <li><b>(d) planned to allow for part occupation initially, allowing subsequent growth to full site capacity; and</b></li> <li><b>(e) designed to a high standard with:</b> <ul style="list-style-type: none"> <li><b>(i) an open frontage similar to other forms of housing; and</b></li> <li><b>(ii) landscaping or other physical features to provide an appropriate setting and relationship to existing residential areas.</b></li> </ul> </li> </ul> <p><b>Priority will be given to the provision of sites which are defined on the Proposals Map. If other proposals come forward, they will be judged on the basis of the need for that provision.</b></p> <p><b>Any new transit pitches should also:</b></p> <ul style="list-style-type: none"> <li><b>(a) achieve good access to the M1 or A41 main roads; and</b></li> <li><b>(b) minimise potential disturbance to adjoining occupiers.</b></li> </ul>	
Post-9	115	Monitoring under Policy	<i>Target for first indicator (new caravan pitches (net))</i>	Updating consequential on

		CS22	59 <u>to be advised</u>	change to Policy CS22. The monitoring target will reflect an updating of the evidence, and will be the Council's best estimate, taking into account the difficulty in forecasting need accurately.
Post-10	115	Delivery under Policy CS22	<p><i>For Gypsies and Travellers and Travelling Showpeople:</i></p> <ul style="list-style-type: none"> <li>• by the identification of sites in the Site Allocations DPD;</li> <li>• by provision of sites through multi-agency partnership (including the <u>Local Strategic Development</u> Partnership), and through the Council's Housing Strategy and take up of available Government grants; and</li> <li>• by private owners, Registered Providers or a local authority managing sites [relevant Government advice applying to design and management].</li> </ul> <p><i>For Canal Moorings:</i></p> <ul style="list-style-type: none"> <li>• by development management and collaboration with <u>the Canal and River Trust</u>. <u>British Waterways</u></li> </ul>	Updating.
Post-11	158	19.2	<p><del>Of particular importance in informing these strategies was a</del> <u>A series of place workshops<sup>47</sup> informed the development of the strategies.</u> These workshops brought together local residents and representatives from a range of public, private and voluntary</p>	Clarification following the Council's evidence in response to Hearing Issues 11-15.

			organisations to help identify local issues and develop 'Place Visions.' <u>The completed place strategies then bring together the main policy threads for each place, explaining to those communities how the planning policy framework relates to their place.</u>	
Post-12	158	19.2	<p><i>New paragraph following</i></p> <p><u>Each place strategy is set out in a similar format:</u></p> <ol style="list-style-type: none"> <li>1. <u>Vision</u> <ul style="list-style-type: none"> <li>- <u>i.e. what the place will be like in 2031</u></li> </ul> </li> <li>2. <u>Local Objectives</u> <ul style="list-style-type: none"> <li>- <u>i.e. the objectives which need to be met to achieve the vision: the local objectives supplement the strategic objectives of the Core Strategy and provide more precise targeting</u></li> </ul> </li> <li>3. <u>Delivering the Vision</u> <ol style="list-style-type: none"> <li>(a) <u>the overall strategy</u></li> <li>(b) <u>policy for specific locations, sites and allocations</u></li> <li>(c) <u>vision diagram(s).</u></li> </ol> </li> </ol> <p><u>The place strategy explains how the Council and other agencies will achieve the vision and objectives for that place. Each place strategy is supported by the general policies of the Core Strategy: it will also be supplemented by other documents that make up the local planning framework (e.g. the Site Allocations DPD). Elements of the strategies are elaborated in the paragraphs 19.4 to 19.10.</u></p>	Clarification following the Council's evidence in response to Hearing Issues 11-15.
Post-13	158	Common Local	<b>Common Local Objectives</b>	Clarification following the

		Objectives		Council's evidence in response to Hearing Issues 11-15.
Post-14	158	Local Housing Objectives	<del>Local Housing Objectives</del>	Clarification following the Council's evidence in response to Hearing Issues 11-15.
Post-15	159	Strategic Sites and Locations	<p><i>New title</i>  <b><u>Specific Locations Strategic Sites and Local Allocations</u></b>  <i>New paragraph (19.7) before 19.5</i>  <u>Policies are set out for the two key regeneration areas in Hemel Hempstead. They will be amplified in separate planning documents (i.e. Hemel Hempstead Town Centre Master Plan and East Hemel Hempstead Area Action Plan).</u></p>	Clarification following the Council's evidence in response to Hearing Issues 11-15.
Post-16	159	19.5 and 19.6	<p><i>Merge paragraphs (to become 19.8)</i>  Two strategic sites are identified: <del>in the place strategies;</del>  1. Land at Durrants Lane / Shootersway, (Egerton Rothesay School) Berkhamsted; and  2. Hicks Road, Markyate.  The relevant place <del>strategies give</del> <u>strategy gives</u> a broad outline of the planning principles for each site <del>development</del> and how <u>its development</u> <del>the site</del> will be delivered. These planning principles are underpinned by detailed master plans that set out in more detail the nature and timing of the proposal, the mix, distribution and scale of uses, and the requirement for new infrastructure.</p>	Clarification following the Council's evidence in response to Hearing Issues 11-15.
Post-17	180	Section 21: Berkhamsted	<ul style="list-style-type: none"> <li>Provide around 1,180 new homes between 2006</li> </ul>	Updating to refer to the County

		Local Objectives	<p>and 2031.</p> <ul style="list-style-type: none"> <li>• Bring forward the strategic site at Durrants Lane/Shootersway (Egerton Rothesay School) to deliver new homes, improvements to the school and informal leisure space for the community.</li> <li>• <u>Accommodate the change from a three tier state school system to two tier.</u></li> <li>• <u>Provide additional school places in line with demand, including primary</u> <del>Deliver two new primary</del> age schools.</li> <li>• Support the British Film Institute to consolidate on their site.</li> <li>• Maintain the current level of employment provision.</li> </ul>	Council's decision to introduce two-tier schooling and to oral evidence given to Hearing Session 11 on the subject.
Post-18	181	21.4	<p><u>State schools in Berkhamsted will be restructured into two tiers – i.e. primary and secondary schools. Two new primary age schools are expected. There is also a requirement to increase places at secondary level.</u> <del>required in the town as an outcome of Hertfordshire County Council's assessment of school places in the borough. It would be prudent to plan for one 2 form entry school to the north west and another to the south east of Berkhamsted. The broad zones in the north west and south east of the town, to which where new education provision will be directed, to are illustrated in Figure 23.</del></p>	Updating to refer to the County Council's decision to introduce two-tier schooling and oral evidence given to Hearing Session 11.
Post-19	181	21.5	<p>There is also a need for further school capacity <u>and facilities in the town on existing sites in the town. This applies to state and private schools.</u> Planning policy needs to be applied sensibly to allow for on-going</p>	Updating which is consequential on changes Post-17 and Post-18 above: also, to reflect the significance of private schools at

			investment and improvements to school capacity to take place and to ensure that the wider interests of the town are met.	Berkhamsted.
Post-20	187	22.4	<del>As a result of Hertfordshire County Council's assessment of school places in the borough, Facilities for Tring Secondary School will need to be extended, probably by up to 2 forms of entry and with additional, new detached playing fields provided. The location of these new playing fields will be identified through the Site Allocations DPD: dual use will be sought.</del>	Updating as a consequence of evidence given for the Council by the County Council at Hearing Session 12. This amends MC90.

## (b) Main Modifications

Ref	Page	Policy / paragraph	Suggested change	Notes
Post-	41	New Policy	<p><b><u>POLICY NP1: Supporting Development</u></b></p> <p><b><u>The Council will take a positive approach to the consideration of development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants to find solutions for development proposals that help to improve the</u></b></p>	Inclusion of policy based on the National Planning Policy Framework, following the Council's response to Inspector's Pre-Hearing Question 2.

			<p><b><u>economic, social and environmental conditions in Dacorum.</u></b></p> <p><b><u>Proposals which accord with the development plan will be brought forward and approved unless material considerations indicate otherwise.</u></b></p> <p><b><u>If the development plan contains no policy relevant to the consideration of a planning application or policies are out of date, the Council will grant permission unless</u></b></p> <ul style="list-style-type: none"><li>• <b><u>policies in the National Planning Policy Framework<sup>1</sup>, or</u></b></li><li>• <b><u>other material circumstances</u></b></li></ul> <p><b><u>indicate otherwise.</u></b></p> <p><sup>1</sup> <u>This element of the policy means that planning permission can be refused if:</u></p> <ul style="list-style-type: none"><li>- <u>there are specific policies in the National Planning Policy Framework (NPPF) which indicate development should be restricted, or</u></li><li>- <u>there are adverse impacts which would demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.</u></li></ul>	
--	--	--	---	--