



Dacorum's Local Planning Framework

# Core Strategy



**Modifications to the Pre-Submission Core Strategy**

**January 2013**



# Contents

1.	Introduction	1
2.	List of Main Modifications	7
3.	List of Minor Modifications	25



# 1. Introduction

## **What is the Core Strategy?**

The Council is preparing a new 'Local Planning Framework' for Dacorum borough. This will replace the existing Local Plan that was adopted in 2004.

The Core Strategy is the central document in this Local Planning Framework. Its role is to establish the overall pattern of development within the borough over the next 20 years.

## **What stage has been reached in the preparation of the Core Strategy?**

After a long preparatory process, the Core Strategy was submitted for examination in June 2012. The Planning Inspector examining the Core Strategy held a hearing in October 2012. Following the preliminary findings of the Inspector, the Council is proposing modifications to the Core Strategy. Figure 2 which is shown in Section 3, the List of Minor Modifications, (as mc7) illustrates the stage we have reached.

## **What is this document**

This document proposes changes (or **modifications**) to the Pre-Submission Core Strategy dated October 2011. The modifications change the Pre-Submission Core Strategy. This document must therefore be read alongside the Pre-Submission Core Strategy.

The Submission Core Strategy (June 2012) is the same as the Pre-Submission Core Strategy dated October 2011. However the Council proposed changes to the Pre-Submission version of the Core Strategy through the Report of Representations (June 2012) and asked the Inspector to take these into account during the Examination.

Various changes have been suggested to the Core Strategy by the Council before, during and after the hearing. These have been consolidated into this document as:

- **main modifications** – which are necessary to ensure the Core Strategy can be considered “sound”(see Section 2); and
- **minor modifications** – which do not affect soundness of the policies but, in the Council’s opinion, benefit clarity and accuracy in presentation of the Core Strategy (see Section 3).

The Council is consulting on both main and minor modifications now.

In addition, the Inspector has requested the Council consult on **the implications of the revocation of the Regional (Spatial) Strategy for the Core Strategy**. The Regional Strategy was revoked earlier this month and was also known as the East of England Plan. The Council considers that it has taken account of any relevant implication from the Regional Strategy, but is asking for other opinions.

### **Do I need to comment?**

Many people have responded to previous consultations (see Figure 2 – mc7). These responses have been used to help progress the Core Strategy to the present point.

You are invited to comment on this ‘Modifications document’ to help ensure that the final Core Strategy document continues to reflect your views and those of the local community. Expressions of support are as useful as expressions of concern.

Comments must be in the form of representations, made either online via the Council’s consultation portal or by completing one of the representations forms.

### **What do I need to know before I comment?**

The Core Strategy will guide development through economic ups and downs. The regeneration of Hemel Hempstead town centre and Maylands Business Park are important drivers for economic and social change. Significant increases in employment should normally be balanced with proportionate levels of housing. There is a strong need for new homes in Hemel Hempstead and in other

parts of the borough. New development should support new infrastructure. The provision of new homes and jobs must take account of the environmental effects - both positive and negative.

Subject to the main modifications in Section 2, the Council believes the Core Strategy is now sound: the Council wishes to move forward towards adoption of the Core Strategy. [See under 'What can I comment on?' for further information on soundness.]

The Council would suggest you focus on the main modifications and the Inspector's question relating to the revocation of the Regional Strategy. However, the Council will be pleased to consider any representations received on the minor modifications.

You are advised to read the relevant modifications in the context of the Pre-Submission Core Strategy (and any other information you consider appropriate) before commenting. You may find it helpful to refer to any relevant correspondence between the Inspector and the Council, which will be on the Examination website

The Inspector has provided the Council with a preliminary response to the Core Strategy following the examination hearing. You are advised to read this.

<http://www.dacorum.gov.uk/corestrategyexamination>

The Regional Strategy is available with other (National, Regional and County) Examination documents on the Council's Examination website.

## **What can I comment on?**

All comments must be precise and relate specifically to the modification or the question on the Regional Strategy. If objecting to a modification to the Core Strategy, you must clearly set out the change(s) that are required to the text.

As the Core Strategy is being examined for its "soundness" by the Planning Inspector, your comment must relate to the issue of "soundness."

In order for the plan to be sound it must comply with the relevant planning regulations and be:

- *Positively prepared* – based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, taking into account views and requirements from neighbouring authorities
- *Justified* – founded on robust and credible evidence and represent the most appropriate strategy when considered against reasonable alternatives;
- *Effective* – deliverable, flexible and able to be monitored; and
- *Consistent with national policy* – where there is a departure, the Council must provide clear and convincing reasoning to justify this.

## **Is there any additional information that supports the Modifications to the Pre-Submission Core Strategy?**

A separate sustainability report has been prepared on an independent basis by consultants, C4S. This updates earlier work. The new sustainability report screens the modifications and appraises relevant environmental, social and economic implications: it indicates whether the consultants have any concerns regarding our approach.

The Sustainability Appraisal Report is available to download from our website free of charge from <http://www.dacorum.gov.uk/corestrategyexamination> and paper copies are held in the reference sections of libraries within Dacorum borough. Copies are also available from Dacorum's Strategic Planning and Regeneration team.

## **Any further questions?**

If you have any further questions regarding any of the issues raised in this document please contact the Strategic Planning and Regeneration team on 01442 228660 or email [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk).

## **How do I comment?**

Please submit comments online using Dacorum Council's consultation portal.

Alternatively, comments can be sent to the Strategic Planning and Regeneration Team at Dacorum Borough Council using the representations form that is available. You should use a separate form for each representation you wish to make.

Copies of this document, the Pre-Submission Core Strategy, representations form and background information can be found on the Council's website <http://www.dacorum.gov.uk/corestrategyexamination> local libraries or at Borough Council Offices subject to opening times. Anyone without internet access will be able to fill in a representations form and send it to the following address:

By consultation portal: <http://consult.dacorum.gov.uk/portal/>

Email forms to: [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk)

Post forms to: Strategic Planning and Regeneration  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

All comments received will be publicly available.

**All comments must be received by 5.15pm, Wednesday 6 March 2013.**

### **What happens next?**

After the close of consultation:

- all representations relating to the main modifications and revocation of the Regional Strategy will be passed to the Inspector, together with any observations the Council may make on them;
- all representations relating to the minor modifications will be considered by the Council.

The Inspector will prepare a report on the Examination into the Core Strategy and the main modifications to it. The report will refer to the revocation of the Regional Strategy as relevant. The Inspector will recommend how the Council can move forward to adopt a sound Core Strategy: this will include recommendations on the wording of main modifications. [The Inspector will not consider representations on the minor modifications as they do not affect the soundness of the Core Strategy.]

The Council expect to be able to consider the Inspector's Report (and any representations on the minor modifications) and adopt the Core Strategy in April 2013, or soon thereafter.

The policies of the Core Strategy (incorporating the modifications) are being taken into account as material planning considerations – i.e. when planning proposals are being considered and decided.

## 2. List of Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the Submission Core Strategy, and do not take account of the deletion or addition of text. (Note: the Submission Core Strategy text is the same as the Pre-Submission Core Strategy October 2011.)

Ref	Policy/ Paragraph	Main Modification	Wording
MM1	New policy in Section 7	Model sustainability 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 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</u></li> </ul>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><u>restricted, or</u></p> <ul style="list-style-type: none"> <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>
MM2	8.16	Facilitation and management of development	<p><i>New paragraph after 8.16</i></p> <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 users/purchasers. The Council will use its powers to facilitate development, through:</u></p> <ul style="list-style-type: none"> <li>• <u>positive and sensitive negotiation;</u></li> <li>• <u>the use of briefs or master plans on more complex sites;</u></li> <li>• <u>co-operation with infrastructure providers; and</u></li> <li>• <u>where appropriate and possible, ‘pump priming’ measures.</u></li> </ul> <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>
MM3	CS3	Delivery of local allocations	<p><b><u>Local allocations will be delivered from 2021. Those required in the plan period are listed in Table 9: they will be held in reserve and managed as countryside<sup>13</sup> until needed for development.</u></b></p> <p><b><u>The release date for each development will be set out in the Site Allocations DPD and be guided by:</u></b></p> <ul style="list-style-type: none"> <li><b><u>(a) the availability of infrastructure in the settlement;</u></b></li> <li><b><u>(b) the relative need for development at that settlement; and</u></b></li> <li><b><u>(c) the benefits it would bring to the settlement. ; and</u></b></li> <li><b><u>(d) the intended release date set out in the Site Allocations DPD.</u></b></li> </ul> <p><b><u>The release date of any local allocation may be brought forward in</u></b></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><u>order to maintain a five year housing land supply. The Council will take this decision through its Annual Monitoring Report process.</u></p>
MM4	CS5	Small scale development	<p><del>The strict application of</del> <u>Council will apply national Green Belt policy which permits appropriate development will be used to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements.</u></p> <p><u>There will be no general review of the Green Belt boundary through the Site Allocations DPD, although local allocations (under Policies CS2 and CS3) will be permitted.</u></p> <p><u>Within the Green Belt, small-scale development will be permitted:</u> <u>i.e.</u></p> <ul style="list-style-type: none"> <li><u>(a) building for the uses defined as appropriate in national policy;</u></li> <li><u>(b) for the replacement of existing buildings for the same use; existing houses (on a like for like basis); and</u></li> <li><u>(c) for limited extensions to existing buildings;</u></li> <li><u>(d) the appropriate reuse of permanent, substantial buildings; and</u></li> <li><u>(e) the redevelopment of previously developed sites<sup>14</sup>, including major developed sites which will be defined on the Proposals Map</u></li> </ul> <p>provided that:</p> <ul style="list-style-type: none"> <li><u>i. there is it has no significant impact on the character and appearance of the countryside; and</u></li> <li><u>ii. if relevant, the development will it supports the rural economy and maintenance of the wider countryside.</u></li> </ul> <p><u>Further guidance will be provided.</u></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><del>No general review of the Green belt boundary is proposed, although local allocations (under Policies CS2 and CS3) will be permitted).</del></p> <p>Development within selected small villages in the Green Belt will be permitted in accordance with Policy CS6.</p> <p><del>Proposals for designated Major Developed Sites will be determined in the context of national Green Belt policy.</del></p> <p>Footnote: <sup>14</sup> <u>Excluding temporary buildings</u></p>
MM5	CS7	Small scale development	<p><b>Within the Rural Area, the following uses are acceptable:</b></p> <ul style="list-style-type: none"> <li>(a) agriculture;</li> <li>(b) forestry;</li> <li>(c) mineral extraction;</li> <li>(d) countryside recreation uses;</li> <li>(e) social, community and leisure uses;</li> <li>(f) essential utility services; and</li> <li>(g) uses associated with a farm diversification project, which can be demonstrated to be necessary for the continuing viability of the farm business and consistent with the principles of sustainable development.</li> </ul> <p><b>Small-scale development will be permitted: <u>i.e.</u></b></p> <ul style="list-style-type: none"> <li>i. for the above uses;</li> <li>ii. <del>for the replacement of existing buildings for the same use; houses (on a like for like basis); and</del></li> <li>iii. <del>for limited extensions to existing buildings;</del></li> <li>iv. <u>the appropriate reuse of permanent, substantial buildings; and</u></li> <li>v. <u>the redevelopment of previously developed sites<sup>15</sup></u></li> </ul> <p><b><u>provided that:</u></b></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p>i. <u>it has no significant impact on the character and appearance of the countryside; and</u></p> <p>ii. <u>it supports the rural economy and maintenance of the wider countryside.</u></p> <p><u>Further guidance will be provided.</u></p> <p><b>Small-scale development for housing, employment and other purposes will be permitted at Aldbury, Long Marston and Wilstone, provided that it complies with Policy CS1: Distribution of Development, and Policy CS2 Selection of Development Sites.</b></p> <p><u>Footnote: <sup>15</sup> Excluding temporary buildings</u></p>
MM6	9.3	Managing car parking	<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"> <li>• reducing the need to travel (by both car and non-car mode);</li> <li>• managing existing road capacity;</li> <li>• carefully locating development so that it is accessible to all users;</li> <li>• <u>managing public parking both on street and off the street;</u></li> <li>• controlling and managing new car parking spaces;</li> <li>• encouraging fewer car journeys;</li> <li>• promoting non-car travel; and</li> <li>• implementing Green Travel Plans.</li> </ul>
MM7	9.8	Managing car parking	<p>The impact of any development, either alone or cumulatively with other proposals, must be addressed through:</p> <ul style="list-style-type: none"> <li>• providing new and improving existing pedestrian and cycle routes;</li> </ul>

Ref	Policy/ Paragraph	Main Modification	Wording
			<ul style="list-style-type: none"> <li>• contributions towards strategic transport improvements;</li> <li>• implementing local highway works;</li> <li>• <u>managing car parking provision according to location and use;</u></li> <li>• minimising private car parking through the availability of car clubs and pool cars; or</li> <li>• developing car free developments in the borough's most accessible locations.</li> </ul>
MM8	11.3	Strengthening advice on non B class uses	<p><i>New paragraph following 11.3</i></p> <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>
MM9	12.5	Office	<p><i>New paragraph following 12.5</i></p> <p><u>It is recommended in the Employment Land Update 2011 that the Council should adopt the figure of 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 that 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>
MM10	CS15	Flexibility in office floorspace target	<p><i>First part</i></p> <p><b>A minimum <u>supply area</u> of land will be identified and retained for B class uses. It comprises:</b></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<ul style="list-style-type: none"> <li>• General Employment Areas;</li> <li>• employment proposal sites;</li> <li>• land in town and local centres; and</li> <li>• employment areas in the Green Belt.</li> </ul> <p><del>Provision will be made to meet a long term target of at least 131,000 sq m (net) additional office floorspace. There will be no net loss of industry, storage and distribution floorspace over the plan period.</del></p> <p><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>
MM11	CS16	The main retail hierarchy	<p><i>New paragraph at the beginning</i></p> <p><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></p>
MM12	14.14	Management and phasing of housing land supply	<p>The Council will maintain a continuous 5-year<sup>1</sup> and 15-year rolling housing land supply. <u>However supply needs to 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</u></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><u>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 supply of housing land will help promote activity in the construction industry, which is an important part of the local economy. Action may be required to influence factors governing supply in the light of progress. This will be reported through the Annual Monitoring Report.</u></p>
MM13	14.15	Management and phasing of housing land supply	<p><del>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). Should supply fall significantly below expectations, the Council will take action to stimulate supply. The Council will consider the options that may be available at the 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 Monitoring Report.</del></p>
MM14	CS17	Phasing	<p><b>An average of 430 net additional dwellings will be provided each year (between 2006 and 2031).</b></p> <p><b>The new housing <u>will be phased over the plan period and a five year supply of housing maintained.</u> is planned to come forward in phases. <del>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.</del></b></p> <p><b>Existing housing land and dwellings will normally be retained.</b></p>
MM15	CS19	Assessing the affordable housing requirement	<p><b>Affordable homes will be provided:</b></p> <ul style="list-style-type: none"> <li>• <b>on sites of a minimum size 0.3ha or 10 dwellings (and larger)</b></li> </ul>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p>in Hemel Hempstead; and</p> <ul style="list-style-type: none"> <li>• elsewhere, on sites of a minimum size of 0.16ha or 5 dwellings (and larger).</li> </ul> <p>A financial contribution will be sought in lieu of affordable housing on sites which fall below these thresholds.</p> <p>35% of the new dwellings should be affordable homes. Higher levels <del>may</del> will be sought on sites which are specified by the <u>Council</u> in a development plan document, provided development would be viable and need is evident. <u>On rural housing sites 100% of all new homes will be affordable on rural housing sites (Policy CS20) will normally be affordable (Policy CS20).</u></p> <p>A minimum of 75% of the affordable housing units provided should be for rent.</p> <p>Judgements about the level, and mix <u>and tenure</u> of affordable homes will have regard to:</p> <ul style="list-style-type: none"> <li>(a) the Council's Housing Strategy, <u>identified housing need and other relevant evidence</u> (see Policy CS18);</li> <li>(b) the potential to enlarge the site;</li> <li>(c) the overall viability of the scheme and any abnormal costs; and</li> <li>(d) <del>more detailed guidance in the Affordable Housing Supplementary Planning Document</del> <u>arrangements to ensure that the benefit of all affordable housing units passes from the initial occupiers of the property to successive occupiers</u></li> </ul>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><del>Arrangements will be made to ensure that the benefit of all affordable housing units will pass from the initial occupiers of the property to successive occupiers.</del></p> <p><u>Further, detailed guidance is provided in the Affordable Housing Supplementary Planning Document.</u></p>
MM16	CS22	Gypsy and Traveller pitches	<p><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></p> <p><b>New sites will be:</b></p> <ul style="list-style-type: none"> <li>(a) distributed in a dispersed pattern around settlements;</li> <li>(b) located close to facilities;</li> <li>(c) of varying sizes, not normally exceeding a site capacity of 15 pitches;</li> <li>(d) planned to allow for part occupation initially, allowing subsequent growth to full site capacity; and</li> <li>(e) designed to a high standard with: <ul style="list-style-type: none"> <li>(i) an open frontage similar to other forms of housing; and</li> <li>(ii) landscaping or other physical features to provide an appropriate setting and relationship to existing residential areas.</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>(a) achieve good access to the M1 or A41 main roads; and</li> </ul>

Ref	Policy/ Paragraph	Main Modification	Wording
			<b>(b) minimise potential disturbance to adjoining occupiers.</b>
MM17	15.3	Social infrastructure clarification	<p><i>New paragraph after 15.3</i></p> <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 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>
MM18	CS23	Social infrastructure clarification	<p><b>Social infrastructure providing services and facilities to the community will be encouraged.</b></p> <p><b>New infrastructure will <u>be</u>:</b></p> <ul style="list-style-type: none"> <li>• <b><del>be</del> located to aid accessibility; and</b></li> <li>• <b><del>provide for</del> <u>designed to allow for different activities the multifunctional use of space.</u></b></li> </ul> <p><b><u>The dual use of new and existing facilities will be promoted encouraged wherever possible.</u></b></p> <p><b>The provision of new school facilities will be supported on Open Land and in defined zones in the Green Belt. Zones will be defined</b></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><b>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.</b></p> <p><b>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.</b></p> <p><b>All new development will be expected to contribute towards the provision of social infrastructure. For larger developments this may include land and/or buildings.</b></p>
MM19	17.2	Heritage assets protection	<p><i>New paragraph after 17.2</i></p> <p><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></p>
MM20	18.23	Offsetting	<p><u>Developers will be expected to complete a Sustainability Statement and carbon compliance check online for in support of their proposals. When the appropriate carbon reductions would not be delivered on site, appropriate compensation will be sought. This will be in the form of 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. Payments will also be required into to a Sustainability Offset Fund when the appropriate carbon reductions have not been delivered on-site. 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 can then be used to support</u></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><del>initiatives that help</del> 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 <u>and efficiency measures</u>. Tree planting and other 'greening' initiatives will help to enhance biodiversity, improve quality of life <del>and wellbeing</del> and reduce 'heat stress' in built up areas. <del>the urban environment.</del></p>
MM21	CS29	Criterion on biodiversity	<p><b>New development will comply with the highest standards of sustainable design and construction possible. The following principles should normally be satisfied:</b></p> <p><b>(a) Use building materials and timber from verified sustainable sources;</b></p> <p><b>(b) Minimise water consumption during construction;</b></p> <p><b>(c) Recycle and reduce construction waste which may otherwise go to landfill.</b></p> <p><b>(d) Provide an adequate means of water supply, surface water and foul drainage;</b></p> <p><b>(e) Plan to limit residential indoor water consumption to 105 litres per person per day until national statutory guidance supersedes this advice;</b></p> <p><b>(f) <u>Plan to minimise carbon dioxide emissions; Comply with CO<sub>2</sub> reductions as per Table 11;</u></b></p> <p><b>(g) Maximise the energy efficiency performance of the building fabric, in accordance with the energy hierarchy set out in Figure 16;</b></p> <p><b>(h) Incorporate at least one new tree per dwelling/per 100sqm (for non residential developments) on-site;</b></p> <p><b>(i) <u>Minimise impacts on biodiversity and incorporate positive measures to support wildlife;</u></b></p> <p><b>(j) Minimise impermeable surfaces around the curtilage of buildings and in new street design;</b></p>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p>(k) Incorporate permeable and lighter coloured surfaces within urban areas; and</p> <p>(l) 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><u>Where new development cannot meet on-site energy or tree planting requirements, the applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.</u></p> <p><del>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 <u>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.</del></p>
MM22	CS30	Offsetting	<del>Sustainability Offset Fund</del> <u>Offsetting</u>

Ref	Policy/ Paragraph	Main Modification	Wording
			<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><del>The Sustainability Offset Fund will be used to fund and help deliver:</del></p> <ul style="list-style-type: none"> <li><del>• energy and water efficiency improvements in the borough's existing housing and public building stock;</del></li> <li><del>• on-site and appropriate off-site renewable energy supply systems; and</del></li> <li><del>• new tree planting and habitat improvements.</del></li> </ul> <p><del>Details regarding the operation of the Sustainability Offset Fund will be set out in further guidance.</del></p>
MM23	Fig 17	Gade zone – leisure, foodstore, walk and cycleway	<p><b><i>The Gade Zone</i></b> – includes the north western section of the town centre from Queensway to <u>the Market Square</u>. <del>Combe Street</del> Notable features include the River Gade and the Marlowes Methodist Church. This zone holds significant regeneration opportunities, primarily for educational, civic, residential <del>and</del> <u>community, 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 cycleway.</u></p>
MM24	CS33	New superstore	<i>Second paragraph</i>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p>The principles guiding development are to:</p> <ol style="list-style-type: none"> <li>1. use: <ol style="list-style-type: none"> <li>(a) secure additional retail stores in the Marlowes Shopping Zone <u>including a new food store</u>;</li> <li>(b) deliver a mix of uses to support the prime retail function;</li> <li>(c) encourage an attractive evening economy along Waterhouse Street;</li> <li>(d) deliver a range of new homes;</li> <li>(e) create new offices;</li> <li>(f) deliver new leisure, education and cultural facilities, including a primary school and library;</li> <li>(g) keep a public sector presence;</li> <li>(h) restore the Water Gardens, and retain and create other public spaces;</li> </ol> </li> <li>2. movement: <ol style="list-style-type: none"> <li>(a) secure an integrated public transport hub and circulation within the centre;</li> <li>(b) provide better east-west links, particularly for pedestrians;</li> <li>(c) continue the riverside walk from the Plough Zone to Gadebridge Park;</li> <li>(d) improve cycling provision;</li> </ol> </li> <li>3. design: <ol style="list-style-type: none"> <li>(a) emphasise pedestrian movement gateways through bold building design, height and landscaping;</li> <li>(b) provide active frontages;</li> <li>(c) apply a co-ordinated approach to building and streetscape design;</li> <li>(d) use high quality materials and public art to complement the existing palette of materials and features;</li> <li>(e) restore artwork and create new complementary pieces</li> </ol> </li> </ol>

Ref	Policy/ Paragraph	Main Modification	Wording
			of art; and <b>(f) deliver district heating and additional large-scale / high capacity renewable energy generation technologies.</b>
MM25	21.12	Berkhamsted archaeological assets	<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>
MM26	Sec 23	Kings Langley archaeological assets	<i>New paragraph after 23.6:</i> <u>The remains of a medieval royal palace and Dominican priory lie on Langley Hill. These sites are nationally important. The archaeological interest associated with this area will be protected, constraining the extent and design of new development.</u>
MM27	26.14	Heritage assets protection	<i>New paragraph after 26.14</i> <u>The countryside has been subject to human activity from prehistory to modern times. There are numerous areas with existing or high potential for heritage assets. Some are of national importance and require particular protection. All heritage assets affected by development should be subject to assessment and appropriate mitigation measures. Some rural practices, such as bio-fuel production and forestry, can damage archaeological features and their impact may therefore merit careful consideration.</u>
MM28	New sub-section in Section 29	Partial review text	<b><u>Review</u></b>  <u>29.7 A proactive monitoring system will help the Council review its planning policies and keep them up-to-date, identifying potential adjustments to policies if appropriate and/or other necessary action.</u>

Ref	Policy/ Paragraph	Main Modification	Wording
			<p><u>29.8 The Council is committed to a partial review of the Core Strategy (i.e. after completion of the Site Allocations and Development Management DPDs). Evidence gathering will begin in 2013. The purpose of the review is to reconsider housing need and investigate ways of meeting that need more fully.</u></p> <p><u>29.9 The Localism Act 2011 places a “duty to co-operate” on local authorities and other specified organisations. Dacorum’s local planning framework should therefore be based on joint working and co-operation with neighbouring authorities to address larger than local issues. The obligation stretches from plan-making to implementation, and will be explained in successive Annual Monitoring Reports. The partial review of the Core Strategy will be undertaken in co-operation with neighbouring authorities, taking account of their progress with development plan documents.</u></p> <p><u>29.10 Through the partial review, the Council will assess:</u></p> <p><u>(a) household projections;</u></p> <p><u>(b) the role and function of the Green Belt affecting Dacorum, including long term boundaries and the potential to identify safeguarded land beyond 2031; and more significantly,</u></p> <p><u>(c) the role that effective co-operation with local planning authorities could play in meeting any housing needs arising from Dacorum. This element will include St Albans district and relevant areas lying beyond the Green Belt.</u></p> <p><u>The outcome of the review cannot be prejudged.</u></p>

### 3. List of Minor Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. Figures at the end of the textual changes show changes to figures, maps and diagrams.

The page numbers and paragraph numbering below refer to the Submission Core Strategy, and do not take account of the deletion or addition of text. (Note: the Submission Core Strategy text is the same as the Pre-Submission Core Strategy October 2011.)

Key to the Source of the Minor Modifications:

RR = Report of Representations minor changes – June 2012

Pre = Pre-hearing changes – submitted to the Examination on 5 October 2012 (edited)

H = Hearing changes – submitted to the Examination on 1 November 2012

Post = Post hearing changes – submitted to the Examination on 15 November 2012

Later = any changes made by the Council after 15 November 2012

NB Earlier changes will on occasion have been superseded by later change: any later change is given second.

Ref	Source	Policy/Paragraph	Minor Modification
		General	<i>There will be changes to headings and references throughout the Submission Core Strategy in addition to the minor modifications listed below and the main modifications (listed separately), before the Council publishes the Adopted Core Strategy. Adoption will also lead to consequential changes (for example, updating in Section 2 and the deletion of Figure 2 which lists stages in the preparation of the Core Strategy). There will also be minor factual and grammatical corrections if necessary.</i>
		<b>1. Summary of the Strategy</b>	
mc1	RR	1.4	An average of 430 new homes will be provided within the Borough each year, for the plan period (2006-2031). This

Ref	Source	Policy/Paragraph	Minor Modification
			<p>equates to a total of 10,750 homes. The actual level of delivery is expected to be slightly higher, <u>if 'windfall' sites are taken into account for the whole plan period (see Table 7).</u> <del>due to Government rules which do not allow assumptions to be made for 'windfall' sites for the whole plan period when setting the housing target.</del></p>
mc2	Later	1.5	<p>The approach to providing homes is to optimise the use of land within defined settlements, with the addition of some 'Local Allocations.' Local allocations are modest extensions to existing settlements which will help meet local housing and infrastructure needs. The release of these sites will be carefully phased <del>to ensure they are only brought forward if required.</del></p>
mc3	RR/Later	1.10	<p>Hemel Hempstead will be the Main Centre for Development and Change in the borough and the focus for new homes, jobs and infrastructure. This will include:</p> <ul style="list-style-type: none"> <li>• <b>New homes.</b> Around 8,800 new homes will be provided in the town. This includes Local Allocations at West Hemel Hempstead, Marchmont Farm and the Old Town. 35% of all new homes will normally be made available at affordable prices or rents.</li> <li>• <b>New jobs.</b> A significant proportion of anticipated new employment floorspace will be delivered in the town over the lifetime of this strategy. The Maylands Business Park will be the focus for this growth.</li> <li>• <b>New services and facilities.</b> New leisure <u>and cultural</u> facilities <del>a performing arts venue</del> and <u>a</u> cemetery will be provided. Hertfordshire County Council <del>have</del> has also advised that <del>six</del> <u>several</u> new primary schools will be needed to serve both the new and existing population of the town.</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>• <b>New infrastructure.</b> Public transport links between Maylands Business Park, the town centre and Hemel Hempstead railway station will be improved.</li> </ul>
mc4	RR	1.13	<p>A 'second tier' of market towns will meet their local housing needs and provide employment and services for local and adjacent communities.</p> <p>a) <b>Berkhamsted</b> – will have around 1,180 new homes. This includes a local allocation at Hanburys, Shootersway and the strategic site at Durrants Lane/Shootersway (Egerton Rothesay School), which will provide new homes, improvement to the school and additional playing pitches. Two 'education zones' have also been identified on the edge of the town to ensure the future primary age schooling needs are met. Existing employment land will be retained.</p> <p>b) <b>Tring</b> – will have around 480 new homes. This includes a local allocation at West Tring to provide new homes, an extension to the Icknield Way General Employment Area, <del>playing fields and new open space. The capacity</del> <u>An extension of Tring School will be accommodated.</u> <del>increased and new detached playing fields can be provided.</del></p>
mc5	RR	Key Diagram	<b>See Figure (on page 98).</b> <i>Show extent of rural area designation.</i>
		<b>Part A - Context</b>	
		<b>2. Introduction</b>	
mc6	Later	2.6	<u>The Borough's new local plan will replace the Dacorum Borough Local Plan 1991-2011 (DBLP). The Core Strategy itself only replaces part of the DBLP. Whilst documents in the Local Planning Framework are being prepared, policies in the Dacorum Borough Local Plan 1991-2011 will continue to be used to guide development until they are replaced. Those Local Plan DBLP policies which that are superseded by the</u>

Ref	Source	Policy/Paragraph	Minor Modification
			<del>policies in this Proposed Submission</del> Core Strategy are listed in Appendix 1.
mc7	RR/Later	Figure 2	<b>See Figure (on page 99).</b> <i>Update Figure 2 to indicate stage now reached.</i>
		<b>3. Borough Portrait</b>	
mc8	RR/Later	3.4	Its <u>Dacorum's</u> location on the south western <u>side</u> edge of Hertfordshire means that the area has strong links with the adjoining counties of Buckinghamshire and Bedfordshire. Significant growth is <del>planned</del> <u>expected</u> for Luton, whilst many smaller nearby towns, such as Amersham and Chesham, will experience relatively little change.
mc9	RR	3.22	The borough's landscape ranges from the rolling hills, beech woods and chalk streams that characterise the Chilterns, to the lower, flatter landscape of Boarscroft Vale. <del>It is home to</del> <u>It contains numerous sites of wildlife interest and some a number of rare species, including the black poplar and water voles and White-Clawed Crayfish.</u> Dacorum also has a rich and varied historic heritage, from the distinctive New Town architecture to more traditional brick and flint buildings of the market towns. The Grand Union canal runs north to south, formerly providing the power for the paper mills that once dominated the Gade Valley. The borough is home to 25 Conservation Areas, 4 Registered Parks and Gardens, some 2,000 Listed Buildings, around 30 Scheduled Ancient Monuments and many known archaeological sites.
		<b>4. Challenges</b>	
mc10	Later	4.2	The core challenge is to provide balanced and sustainable growth: <u>in the shorter term this will assist recovery from the national economic recession.</u>
mc11	RR/Later	Challenge 5	The combined effects of climate change, <del>and</del> population growth <u>and development needs</u> will increase pressures on the natural environment. These impacts must be reduced through the prudent use of natural resources, encouraging renewable energy production, the effective disposal of waste, the sustainable design of new development and careful land

Ref	Source	Policy/Paragraph	Minor Modification
			management.
mc12	RR	Challenge 6	Development must celebrate and reinforce local distinctiveness - reinforcing the good qualities and reducing or removing the bad. It must recognise that what is appropriate in one location cannot necessarily be replicated elsewhere, in order to retain the individual identities of each place. Development must also help to mitigate <u>and adapt to</u> <del>against</del> the impacts of climate change, through sustainable design and construction and reducing the need to travel, particularly by car.
		<b>5. Borough Vision</b>	
mc13	Pre	5.1	The <u>borough's first Sustainable Community Strategy<sup>9</sup> has had</u> 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 <del>this</del> <u>these</u> <u>visions</u> and used <del>it</del> <u>them</u> to develop a more detailed picture of what the borough will be like in 2031.
mc14	RR/Pre	Borough Vision	<p>First and second paragraphs:  Dacorum's Sustainable Community Strategy has been fulfilled. The community recognises Dacorum as a happy, healthy, prosperous and safe place in which to <del>live and work and to visit</del> <u>live, work and enjoy.</u></p> <p>The natural beauty of the Chiltern Hills and the varied character of the countryside is admired and cherished. The countryside is actively managed and supports a healthy local economy and diversity of wildlife. <u>More food is grown locally.</u> Water quality in the rivers is good. Towns and villages have sufficient water supply. Carbon emissions have been reduced and renewable energy production is sensitive to its surroundings. New woodlands have been planted for the future and the borough looks much greener. Effective use has been made of developed land in the towns and villages, protecting the countryside</p>

Ref	Source	Policy/Paragraph	Minor Modification				
		<b>6. Strategic Objectives</b>					
mc15	RR	Objective 13	To promote the use of renewable resources, <u>reduce carbon emissions</u> , protect natural resources and reduce waste.				
		<b>7. Other Plans</b>					
mc16	RR	7.1	The challenges and objectives outlined cannot be tackled by the Local Development <u>Planning Framework</u> alone. They are already being addressed in varying degrees by a range of other strategies and policies at national, county and local levels. It is therefore important that the Core Strategy, and other Development Plan Documents, complement and reinforce these. Figure 7 lists some of these key documents and strategies.				
mc17	Post	Following 7.1	New text following paragraph 7.1: <b><u>National Planning Policy Framework</u></b>  <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>				
mc18	RR/Pre/ Later	Figure 7	<table border="1"> <tr> <td><b>National</b></td> </tr> <tr> <td>Planning policy statements and guidance-National Planning Policy Framework (NPPF) Planning Circulars</td> </tr> <tr> <td><b>County or Sub-region</b></td> </tr> <tr> <td>East of England Plan<sup>40</sup> Hertfordshire 2021 A Brighter Future Hertfordshire's Economic Development Strategy 2009-2021 Local Economic Assessment (LEA) Local Transport Plan (LTP) Biodiversity Action Plan (BAP)</td> </tr> </table>	<b>National</b>	Planning policy statements and guidance-National Planning Policy Framework (NPPF) Planning Circulars	<b>County or Sub-region</b>	East of England Plan <sup>40</sup> Hertfordshire 2021 A Brighter Future Hertfordshire's Economic Development Strategy 2009-2021 Local Economic Assessment (LEA) Local Transport Plan (LTP) Biodiversity Action Plan (BAP)
<b>National</b>							
Planning policy statements and guidance-National Planning Policy Framework (NPPF) Planning Circulars							
<b>County or Sub-region</b>							
East of England Plan <sup>40</sup> Hertfordshire 2021 A Brighter Future Hertfordshire's Economic Development Strategy 2009-2021 Local Economic Assessment (LEA) Local Transport Plan (LTP) Biodiversity Action Plan (BAP)							

Ref	Source	Policy/Paragraph	Minor Modification
			<p><del>Green Infrastructure in Hertfordshire – a Framework</del> <u>Green Arc Strategic Green Infrastructure Plan (with Hertfordshire)</u>  Minerals and Waste Development Framework for Hertfordshire  Management Plan for the Chilterns Area of Outstanding Natural Beauty  Documents and strategies produced by the Local Enterprise Partnership (LEP)</p> <p><b>Local</b></p> <p><del>Towards 2024</del><u>Destination Dacorum – The Dacorum Sustainable Community Strategy</u>  Corporate Plan  Housing Strategies  Green Space Strategy  Dacorum’s Economic Development Strategy  Dacorum Development Programme  Maylands Master Plan  Local Biodiversity Action Plan</p>
mc19	RR/Pre	7.2	<p><del>‘Destination Dacorum’ Towards 2024</del> - the Dacorum Sustainable Community Strategy (2012) - sets out the community’s <del>aspirations</del> <u>ambitions</u> for Dacorum. It was produced by the <del>Dacorum Partnership</del>, 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> <ul style="list-style-type: none"> <li>- <u>business growth, housing and regeneration;</u></li> <li>- <u>environment, health and well-being; and</u></li> <li>- <u>safe and active communities.</u></li> </ul> <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,</u></p>

Ref	Source	Policy/Paragraph	Minor Modification						
			<p>a safer place and a better connected place – a great place. 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> <del>these drawn up</del> 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 replaced by a smaller partnership, ‘Destination Dacorum,’ who will lead the SCS review.</u></p>						
mc20	RR	Figure 8	<p>First part of Figure:</p> <table border="1"> <thead> <tr> <th>Community Strategy Objective</th> <th>Equivalent Strategic Objective(s)</th> <th>Principal Core Strategy Policies</th> </tr> </thead> <tbody> <tr> <td>Reducing crime and creating a safer Dacorum</td> <td> <ul style="list-style-type: none"> <li>To promote healthy and sustainable communities and a high quality of life</li> <li>To create safe and attractive environments through high quality design</li> </ul> </td> <td>CS10 CS11 CS12 CS13 <u>CS23</u> CS29 CS30</td> </tr> </tbody> </table>	Community Strategy Objective	Equivalent Strategic Objective(s)	Principal Core Strategy Policies	Reducing crime and creating a safer Dacorum	<ul style="list-style-type: none"> <li>To promote healthy and sustainable communities and a high quality of life</li> <li>To create safe and attractive environments through high quality design</li> </ul>	CS10 CS11 CS12 CS13 <u>CS23</u> CS29 CS30
Community Strategy Objective	Equivalent Strategic Objective(s)	Principal Core Strategy Policies							
Reducing crime and creating a safer Dacorum	<ul style="list-style-type: none"> <li>To promote healthy and sustainable communities and a high quality of life</li> <li>To create safe and attractive environments through high quality design</li> </ul>	CS10 CS11 CS12 CS13 <u>CS23</u> CS29 CS30							
mc21	Pre	Figure 8	<p><i>Add footnote to the table:</i> Figure 8: Relationship between Sustainable Community Strategy* and Local Planning Framework Objectives and Policies</p> <p><i>Footnote</i> *i.e. the objectives in ‘Towards 2021’</p>						

Ref	Source	Policy/Paragraph	Minor Modification
		<b>Part B – The Strategy</b>	
		<b>The Sustainable Development Strategy</b>	
		<b>8. Promoting sustainable development</b>	
mc22	RR	Policy CS1	<p><b>Decisions on the scale and location of development will be made in accordance with the settlement hierarchy in Table 1.</b></p> <p><b>Hemel Hempstead, will be the principal focus for homes, jobs and strategic services, with the emphasis upon:</b></p> <ul style="list-style-type: none"> <li><b>a) retaining the separate identity of the town;</b></li> <li><b>b) enhancing the vitality and attractiveness of the town centre in accordance with Policy CS33;</b></li> <li><b>c) maintaining a balanced distribution of employment growth, with growth and rejuvenation in the Maylands Business Park;</b></li> <li><b>d) maintaining the existing neighbourhood pattern;</b></li> <li><b>e) making best use of existing green infrastructure; and</b></li> <li><b>f) locating development a safe distance from hazardous installations.</b></li> </ul> <p><b>Any new development should:</b></p> <ul style="list-style-type: none"> <li><b>i. be based on the neighbourhood concept;</b></li> <li><b>ii. provide for its own infrastructure; and</b></li> <li><b>iii. support relevant town-wide needs.</b></li> </ul> <p><b>The market towns and large villages will accommodate new development for housing, employment and other uses, provided that it:</b></p> <ul style="list-style-type: none"> <li><b>a) is of a scale commensurate with the size of the settlement and the range of local services and facilities;</b></li> <li><b>b) helps maintain the vitality and viability of the</b></li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<p>settlement and the surrounding countryside;</p> <p>c) causes no damage to the existing character of the settlement or its adjoining countryside; and</p> <p>d) is compatible with policies protecting the Green Belt and Rural Area.</p> <p>The rural character of the borough will be conserved. Development that supports the vitality and viability of local communities, causes no damage to the existing character of a village and/or surrounding area and is compatible with policies protecting and enhancing the Green Belt, Rural Area and Chilterns Area of Outstanding Natural Beauty will be supported.</p>
mc23	Pre	Monitoring/Delivery (CS1)	<p>Indicator:</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>
mc24	H	8.13	<p>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.</p>
mc25	H/Later	8.14	<p>In all locations the emphasis will be <u>on</u> 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 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> <del>will</del> be given to suitably located extensions to settlements.</p>
mc26	H	8.15	<p>Extensions to settlements are locally determined and address particular local issues and needs. They are local allocations to</p>

Ref	Source	Policy/Paragraph	Minor Modification
			be used as and when <del>needed</del> <sup>necessary</sup> , 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.
mc27	Pre	Policy CS2	<p><b>Development sites will be chosen in accordance with the following sequence and priorities:</b></p> <p><b>A Within defined settlements on:</b></p> <ol style="list-style-type: none"> <li><b>1. Previously developed land and buildings within defined settlements;</b></li> <li><b>2. Areas of high accessibility; and</b></li> <li><b>3. Other land</b></li> </ol> <p>in all cases where this does not conflict with other policies, and then;</p> <p><b>B Extensions to defined settlements (i.e. local allocations, see Policy CS3).</b></p> <p>The development of any of these sites must:</p> <ol style="list-style-type: none"> <li><b>(a) allow good transport connections (see Policy CS8);</b></li> <li><b>(b) have full regard to environmental assets, constraints and opportunities;</b></li> <li><b>(c) ensure the most effective use of land;</b></li> <li><b>(d) respect local character and landscape context;</b></li> <li><b>(e) accord with the approach to urban structure (see Policy CS4); and</b></li> <li><b>(f) comply with Policy CS35 regarding infrastructure delivery and phasing.</b></li> </ol>
mc28	Pre	Monitoring/Delivery (CS2/3)	<p>First indicator:</p> <p>Percentage of <u>housing development</u> completions on previously developed land</p>
mc29	Later	8.23	<p>(part of paragraph)</p> <ul style="list-style-type: none"> <li>• <b>Tring</b> – to provide the town with clearly defined boundaries,</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			with Icknield Way in the north, the Pendley Estate to the east, the edge of the Chilterns Area of Outstanding Natural Beauty in the south. The countryside also provides a buffer between the town, <u>Aston Clinton</u> and new development around Aylesbury to the north west.
mc30	H/Later	8.28	A strategic review of Green Belt boundaries <del>is</del> <u>was</u> not required <u>by the Regional Spatial Strategy (2008)</u> . <u>The Council's own review of the Green Belt boundary has identified some locations where although some small-scale releases of land will be necessary to meet specific local development needs. No further change will be necessary in the Site Allocations DPD, other than <del>or</del> to define these locations precisely and correct any minor anomalies that may still exist. While these the development needs will often relate to housing, some sites will include proposals for employment, social and community and/or leisure uses. The Council will only re-evaluate the role and function of the Green Belt, when it reviews the Core Strategy (see paragraphs 29.8 to 29.10).</u>
mc31	RR	8.29	The Green Belt will be protected from inappropriate development in accordance with national policy and remain essentially open in character. <del>There are some circumstances where inappropriate development may be supported.</del> <u>Development will only therefore be supported in limited circumstances.</u> These exceptions include development that supports the vitality and viability of rural settlements and proportionate investment in homes and existing commercial premises that help maintain a 'living' countryside.
mc32	RR	8.30	Within the Green Belt there are a number of major developed sites which largely predate the current planning system and the Green Belt designation. <u>Redevelopment or limited infilling of selected sites may help to secure economic prosperity or achieve social objectives or environmental improvements. The selection of major developed sites should support these objectives and be based on the following criteria:</u> (a) the sites are substantial in size;

Ref	Source	Policy/Paragraph	Minor Modification
			<p><u>(b) they contain a significant amount and scale of built development; and</u></p> <p><u>(c) they can accommodate further development without prejudicing Green Belt objectives.</u></p> <p><del>These sites are subject to the same controls as other development. National policy allows 'Major Developed Sites' to be designated, where redevelopment or infilling can take place in a controlled way. In this context 'infilling' means the filling in of small gaps between existing built development within the sites. It is important to ensure that any new development does not increase the sites' impact on the openness and functioning of the Green Belt. Infilling will be taken to mean the infilling of small gaps between existing development within the site.</del></p>
mc33	RR	8.31	<p><del>The location of these Major Developed Sites is set out <u>current list of major developed sites</u> in Table 2 <u>may be added to.</u> Their and their external boundaries are illustrated <u>will be shown</u> on the Proposals Map. These sites have been identified based on the following criteria:</del></p> <p><del>(a) they are substantial in size;</del></p> <p><del>(b) they contain a significant amount and scale of built development;</del></p> <p><del>(c) they can accommodate further development without prejudicing Green Belt objectives; and</del></p> <p><del>(d) their redevelopment, or limited infilling, will help to secure economic prosperity or achieve environmental improvements.</del></p>
mc34	RR	8.32	<p><del>These criteria will be used when considering if further Major Developed Sites in the Green Belt should be designated in the future.</del></p>
mc35	RR	Monitoring/Delivery (CS5)	<p><b>Delivery will be achieved by:</b></p> <ul style="list-style-type: none"> <li>• identification of local allocations and boundaries of the selected small villages and <u>major developed sites</u> <del>Major Developed Sites</del> and detailed approach to infilling and redevelopment of <u>major developed sites</u> <del>Major Developed Sites</del> through the Site Allocations DPD.</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>the Development Management DPD; and</li> <li>support of countryside management initiatives <del>with partner</del> <u>through</u> organisations such as the Hertfordshire Countryside Management Service (CMS).</li> </ul>
mc36	Pre	Monitoring/Delivery (CS5)	Indicator: <u>Number of net</u> residential and non-residential completions within the Green Belt.
mc37	Later	8.34	Infilling is defined as a form of development whereby buildings, most frequently dwellings, are proposed or constructed within a gap along a clearly identifiable built-up frontage or between a group of buildings. The term does not include backland development, either in the form of plot amalgamation or tandem development. Infilling will only be permitted where it is limited in scale; the housing is affordable and it meets the needs of local people. The term 'limited' refers to development which does not create more than two extra dwellings. The term 'affordable' is defined in accordance with national guidance (see section 14). It does not cover low cost market housing. Local people are those who can demonstrate a strong local connection, either through residence, family ties or their place of work. Further guidance on the definition of local connections is set out in the <del>Eligibility Criteria for the Occupation of Affordable Housing Supplementary Planning Document.</del>
mc38	Pre	Monitoring/Delivery (CS6)	Indicator: <u>Number of</u> residential and <del>key</del> non-residential development in the villages compared to the <u>total</u> amount <del>elsewhere</del> within the Green Belt.
mc39	Later	Monitoring/Delivery (CS6)	<b>Delivery will be achieved by:</b> <ul style="list-style-type: none"> <li>the Development Management DPD;</li> <li><del>application of the 'Eligibility Criteria for the Occupation of Affordable Housing' SPD;</del></li> <li><u>the application of guidance</u> in the Affordable Housing SPD; and</li> <li><u>partnership working with Registered Providers,</u></li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			Town and Parish Councils and others.
mc40	Pre	Monitoring/Delivery (CS7)	Indicator: <u>Number of</u> residential and non-residential completions within the Rural Area.
		<b>9. Enabling convenient access</b>	
mc41	RR	9.7	All major new development proposals <u>will be subject to a transport assessment, covering the relevant parts of the highway network and transport infrastructure.</u> Proposals should <del>include</del> <u>provide for necessary road works and a package of sustainable transport measures to reduce reliance on the private car, including a</u> <del>transport assessment and comprehensive travel plan must accompany such schemes.</del>
mc42	RR	9.11	The Local Transport Plan is the delivery vehicle for transport improvements in the county. It has a number of priorities covering tackling congestion, accessibility planning, providing safer roads, and improving air quality and quality of life for residents. The West Hertfordshire Area Transport Plan and the Urban Transport Plans for the towns ( <del>only Hemel Hempstead completed to date</del> ) <u>will</u> provide a more detailed local focus to the LTP. The Core Strategy seeks to complement and deliver the priorities, plans and programmes of the LTP and related strategies.
mc43	H	Policy CS8	(last part) <b>(h) provide sufficient, safe and convenient parking based on car parking standards<sup>***</sup>: the application of those standards will take account of the accessibility of the location, promoting economic development and regeneration, supporting shopping areas, safeguarding residential amenity and ensuring highway safety.</b>  <b>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.</b>  <b><sup>***</sup> The Council's car parking standards are available in a separate</b>

Ref	Source	Policy/Paragraph	Minor Modification
			<u>document.</u>
mc44	Pre/Later	Monitoring/Delivery (CS8/9)	First indicator: <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 shops retail</u>
mc45	Pre	Monitoring/Delivery (CS8/9)	Second indicator: <u>Proportion Amount</u> of completed new-build non-residential development (Use Classes A and B) complying with parking standards
mc46	Pre	Monitoring/Delivery (CS8/9)	Third indicator <u>Proportion Amount</u> of completed residential development complying with car parking standards
		<b>10. Securing quality design</b>	
mc47	RR	Policy CS12	<b>On each site development should:</b> a) provide a safe and satisfactory means of access for all users; b) provide sufficient parking and sufficient space for servicing; c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties; d) retain important trees or replace them with suitable species if their loss is justified; e) plant trees and shrubs to <u>help assimilate softly screen</u> development and <u>softly screen</u> settlement edges; f) integrate with the streetscape character; and g) respect adjoining properties in terms of: i. layout; ii. security; iii. site coverage; iv. scale; v. height; vi. bulk; vii. materials; and

Ref	Source	Policy/Paragraph	Minor Modification						
			viii. <b>landscaping and amenity space.</b>						
		<b>Strengthening Economic Prosperity</b>							
		<b>11. Creating jobs and full employment</b>							
mc48	Pre	11.1	<p>The over-arching aim of the national planning policy for economic development is to achieve sustainable economic growth. This is defined<sup>17</sup> as:</p> <p><u>“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.”</u></p> <p>Associated footnote:</p> <p><sup>17</sup> 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>						
mc49	Pre	Following 11.3 (and immediately before 11.4)	<p>Second new paragraph [MM8 in Chapter 2 above is the first new paragraph]:</p> <p><u>Dacorum has a relatively high self-containment rate. A 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>						
mc50	Later	Table 4	<table border="1"> <thead> <tr> <th>Hertfordshire</th> <th>Dacorum</th> </tr> </thead> <tbody> <tr> <td>Creating a vibrant, low carbon economy</td> <td><u>The regeneration of Maylands</u> <u>Focussing on partnership and shared commitment in economic development</u></td> </tr> <tr> <td>Stimulating enterprise, innovation and</td> <td>Supporting the business community</td> </tr> </tbody> </table>	Hertfordshire	Dacorum	Creating a vibrant, low carbon economy	<u>The regeneration of Maylands</u> <u>Focussing on partnership and shared commitment in economic development</u>	Stimulating enterprise, innovation and	Supporting the business community
Hertfordshire	Dacorum								
Creating a vibrant, low carbon economy	<u>The regeneration of Maylands</u> <u>Focussing on partnership and shared commitment in economic development</u>								
Stimulating enterprise, innovation and	Supporting the business community								

Ref	Source	Policy/Paragraph	Minor Modification														
			<table border="1"> <tr> <td data-bbox="846 172 1464 228">inward investment</td> <td data-bbox="1464 172 2051 228"></td> </tr> <tr> <td data-bbox="846 228 1464 416">Developing a well skilled workforce</td> <td data-bbox="1464 228 2051 416"> <del>Promoting green and sustainable growth</del>  <u>Promoting inward investment and marketing through the 'Dacorum - Look No Further' campaign</u> </td> </tr> <tr> <td data-bbox="846 416 1464 604">Providing quality locations and infrastructure</td> <td data-bbox="1464 416 2051 604"> <del>Attracting and retaining business</del>  <u>The regeneration of Maylands as a well-connected green business park and the regeneration of Hemel Hempstead town centre</u> </td> </tr> <tr> <td data-bbox="846 604 1464 676">Creating vibrant towns and vibrant communities</td> <td data-bbox="1464 604 2051 676"><u>Targeting key sites and locations to foster economic growth</u></td> </tr> <tr> <td data-bbox="846 676 1464 732"></td> <td data-bbox="1464 676 2051 732"><u>Supporting tourism</u></td> </tr> <tr> <td data-bbox="846 732 1464 804"></td> <td data-bbox="1464 732 2051 804"><u>Developing and adapting the our skills base</u></td> </tr> <tr> <td data-bbox="846 804 1464 877"></td> <td data-bbox="1464 804 2051 877"><u>Simplifying the planning process for businesses</u></td> </tr> </table> <p data-bbox="824 877 2060 989"><i>Source: Hertfordshire's Economic Development Strategy 2009-2021, Hertfordshire Works and Dacorum Economic Development Strategy 2009-2012 (January 2009). 2012-2015</i></p>	inward investment		Developing a well skilled workforce	<del>Promoting green and sustainable growth</del> <u>Promoting inward investment and marketing through the 'Dacorum - Look No Further' campaign</u>	Providing quality locations and infrastructure	<del>Attracting and retaining business</del> <u>The regeneration of Maylands as a well-connected green business park and the regeneration of Hemel Hempstead town centre</u>	Creating vibrant towns and vibrant communities	<u>Targeting key sites and locations to foster economic growth</u>		<u>Supporting tourism</u>		<u>Developing and adapting the our skills base</u>		<u>Simplifying the planning process for businesses</u>
inward investment																	
Developing a well skilled workforce	<del>Promoting green and sustainable growth</del> <u>Promoting inward investment and marketing through the 'Dacorum - Look No Further' campaign</u>																
Providing quality locations and infrastructure	<del>Attracting and retaining business</del> <u>The regeneration of Maylands as a well-connected green business park and the regeneration of Hemel Hempstead town centre</u>																
Creating vibrant towns and vibrant communities	<u>Targeting key sites and locations to foster economic growth</u>																
	<u>Supporting tourism</u>																
	<u>Developing and adapting the our skills base</u>																
	<u>Simplifying the planning process for businesses</u>																
mc51	Later	11.12	<p>The Maylands Masterplan developed the concept of the 'greening Maylands.' This comprises developing more and better quality green spaces <u>and</u> encouraging the adoption of green business practices, <del>and</del> sustainable development and the development of a Green Energy Centre. The creation of a Green Energy Centre <u>would link</u> <del>links</del> with the identification of the Maylands Business Park as an area with sufficient heat demand to enable the introduction of district heating (see Map 4). Its creation <u>would</u> <del>will</del> also support the wider renewable energy sector, together with environmental goods and services supply chains. <del>Depending on the location of the Green Energy Centre, there</del> <u>There</u> may <u>also</u> be opportunities for links with an</p>														

Ref	Source	Policy/Paragraph	Minor Modification
			in-vessel composting facility or a relocated household waste recycling centre.
		<b>12. Providing for offices, industry, etc</b>	
mc52	RR/Pre/ Later	12.1	<p><i>Split paragraph:</i> First paragraph: 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, while assuming prevailing levels of out-commuting will can continue. The minimum area of employment land includes land already used for B-class uses and proposed new sites.</u></p> <p>Second paragraph: Most of these types of uses are located within General Employment Areas (GEAs), whose role is to ensure that appropriate land is set aside and protected for different employment uses. The <u>principal</u> GEAs are located <u>in across</u> the three towns, <del>with one in Markyate</del>. The Maylands Business Park is made up of five separate GEAs and is the largest concentration of employment floorspace in the borough. The majority of the jobs growth forecast for employment uses will be directed there as part of the regeneration aims to strengthen its role. Whilst the general approach is to prevent the loss of employment floorspace within GEAs, the Hicks Road GEA in Markyate will be remodelled through mixed use redevelopment (see section 26).</p>
mc53	Later	12.7	The majority of employment jobs growth will be directed to Maylands Business Park as part of the regeneration aims to strengthen its role. The East Hemel Hempstead AAP will guide the regeneration of the Maylands Business Park according to the character areas identified in the Maylands Masterplan. The

Ref	Source	Policy/Paragraph	Minor Modification
			Maylands Gateway will provide <u>the most prominent location for new offices.</u> <del>a prominent new office-led strategic employment location.</del> The Face of Maylands will also be an important office location.
mc54	Post	12.13	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 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 <u>would</u> <del>will</del> be a fall in the number of jobs in these two sectors of approximately 3,500 over the period 2006-2031. <del>Due to</del> <u>Given</u> predicted changes in job densities <del>it is anticipated that there will be no net change in the amount of floorspace required for these uses,</del> <u>and the possibility that market demand may have been underestimated by the study, a target of nil net change in floorspace is considered reasonable.</u>
mc55	Post	Following 12.13	New paragraph following paragraph 12.13: <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>
		<b>13. Supporting retailing and commerce</b>	
mc56	RR	13.2	The role of the retail hierarchy (shown in Table 5) is to ensure that new retail development takes place in appropriate locations and at appropriate scales. The centres in the borough are designated as town or local centres. Hemel Hempstead, as the primary town centre will be the focus for future major retail development, whilst Berkhamsted and Tring will accommodate a smaller amount of new retail development. <u>The level of new development may reach the demand forecasts in Policy CS16: these forecasts will be more reliable for the shorter term (i.e. to 2021).</u>
mc57	RR	13.3	Local centres will play a smaller, but complementary role in meeting overall retail needs, although their focus is on

Ref	Source	Policy/Paragraph	Minor Modification
			providing services and facilities to serve their local communities. <u>The availability of such accessible shops and services is vital, and the Council will support their provision and retention where it can.</u> New development of retail and compatible uses will be encouraged in local centres where it is commensurate in scale with the size, role and function of the centre. A new local centre will be created at the Heart of Maylands to serve the needs of the business and local residential community. The precise nature and scale of this local centre will be determined through the East Hemel Hempstead Area Action Plan.
mc58	RR	13.9	The sequential approach <u>adopted by the Council</u> requires new retail development to be delivered in central locations first; this supports the vitality and viability of centres and is a sustainable approach to development. The sequential approach stipulates that retail development is delivered on sites in the following order of preference: 1. locations in <u>shopping areas in</u> appropriate existing centres; 2. other locations within these centres; <del>2.</del> <u>3.</u> edge of centre locations, with preference given to sites that are or will be well-connected to the centre; and <del>3.</del> <u>4.</u> out-of-centre sites, with preference given to sites which are or will be well served by a choice of means of transport and which are closest to the centre and have a higher likelihood of forming links with the centre.
mc59	Pre	Monitoring/Delivery (CS16)	First indicator: Net <u>change gain</u> in retail floorspace in town centres
mc60	Pre	Monitoring/Delivery (CS16)	Second indicator: Net <u>change gain</u> in retail floorspace in local centres
		<b>Providing Homes and Community Services</b>	
		<b>14. Providing homes</b>	
mc61	H	14.5	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</u>

Ref	Source	Policy/Paragraph	Minor Modification
			also evidence of an increase in the number of young children and more sharing. <u>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>
mc62	RR/H	14.13	The Council expects delivery to be around the total shown by Table 8. <u>Housing supply will not however be open-ended and will be managed. Delivery will be phased so that the development of housing sites can 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>
mc63	RR	Footnote to 14.14	The Council will maintain a continuous 5-year <sup>27</sup> ...  Footnote: <sup>27</sup> <u>This will include</u> any additional percentage figure required by national policy.
mc64	H	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.
mc65	H	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 <u>small-scale</u> changes to the Green Belt boundary.
mc66	H	14.22	Local Allocations fulfil a number of purposes: <ul style="list-style-type: none"> <li>• They <u>would</u> extend the character and nature of housing</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<p>supply, particularly for family housing.</p> <ul style="list-style-type: none"> <li>• They <del>would</del> <u>will</u> provide affordable housing locally.</li> <li>• They can be planned in line with infrastructure capacity, particularly primary schools.</li> <li>• They can be used to address local infrastructure deficits.</li> <li>• They <del>would</del> <u>will</u> also help maintain local population and the viability of settlements away from Hemel Hempstead.</li> </ul>
mc67	Pre	Monitoring/Delivery (CS17)	Third indicator: Proportion of <u>new dwellings</u> <del>homes</del> on greenfield sites
mc68	H	Monitoring/Delivery (CS17)	Third monitoring target(relating to the use of greenfield land): <del>38%</del> <u>40%</u> or less
mc69	Pre	Monitoring/Delivery (CS18)	First indicator: Size of new dwellings completed, <u>by number of bedrooms</u>
mc70	Pre	Monitoring/Delivery (CS18)	Second indicator: <del>Number of dwellings completed</del>
mc71	Post	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 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. would be around 5,300 homes.</u> 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</p>

Ref	Source	Policy/Paragraph	Minor Modification																								
			and mix of housing will be updated though housing needs surveys.																								
mc72	Post	Table 10	<p><b>Table 10: Estimated Requirements for People Living in Caravans</b></p> <table border="1"> <thead> <tr> <th></th> <th>2006 Stock</th> <th>2006-2031 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> <tr> <td>Hertfordshire</td> <td>60</td> <td>48</td> </tr> </tbody> </table> <p>Source: Based on the revision to the former Regional Spatial Strategy (July 2009)</p>		2006 Stock	2006-2031 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
	2006 Stock	2006-2031 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																									
mc73	Post	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. <u>The Council will 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>Separate last sentence to create a new paragraph:</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>																								

Ref	Source	Policy/Paragraph	Minor Modification
mc74	Later	14.45	Initial provision for travelling showpeople is directed towards Broxbourne and East Herts. The Hertfordshire local authorities will work together to determine the distribution of the longer term growth. There is <del>no identified</del> <u>very little</u> demand within Dacorum itself, and more opportunity to accommodate plots within other areas of Hertfordshire.
mc75	Post	Monitoring/Delivery (CS21/22)	Target for first indicator (new caravan pitches (net)): <del>59</del> <u>to be advised</u>
mc76	Post	Monitoring/Delivery (CS21/22)	<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 Dacorum</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. British Waterways</u></li> </ul>
		<b>15. Meeting community needs</b>	
mc77	RR	Delivering community services (heading)	<del>Delivering community services and facilities</del> <b>Social infrastructure</b>
mc78	RR	15.1	<del>The fundamental day-to-day living needs and the well-being of society are dependent</del> <u>The well-being of Dacorum's communities depends</u> on having the appropriate social infrastructure. <u>The infrastructure described in Figure 14 is essential to provide the facilities and services which underpin quality of life and deliver day-to-day living needs.</u> <del>to deliver the required social and community services and facilities.</del>
mc79	RR	Figure 14	Social infrastructure includes: <ul style="list-style-type: none"> <li>• early years education to further education;</li> <li>• primary and secondary health care;</li> <li>• <u>open space, outdoor leisure and indoor sports facilities;</u></li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>• <u>libraries;</u></li> <li>• community buildings and facilities for childcare, community care, general welfare, worship <u>and</u> social contact; <del>culture, leisure and civic duties;</del></li> <li>• specialist facilities such as a prison;</li> <li>• job centre and related facilities; <del>and</del></li> <li>• cemeteries; <del>and</del></li> <li>• premises for emergency services and related facilities such as fire hydrants;</li> <li>• <u>open space, outdoor leisure and indoor sports facilities;</u></li> <li>• <u>libraries; and</u></li> <li>• buildings and facilities for childcare, <del>community care, general welfare, worship, social contact,</del> <u>culture, including arts and entertainments,</u> leisure and civic duties.</li> </ul>
mc80	RR	15.2	<p>The Dacorum Sustainable Community Strategy <del>and the local planning system both aspire</del> <u>aspires to promote and improve</u> community well-being, <u>although it recognises there are resource constraints.</u> <del>and help to provide the mechanisms to deliver the social infrastructure needed</del> The Council also aims to <del>help</del> <u>will work with the</u> agencies who provide social infrastructure, to supply the right facilities in the right place.</p>
mc81	RR	15.3	<p>Collaborative working, consultation and a variety of technical studies have helped to understand the opportunities and issues, <u>and will continue to do so.</u> <del>concerning social infrastructure.</del> The <u>first</u> Infrastructure Delivery Plan has reviewed the existing social infrastructure in the borough and established future requirements of a growing population to 2031. <u>Work on this plan</u> <del>Through consultation with infrastructure providers,</del> the work established where the demands for certain services and facilities <u>were</u> <del>are</del> not being met and where there <u>was</u> <del>are</del> <u>any</u> oversupply issues. <del>Infrastructure providers' future</del> <u>The</u> service plans <u>of</u> <del>infrastructure providers</del> and requirements arising from</p>

Ref	Source	Policy/Paragraph	Minor Modification
			projected population levels <u>effectively yield</u> <del>give</del> a schedule of infrastructure requirements to 2031.
mc82	Later	15.11	The Council <del>has been working</del> <u>worked</u> with the local Primary Care Trust (PCT) NHS Hertfordshire to identify <del>existing</del> issues with primary and secondary health care services. The PCT is <del>currently</del> <u>has been</u> responsible for improving the health of local people and delivering primary care services, such as services provided by GPs, community nurses, health visitors or school health advisors. The PCT <del>also arranges</del> <u>arranged</u> healthcare for people in hospitals, care homes, clinics, community settings and in the patient's home. Government healthcare reforms <del>will lead</del> <u>are leading</u> to the abolition of PCTs, with the majority of their functions <u>affecting Dacorum transferring to a Clinical Commissioning Group in 2013.</u> <del>transferred to GPs through fund-holding surgeries by 2012.</del>
mc83	Later	15.12	The PCT and West Hertfordshire Hospital NHS Trust <del>have recently delivered</del> <u>established</u> a new 24/7 Urgent Care Centre and a new GP-led health centre in 2009 <del>as part of a programme of works</del> at Hemel Hempstead hospital site. <del>combined with the centralisation of acute facilities to Acute facilities have been centralised at</del> Watford Hospital. <del>This</del> <u>A</u> redevelopment programme will deliver a new local general hospital on the existing <u>Hemel Hempstead</u> hospital grounds on a reduced footprint: the remaining part of the site will accommodate new homes and a primary school together with improvements to pedestrian, highway and green links with the town centre and the wider area.
mc84	Later	15.13	<del>Further collaborative working with</del> The PCT has helped to produce the 'Investment Asset Management Strategy' for Dacorum. This <del>summarises where the</del> <u>summarised</u> primary and secondary health service issues are likely to be in the borough and where new facilities <del>are</del> <u>would be</u> required. It also <del>examines</del> <u>examined</u> the quality of health service buildings in Dacorum (excluding the hospital) and <del>explains</del> <u>explained</u> how the provision of health services <del>is</del> <u>was</u> calculated. <del>With</del> <u>Using</u>

Ref	Source	Policy/Paragraph	Minor Modification
			this information, the Council has established a need for suitable practice buildings and delivering new practices near to areas of housing growth.
mc85	RR/Later	15.14	<del>The Place Shaping</del> workshops around the borough identified a need to improve existing <u>community</u> facilities and consider further provision of <del>community services and</del> <u>both facilities and services</u> . These facilities <del>should</del> <u>were</u> primarily <del>be</del> for young people and the elderly. <del>with the requirement</del> <u>Specific needs</u> for new large community centres/halls <u>and cultural centres</u> , space for local faith groups, <u>as well as cultural centres</u> and more open space, <u>were identified</u> . <u>Some new provision</u> is indicated <del>Specific needs are identified in the place strategies, and</del> additions are possible.
mc86	Later	15.19	<del>In 2009, a</del> <u>A</u> working group was established <u>in 2009</u> to help ensure the borough had sufficient quality and distribution of leisure facilities and makes best use of them. The working group included a number of representatives from the Council, the Dacorum Sports Trust, Sport England, Hertfordshire County Council, PCT, and Dacorum Sports Schools Partnership. Their work helped develop the Facilities Improvements Strategy: <u>this provided a good basis to plan for improvements and new opportunities for leisure</u> . The strategy examined the idea of a new sports facility in Hemel Hempstead as part of a strategic approach to the development and provision of leisure facilities, at the same time as targeting areas suffering from higher than average obesity levels.
mc87	Later	15.20	<del>Whilst the Facilities Improvements Strategy provides a good basis for improvements and new opportunities for leisure, the</del> <u>The Council will need to</u> use existing land and buildings to rectify the deficiencies in leisure space and help respond to changing recreational and leisure demands. Land already identified as existing open space and leisure space will be protected and enhanced. Other opportunities <u>for sport and recreation</u> , <del>such as the new sports facility for the town</del> will be supported . <del>to help deliver new sport and recreational facilities.</del>

Ref	Source	Policy/Paragraph	Minor Modification
mc88	RR	15.23	<p>There are a wide range of benefits in providing and promoting a variety of cultural activities and facilities. These include:</p> <ul style="list-style-type: none"> <li>• creating a rich, vibrant and diverse mix of uses which can act as a catalyst for regeneration in town centres;</li> <li>• encouraging a sense of personal well-being, pleasure and enjoyment;</li> <li>• enriching the quality of life of the community and visitors to the borough;</li> <li>• generating tourism and creative industries which can contribute to the local economy;</li> <li>• <u>increasing awareness of the countryside, traditional crafts and local food production;</u></li> <li>• conserving the cultural and historic heritage;</li> <li>• improving mental and physical health of residents;</li> <li>• providing many and varied social benefits through the development of work and projects with local community organisations and with groups at risk of exclusion;</li> <li>• supporting citizenship and community identity and safer and stronger communities; and</li> <li>• providing an opportunity to build on Dacorum's cultural diversity.</li> </ul>
mc89	RR	15.24	<p>The regeneration of Hemel Hempstead town centre is a springboard for the delivery of further cultural and tourist facilities. Its key ambitions include the provision of a new library, community facilities, additional open space and improvements to the accessibility of existing green space and the River Gade (see section 20). <del>These will benefit the local communities and visitors alike.</del></p>
mc90	RR	15.25	<p>New opportunities for heritage, arts and cultural <u>activities</u> <del>businesses</del> and links between local schools and communities will also be supported, particularly as part of mixed use developments and regeneration schemes.</p>
mc91	Pre	Monitoring/Delivery (CS23)	<p>Third indicator: <del>Net loss of existing services or facilities</del></p>

Ref	Source	Policy/Paragraph	Minor Modification
mc92	H	Monitoring/Delivery (CS23)	Fourth indicator: Increase in the area of leisure space <u>in the borough and the main towns (in hectares)</u>
mc93	Pre	Monitoring/Delivery (CS23)	Fifth indicator: <u>Net change in the floorspace for leisure, Retention of social and community and cultural facilities</u>
		<b>Looking after the Environment</b>	
		<b>16. Enhancing the natural environment</b>	
mc94	RR	16.2	The majority of Dacorum is within the Chilterns National Character <del>Landscape</del> Area <sup>1</sup> . Whilst the character of <u>the south eastern</u> section has been eroded through 20 <sup>th</sup> century development, much of the remainder is protected by its designation as an Area of Outstanding Natural Beauty (AONB).
mc95	RR	Map 2	<b>See Figure (on page 100).</b> <i>Correct the notation for the Chilterns. Show additional scarp slope through Aldbury Nowers.</i>
mc96	RR	16.5	A more detailed landscape assessment <sup>2</sup> <del>for Dacorum</del> divides the borough's countryside into 30 different landscape character areas. Footnote: <sup>2</sup> <u>Landscape Character Assessment for Dacorum</u>
mc97	RR	Map 3	<b>See Figure (on page 101).</b> <i>Correct inconsistencies in the key – delete Wendover Woods and amend the Chiltern Woodlands (SAC) notation. Reposition the Tring-Wendover green infrastructure link to the south.</i>
mc98	RR	16.17	Biodiversity and geological resources are a <del>key</del> <u>an essential</u> component of green infrastructure. Their protection <u>will vary</u> <del>varies</del> according to their relative importance (see Figure 15), the highest being international importance.
mc99	RR	Following 16.17	New paragraph after 16.17 <u>Potential damage to the Chiltern Beechwoods (SAC) from development proposals will be subject to special assessment. A precautionary approach, avoiding damage and encouraging alternative natural greenspace, will be pursued: mitigation of damage may be appropriate, but only as a secondary option. The general principles of avoidance and mitigation will be</u>

Ref	Source	Policy/Paragraph	Minor Modification
			<u>applied by the Council, when considering impacts on any site of biodiversity or geological interest.</u>
mc100	RR	Following 16.17	Second new paragraph after 16.17 <u>Important landforms and geology will be designated as Regionally Important Geological and Geomorphological Sites, e.g. the Bourne gutter and pingos on Boxmoor. Their management and interpretation can provide local communities with enjoyment and an appreciation of the characteristics of the Chilterns chalk landscape and how it has evolved.</u>
mc102	RR	Figure 15	<b>See Figure (on page 102).</b> <i>Link 'County/subregional and Local'. Position RIGGSs below Wildlife Sites.</i>
mc103	RR	16.18	The Habitat Survey for Dacorum <sup>4</sup> identified over 200 Wildlife Sites, <del>some of which overlap with higher designations.</del> This list is updated annually by the Hertfordshire Wildlife Sites Partnership, when new sites are identified or existing sites lose their nature conservation value.
mc104	RR	16.19	Not all areas of importance to biodiversity are protected by <u>the formal designations shown in Figure 15.</u> Features such as the Grand Union Canal, river valleys, chalk streams, areas of ancient semi-natural woodland, orchards, nature reserves, important trees and hedges and other local green spaces within towns and villages are collectively very significant and need protection. Opportunities will be taken to create new greenspace, designate new Local Nature Reserves (LNRs) to meet the local accessibility standards set by Natural England and support countryside management initiatives. <u>Better management of the water resource and restoration of seasonal flows in the chalk streams, which are suffering from over-abstraction, will be critical.</u>
mc105	RR	16.20	The increasing fragmentation of habitats will be addressed. Many areas have become isolated 'islands,' increasingly vulnerable to extreme weather conditions, disease and climate change. Habitat fragmentation is greatest <u>at Hemel Hempstead and in the southern and eastern part parts</u> of the borough.

Ref	Source	Policy/Paragraph	Minor Modification
mc106	RR	16.21	Key Biodiversity Areas <sup>5</sup> are identified on Map 3. They contain particularly high concentrations of either woodland, wetland, grassland or a broader mosaic of habitats and have the greatest potential for joining fragments of habitats and creating, restoring and managing large areas of quality habitat. <u>Large scale biodiversity initiatives, such as the Living Landscapes Project, are expected to come from the national and local conservation bodies. They will help guide priorities for nature conservation and sympathetic land management, and will therefore be incorporated into the Green Infrastructure Strategy and related action plans.</u>
mc107	RR	16.22	<u>A</u> The Sustainability Offset Fund (Policy CS30) will help provide additional tree and woodland planting, to extend and supplement existing green corridors <u>and habitats</u> and to reinforce existing landscape belts. The biodiversity value of new landscaping and open space will be increased through careful design and the use of appropriate native species.
mc108	RR	16.24	<del>Geological conservation has been less researched. The two Regionally Important Geological and Geomorphological (RIGGs) sites within the borough - and puddingstone boulders at Castle Hill, Berkhamsted - will be added to in the light of further information.</del>
mc109	RR	Monitoring/Delivery (CS24-26)	<b>Delivery will be achieved through planning and land management, by:</b> <ul style="list-style-type: none"> <li>• identification of development sites and their requirements within the Site Allocations DPD and East Hemel Hempstead AAP;</li> <li>• <u>following the Development Management DPD and supplementary planning documents;</u></li> <li>• <u>acting sensitively on the results of environmental assessments and analyses;</u></li> <li>• the use of the Landscape Character Assessments (including historic characterisation);</li> <li>• implementation of the Green Infrastructure and Green</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<p>Space Strategies and Biodiversity Action Plan objectives;</p> <ul style="list-style-type: none"> <li>• adherence to the Chilterns Building Design Guide and associated technical notes;</li> <li>• implementation of the Management Plan for the Chilterns Area of Outstanding Natural Beauty and associated guidance;</li> <li>• <del>partnership working with</del> <u>supporting broad based initiatives from</u> national and local conservation organisations such as the Chilterns Conservation Board, Herts and Middlesex Wildlife Trust, Hertfordshire Biological Records Centre and the Hertfordshire Countryside Management Service, <u>and working in partnership with them</u>;</li> <li>• supporting measures which develop sound food and woodland economies and help maintain the countryside (e.g. farmers markets);</li> <li>• encouraging the take up of agri-environment grants through partners; and</li> <li>• implementation and monitoring of the Infrastructure Delivery Plan (IDP).</li> </ul>
<b>17. Conserving the Environment</b>			
mc110	RR	17.5	<p>High quality design and proper maintenance can prevent the loss of original character in buildings. <del>Conservation</del> <u>Conversion</u> of buildings to alternative uses can extend the life of buildings and is preferable to demolition. Infilling and replacement with new characterless buildings and public realm should be avoided. This applies to both designated and undesignated historic assets.</p>
mc111	RR	17.6	<p>The Council needs to <del>re-evaluate its historic</del> heritage assets and their settings on a continual basis. This ongoing appraisal will inform further local designations and future management plans. <del>This is a continual process and includes</del> It will include a programme of Conservation Area Appraisals and a Heritage at</p>

Ref	Source	Policy/Paragraph	Minor Modification
			Risk Review.
mc112	RR	17.7	Conservation Area Appraisals will analyse the character and appearance of each Conservation Area and identify any negative features or issues that could be addressed through development. Boundaries of Conservation Areas will be reviewed. The 'Heritage at Risk' review will identify vulnerable <del>historic</del> <u>heritage</u> assets: the Council will act to ensure their protection, using enforcement action, Article 4 Directions, building preservation and urgent work notices, spot listing and applications for funding.
mc113	RR	Policy CS27	<p><b>All development will favour the conservation of <u>historic heritage</u> assets.</b></p> <p><b>The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced.</b></p> <p><b>Development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.</b></p> <p><b>Features of known or potential archaeological interest will be surveyed, recorded and wherever possible retained.</b></p> <p><b>Supplementary planning documents will provide further guidance.</b></p>
mc114	Pre	Monitoring/Delivery (CS27)	New target with the first indicator: <u>No net loss of listed buildings</u>
mc115	RR	Monitoring/Delivery (CS27)	<p><b>Delivery will be achieved by:</b></p> <ul style="list-style-type: none"> <li>• the Development Management DPD;</li> <li>• having regard to Conservation Area Appraisals;</li> <li>• developing the Historic Environment SPD;</li> <li>• developing the Urban Design SPD;</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>• partnership working with the Archaeology team at the County Council; and</li> <li>• reviewing and maintaining inventories of <u>historic heritage assets and management plans</u>.</li> </ul>
		<b>18. Using resources efficiently</b>	
mc116	RR	18.1	<p><i>Split paragraph into two:</i></p> <p>First paragraph  <del>In providing for new homes, jobs and infrastructure,</del> Local planning policies can help shape and design places with lower carbon emissions and renewable energy technologies, which are ‘future-proofed’<sup>6</sup> from the effects of climate change. ‘Future proofing’ development includes:</p> <ul style="list-style-type: none"> <li>• minimising the use of natural resources;</li> <li>• reducing water run-off from hard surfaces and managing flood risk areas;</li> <li>• generating less waste from development; and</li> <li>• managing pollution.</li> </ul> <p>Second paragraph  The benefits of reducing carbon emissions, and mitigating against and adapting the built environment for climate change include:</p> <ul style="list-style-type: none"> <li>• reduced heating and electricity bills due to better insulation and <u>more</u> efficient appliances;</li> <li>• less reliance on fossil fuels;</li> <li>• support for the local economy by increased use of locally sourced sustainable materials;</li> <li>• reduced water consumption;</li> <li>• ‘greening’ the built environment <del>by</del> <u>through</u> biodiversity enhancements;</li> <li>• reduced ‘heat stress’<sup>7</sup> in urban environments; and</li> <li>• an improved quality of life and feeling of well-being.</li> </ul>
mc117	RR	18.2	Key legislative and statutory directives aim to reduce <u>carbon dioxide</u> (CO <sub>2</sub> ) emissions globally by at least 50% by 2050. In

Ref	Source	Policy/Paragraph	Minor Modification
			the UK, <del>this is being driven by</del> the Climate Change Act (2008), which has committed the Government to reducing CO <sub>2</sub> emissions by 26% by 2020 and an <del>80% reduction in</del> all greenhouse gas emissions <u>by 80%</u> by 2050 (both from a 1990 baseline).
mc118	RR	18.3	<del>Apart from National mandatory standards, currently provided such as those provided for dwellings by the Code for Sustainable Homes, there will be similar mandatory standards for</del> <u>will apply</u> to all other building types. <del>Further changes are also expected to update the evolving national policy context</del> National policy is evolving and further change is expected, including amendments to Building Regulations to <del>further</del> tighten standards.
mc119	RR	18.4	The Council's <del>approach is</del> <u>will aim</u> to <u>locate and design</u> encourage new development <del>to be located and designed so as</del> to optimise its carbon performance and <u>to</u> support the supply of decentralised, renewable and low carbon energy sources. The Regional Spatial Strategy (2008) <del>set</del> <u>sets</u> a target of generating 10% of the region's energy from renewable sources by 2010 and 17% by 2020 (excluding offshore wind). To help cut water consumption from 150 litres per person per day, it also <del>sets</del> <u>set</u> targets for a 25% reduction in new development and 8% in existing development on 2006 rates.
mc120	RR	18.5	<del>In support of national and regional guidance and targets, the Hertfordshire Climate Change Partnership (HCCP) was set up to bring together the County's key organisations. HCCP has also been made responsible for the delivery of the Hertfordshire Local Area Agreement which commits to a 9.1% cut in CO<sub>2</sub> emissions (from a 2005 baseline) by 2011.</del>
mc121	RR	18.6	The Council signed the Nottingham Declaration on Climate Change in 2007, and <u>committed to</u> tackling climate change <del>is a key priority of</del> <u>in</u> the Dacorum Sustainable Community Strategy.
mc122	RR	18.7	The <del>current</del> energy performance of the borough has shown that, <u>despite</u> progress on the reduction of domestic energy

Ref	Source	Policy/Paragraph	Minor Modification
			consumption, there is a need to make improvements to domestic energy consumption, the existing housing stock, new development, and renewable and decentralised energy for the built environment.
mc123	RR	18.8	<del>The borough currently shows very good performance on the reduction of domestic energy consumption.</del> Over the 10 years from 1996, <u>domestic</u> consumption <del>has fallen</del> <u>fell</u> by more than 20%, in line with targets. This <u>was</u> <del>has been</del> achieved mainly through <del>relatively</del> cheap insulation and efficiency measures, but it is estimated that more expensive measures will be needed from around 2015 onwards in order to maintain momentum. The borough has below South East region average annual per head domestic energy consumption - gas consumption is 10% lower and electricity 13% lower (Low and Zero Carbon Study 2010). Consumption is also below most other regional averages in the country.
mc124	RR	18.9	<del>Even though</del> Nearly 30% of carbon emissions <del>arise</del> <u>arose</u> from energy use in <u>Dacorum's</u> <del>our</del> homes. <del>Yet, there are</del> <u>were</u> very few examples of private development in the borough <u>in 2011</u> that <u>had</u> <del>have</del> been built to reduce these emissions through <del>higher energy efficient</del> <u>energy</u> standards above <u>the</u> 2006 Building Regulations Part L, such as the Code for Sustainable Homes or BREEAM <sup>8</sup> .
mc125	RR	18.10	<del>There are also</del> <u>In 2011 there were</u> no significant examples of renewable energy generation in the borough, apart from a few small-scale wind turbines generating only a small amount of electricity.
mc126	RR	Following 18.10	New heading after paragraph 18.10: <b>Carbon Emissions and Renewable Energy</b>
mc127	RR	18.11	The <u>Council's</u> approach to <u>carbon emissions and</u> renewable energy will be guided by the Energy Hierarchy (Figure 16). <del>This expects</del> <u>This means that</u> carbon emission reductions <del>to</del> <u>will</u> be delivered primarily through <u>improvements to the</u> energy efficiency performance <del>improvements to</del> <u>of</u> the building fabric <u>and</u> ensuring that carbon emissions reductions are 'future-

Ref	Source	Policy/Paragraph	Minor Modification
			proofed' for the life of the development. This will include improving the air-tightness of the building, before resorting to renewable energy technologies in order to meet the requirements for carbon emission <u>targets</u> . <del>reductions. set out in Policy CS28</del>
mc128	RR	Following 18.11	<p>New paragraph after paragraph 18.11:  <u>Government policy intends that all new buildings should be built to a zero carbon standard within the next ten years, and at some point afterwards new development should normally have a neutral carbon impact. Minimum standards or targets will be identified through the Building Regulations and the Code for Sustainable Homes or equivalents. The pace of change and level of compliance will depend on:</u></p> <ul style="list-style-type: none"> <li>• <u>the timing of Government regulation or advice;</u></li> <li>• <u>the opportunity (to exceed the minimum); and</u></li> <li>• <u>cost affecting viability of schemes.</u></li> </ul> <p><u>Opportunity is related to size of scheme and location. There are opportunities in Dacorum to exceed the minimum pace of change, particularly for larger developments and where heat and energy demands will be relatively high.</u></p>
mc129	RR	Following 18.11	<p>Second new paragraph after paragraph 18.11:  <u>Zero carbon buildings will be achieved through control of building design and construction (e.g. the amount of insulation). This covers regulated emissions and is shown as Stage 3 in Table 11. Carbon neutral status can be reached, if, in addition, occupiers manage how they use their buildings and appliances (i.e. unregulated emissions) particularly carefully. If specific targets cannot be met, there are allowable solutions which can be used to compensate.</u></p>
mc130	RR	Following 18.11	<p>Third new paragraph after paragraph 18.11:  <u>The Council has adopted a progressive approach which minimises carbon dioxide emissions. The Council will accept the delivery of standards/targets in Table 11 and any supplementary guidance, as minimising CO<sub>2</sub> emissions. Standards and targets will be used as guidelines, allowing a</u></p>

Ref	Source	Policy/Paragraph	Minor Modification
			degree of flexibility so as not to prevent necessary <u>development.</u>
mc131	RR	18.12 and 18.13	<p><i>Merge paragraphs:</i></p> <p><del>The A 'Low and Zero Carbon Study' has been undertaken at a county-wide level and includes maps of mapped existing CO<sub>2</sub> emissions, and higher levels of levels of demand for electricity and heat, and opportunities and constraints for decentralised energy. demands in the borough. The maps demonstrate that Areas of high energy demand and related CO<sub>2</sub> emissions from existing buildings are concentrated in the higher density areas of major settlements. The Energy Opportunities Plan (Map 4) in the study demonstrates the opportunities and constraints for decentralised energy. The plan identifies District Heating Opportunity Areas. The Study therefore suggested opportunities for district heating in the borough's town centres and Maylands Business Park and through any large-scale greenfield development. There are also It also suggested opportunities to harness wind power. However these opportunities have been identified Natural opportunities for wind power are in the countryside, particularly in the Green Belt (see Map 4): they are constrained by environmental policies (e.g. Policies CS5 and CS 24). clear justification is required to take these forward (Policy CS5).</del></p>
mc132	RR	18.14 (and 18.17)	<p><i>Merge paragraph with paragraph 18.17</i></p> <p><del>Given the borough's rural and urban character, and prospects for urban regeneration in Hemel Hempstead, The Council considers that District Heating Opportunity Areas and Combined Heat and Power (CHP) should will be pursued in high density areas targeted for regeneration (see Map 4). There are also opportunities for these Systems could to be powered by local biomass<sup>10</sup> and appropriate waste that is not being recycled for other purposes. Micro-generation technologies, particularly solar water heating, photovoltaics and heat pumps will also help reduce carbon emissions. Within the identified District Heating Opportunity Areas, major</del></p>

Ref	Source	Policy/Paragraph	Minor Modification
			new development (10 dwellings and above/1000sqm of non-residential and above) will be expected to deliver networks of district heating to help the borough meet renewable energy targets and to improve energy efficiency (see Table 11). The proposed Green Energy Centre in the Maylands Business Park will help fulfil these ambitions and help raise awareness of best practise. Smaller developments in, or close to, District Heating Opportunity Areas should consider delivering suitable technologies to enable connection to district heating networks in the future.
mc133	RR	18.15	<del>Due to opportunities for high density development in some areas of the borough, combined with constraints elsewhere, there is justification for carbon reduction targets that exceed the mandatory stepped changes associated with Part L of Building Regulations. An appraisal of cost compliance is set out in the Low and Zero Carbon study.</del>
mc134	RR	18.16	<del>The stepped change away from Part L of Building Regulations (the Code for Sustainable Homes/ non-residential equivalent) will be directed towards District Heating Opportunity Areas. New development outside the District Heating Opportunity Areas will be expected to comply with Building Regulations Part L as a minimum, with the exception of higher water efficiencies (Policy CS29), requirements to consider the whole life cycle of the building (Policy CS29) and delivering on-site carbon reductions (Policy CS28).</del>
mc135	RR	18.18	More detailed guidance about District Heating Opportunity Areas and Wind Opportunity Areas will be <u>given in</u> delivered through a Supplementary Planning Document.
mc136	RR	Map 4	<b>See Figure (on page 103).</b> <del>Amend title: Energy Opportunities Plan</del> <u>Opportunities for Renewable Energy.</u> <i>Simplify map to show the principal district heating opportunity areas and opportunities for wind turbines only.</i>
mc137	RR	Table 11	<b>Table 11: <u>Progress towards Zero Carbon in New Development Step Changes in the Code for Sustainable Homes and Additional CO<sub>2</sub> Reductions compared to Building Regulations Part L 2010</u></b>

Ref	Source	Policy/Paragraph	Minor Modification			
			Effects to new development in different parts of the borough <u>Location</u>	From Oct 1 <sup>st</sup> 2010 <u>Stage 1 - 2011</u>	From 2013 <u>Stage 2**</u>	From 2016*** or 2019 <u>Stage 3 onwards***</u>
			<b><u>For development &lt;5 dwellings or non-residential development &lt;235sqm</u></b>			A minimum of Code Level 6 (or equivalent) for residential development. Comply with Part L2A 2019 Building Regulations (or equivalent guidance) as a minimum for non-residential development. Progression through Code Levels 5 and 6 (or equivalent) for residential development. Comply with equivalent Building Regulations or standards as a minimum for
			In the whole borough for development <5 dwellings or non-residential development <235sqm <u>Whole Borough</u>	A minimum of Code Level 3 (or equivalent) for residential development. Comply with Part L2A* 2010 Building Regulations as a minimum for non-residential development.	A minimum of Code Level 4 (or equivalent) for residential development. Comply with Part L2A 2013 Building Regulations as a minimum for non-residential development.	
			<b><u>For development ≥5 dwellings or non-residential development ≥235sqm</u></b>			
			<u>Whole Borough except DHOAs Outside DHOAs<sup>2</sup> for development ≥5 dwellings or non-residential development ≥235sqm</u>	As above, plus an additional 5% CO <sub>2</sub> reductions for residential and non-residential development as a minimum.	As above, plus an additional 5% CO <sub>2</sub> reductions for residential and non-residential development as a minimum.	

Ref	Source	Policy/Paragraph	Minor Modification			
		<p>Inside DHOAs for development <del>≥5 dwellings or non-residential development</del> <del>≥235sqm</del></p>	<table border="1"> <tr> <td data-bbox="1227 172 1503 655"> <p>A minimum of Code Level 4 or equivalent for residential development. Comply with Part L2A 2010 Building Regulations plus an additional 25% CO<sub>2</sub> reductions as a minimum for non-residential.</p> </td> <td data-bbox="1503 172 1787 655"> <p>A minimum of Code Level 5 (or equivalent) for residential development. Comply with the CO<sub>2</sub> reductions associated with Code Level 5 (or equivalent) for non-residential development as a minimum.</p> </td> <td data-bbox="1787 172 2051 655"> <p><u>non-residential development.</u></p> </td> </tr> </table> <p>Notes:  * Building Regulations Part L2A relates to new non-residential development.  ** This requirement will come into effect when the next update to Part L 2010 is published that is equivalent to Code Level 4 energy improvements i.e. expected to be Part L 2013.  *** <del>This requirement</del> <u>These requirements</u> will come into effect <del>when with</del> successive updates to Part L 2013 <u>of the Building Regulations</u> (or equivalent) <u>so that achieve energy improvements equivalent equal to Code Level 6 or zero carbon can be achieved.</u> <del>This is expected from 2016 for residential development and from 2019 for non-residential development.</del>  DHOA District Heating Opportunity Area  References to Code Levels relate to the Code for Sustainable Homes.</p>	<p>A minimum of Code Level 4 or equivalent for residential development. Comply with Part L2A 2010 Building Regulations plus an additional 25% CO<sub>2</sub> reductions as a minimum for non-residential.</p>	<p>A minimum of Code Level 5 (or equivalent) for residential development. Comply with the CO<sub>2</sub> reductions associated with Code Level 5 (or equivalent) for non-residential development as a minimum.</p>	<p><u>non-residential development.</u></p>
<p>A minimum of Code Level 4 or equivalent for residential development. Comply with Part L2A 2010 Building Regulations plus an additional 25% CO<sub>2</sub> reductions as a minimum for non-residential.</p>	<p>A minimum of Code Level 5 (or equivalent) for residential development. Comply with the CO<sub>2</sub> reductions associated with Code Level 5 (or equivalent) for non-residential development as a minimum.</p>	<p><u>non-residential development.</u></p>				
mc138	RR	Following Table 11	Footnote <sup>2</sup> <del>District Heating Opportunity Heating Areas— identified in the Hertfordshire-wide Low and Zero Carbon Study</del>			
mc139	RR	18.20	The way in which buildings are designed, constructed, operated and decommissioned has significant impacts on the built and natural environment, and requires major resource inputs such as energy, water and materials. Designing and constructing buildings <del>that</del> <u>which</u> help to minimise <u>the consumption of</u> these key resources and minimise construction waste from decommissioning buildings, can, not			

Ref	Source	Policy/Paragraph	Minor Modification
			<p>only, reduce the borough's carbon footprint, but also <u>reduce costs for developers and occupiers. <u>Site waste management plans will help by encouraging reuse of materials, reduction of waste and recycling.</u> Therefore <u>Where practical, developers should be considering the refurbishment of existing buildings before considering demolition. <u>New development should provide the necessary physical infrastructure, including drainage and sewerage;</u> developers should also <u>provide adequate sewerage facilities for new development and ensure that there is sufficient capacity at the relevant wastewater treatment works (see section 28).</u></u></u></p>
mc140	RR	18.22	<p><del>Sustainable design and construction also provides an opportunity to retain and enhance biodiversity</del> <u>includes measures such as the planting of native species, the nature of landscaping, "green" roof design, water management and the provision of nesting sites or roosts. These are recommended to help sites link with wildlife corridors and the wider natural environment. Enhanced biodiversity will improve the</u> <del> Apart from improving quality of life and property values, as well as enhanced biodiversity also delivers</del> <u>delivering</u> ecological benefits. While all living plant matter absorbs CO<sub>2</sub>, trees process more due to their large size and extensive root structure<sup>12</sup>. One hectare of woodland can absorb emissions the equivalent of 100 family cars (with high emissions). Trees can also remove sulphur dioxide from the atmosphere, attenuate noise pollution, provide natural air conditioning and shade, and moderate the rate of water run-off through rainfall attenuation, which reduces the risk of flooding. Therefore, new development will be expected to retain and replace existing trees, and help to plant more trees to expand the tree canopy in the borough.</p>
mc141	H	18.24	<p><del>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 and carbon neutral</del></p>

Ref	Source	Policy/Paragraph	Minor Modification
			<p>development (see Table 11) may include: <del>the following allowable solutions must be considered first:</del></p> <ul style="list-style-type: none"> <li>• carbon reductions on-site, through energy efficiency, low carbon and zero carbon technologies or on-site generation;</li> <li>• connection to a district heating network;</li> <li>• reduction of unregulated emissions through energy efficient appliances etc.;</li> <li>• exporting low carbon or renewable heat from the development site to other developments; and</li> <li>• investing in low and zero carbon community heat infrastructure.</li> </ul> <p><u>Some of these measures can contribute to offsetting.</u></p>
mc142	RR/H	18.25 and 18.26	<p><i>Merge paragraphs:</i></p> <p>Further <u>guidance</u> advice will be provided to:</p> <ul style="list-style-type: none"> <li>• <u>explain the Council's phased approach to zero carbon and carbon neutral developments:</u></li> <li>• support <u>offsetting</u> and the implementation of the <u>Sustainability Carbon-Offset Fund</u>; and</li> <li>• give further consideration to the allowable solutions required</li> </ul> <p><del>Further advice and practical sustainable development solutions are proposed in Hertfordshire's Building Futures Design Guide<sup>13</sup> for use by developers, planners and the general public. The guide is an evolving website with provides practical case studies and is an evolving best practice guide guidance for new development..</del></p>
mc143	Pre	Monitoring/Delivery (CS28-30)	<p>First indicator</p> <p><u>Proportion</u> <del>Number</del> of new homes in district heating opportunity areas reaching set levels in the Code for Sustainable Homes or equivalent (see Table 11)</p>
mc144	RR	Monitoring/Delivery (CS28-30)	<p><b>Delivery will be achieved by:</b></p> <ul style="list-style-type: none"> <li>• identifying key sites for decentralised renewable energy in the Site Allocations DPD;</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>• developing policy in the Development Management DPD and other guidance;</li> <li>• <u>requiring Sustainability Statements and using a carbon compliance tool</u><del>requiring Sustainability Statements;</del></li> <li>• adherence to the <u>Hertfordshire Joint Municipal Waste Spatial Management Strategy</u>;</li> <li>• compliance with Building Regulations;</li> <li>• <del>use of</del> <u>using</u> a Sustainability Offset Fund;</li> <li>• public and private partnership to deliver community-scale infrastructure; and</li> <li>• joint working with Council's Energy Conservation team and the Home Energy Conservation Association (HECA).</li> </ul>
mc145	RR	18.32 and 18.33	<p><i>Merge paragraphs</i></p> <p><u>New building will be directed away from areas vulnerable to flooding. The A Strategic Flood Risk Assessment, incorporating the sequential approach to flood risk and agreed with the Environment Agency, has informed the selection of the strategic development sites and broad locations the main areas for development in Dacorum. The sequential approach relating to flood risk set out in national policy has also informed the selection of sites. Most The majority of the proposed development in Dacorum will be accommodated outside flood zone areas Flood Zones 2 and 3 (the main areas vulnerable to flooding), but there will be some exceptions. For example, redevelopment and change will occur in central areas such as Hemel Hempstead Town Centre. and any Any new development in Flood Zones 2 or 3 within flood zones will be expected to must provide develop appropriate mitigation measures to reduce the cause and or risk of flooding This is to and avoid an any adverse impact on the quality of the groundwater source or a risk to its ability to maintain a the public water supply. Development will be directed away from Flood Zones 2 and 3. Some types of development (such as</u></p>

Ref	Source	Policy/Paragraph	Minor Modification
mc146	RR	18.34-18.36	<p>those categorised as 'Less Vulnerable' and 'Water Compatible') may be appropriate within Flood Zone 3.</p> <p><i>Merge paragraphs</i></p> <p><del>A 'Water Cycle Study Scoping Report'<sup>15</sup> has been jointly completed with Three Rivers District Council, St. Albans City &amp; District Council, Welwyn Hatfield Borough Council and Watford Borough Council. The stakeholders involved in the process included the Environment Agency, Thames Water Utilities and Veolia Water Central amongst others. The study examined the condition of the existing distribution network and waste water treatment works and whether <u>it</u> they would be able to cope with additional development growth. The Scoping Study concluded that work would need to be progressed to the next stage (the Water Cycle Study Outline Report) <u>The study concluded that further work would be necessary to establish:</u></del></p> <ol style="list-style-type: none"> <li><del>1) if Maple Lodge or Blackbirds Waste Water Treatment Works would need to increase the Dry Weather Flow consent and introduce new physio-chemical standards; and</del></li> <li><del>2) how extensive the upgrades need to be to the sewerage networks throughout Hemel Hempstead and Kings Langley; and</del></li> <li><del>3) <u>whether any other sewerage upgrades were needed within the wider south and west Hertfordshire area.</u></del></li> </ol> <p><del>The local authorities and stakeholders involved will continue to plan for both of the <u>necessary</u> upgrades (see Section 28), as well as any other necessary action as an outcome of the Water Cycle Study Outline Report. This will be progressed <u>with</u> as part of the Site Allocations DPD.</del></p>
mc147	RR	Footnote to 18.34-18.36	<p>Footnote<sup>15</sup> <u>Water Cycle Study Scoping Report, 2010 - a technical document supporting the Core Strategy, commissioned by Dacorum Borough Council, Three Rivers District Council, St. Albans City &amp; District Council, Welwyn Hatfield Borough Council and Watford Borough Council, with the support and involvement of the Environment Agency,</u></p>

Ref	Source	Policy/Paragraph	Minor Modification
			Thames Water Utilities and Veolia Water Central.
mc148	RR	18.39	<p><i>Split paragraph into two.</i></p> <p>First paragraph: In Dacorum special consideration needs to be given to:</p> <ul style="list-style-type: none"> <li>• the quality of the groundwater supplying the chalk aquifer;</li> <li>• protecting the habitat and biodiversity of chalk streams;</li> <li>• the maintenance of higher quality agricultural areas and the sand and gravel belt;</li> <li>• limiting the effects of noise and air pollution along major routes (i.e. road, rail and aircraft from Luton Airport);</li> <li>• retaining tranquil parts of the Chilterns Area of Outstanding Natural Beauty and Boarscroft Vale; and</li> <li>• the risks associated with Buncefield Oil Terminal.</li> </ul> <p>Second paragraph: The planning system has a role to play in the minimization of waste at or near source and in <u>the</u> disposal of household, commercial and construction waste. Unnecessary waste should be reduced and managed nearer to its source. To avoid unnecessary waste going to landfill sites, developers will be expected to avoid potentially polluting developments, the creation of additional waste, and the location of new development near existing sources of pollution. <del>This may involve</del> <u>Where waste is unavoidable it will need to be transferred and managed. Waste recycling and management will be appropriate in many General Employment Areas. New facilities may be provided through</u> the relocation of the existing Household Waste Recycling Centre and Waste Disposal Centre <del>as part of a new Energy and Waste Park in the Maylands Business Park area in East Hemel Hempstead.</del></p>
mc149	RR	18.40	Hertfordshire County Council is the Waste Disposal Authority and the Waste <u>Planning Management</u> Authority for Dacorum Borough Council. <del>The suite of waste related documents include</del>

Ref	Source	Policy/Paragraph	Minor Modification
			<p>The Waste Core Strategy <u>and Development Management Policies</u>, and Waste Site Allocations <u>and Waste Development Policies</u> documents form part of the Minerals and Waste Development Framework for Hertfordshire. The Development Plan Documents on waste set out the County Council's overall vision and strategic objectives for waste planning and establishes the broad locations for strategic waste facilities: <u>they also allocate sites, indicate areas of search for future waste uses, and contain minerals and waste safeguarding areas.</u> The Framework will be used as a basis for future waste planning, and <del>will be used</del> in the determination of planning applications <del>across Hertfordshire.</del></p>
mc150	RR/Later	18.41	<p>Air quality within Dacorum is generally good, with the main source of air pollution being from traffic emissions, specifically nitrogen dioxide. <del>Following a programme of assessment, three areas were found to exceed air quality objectives for this gas and have been</del> <u>In 2011 three areas were designated as Air Quality Management Areas (AQMA) because levels of nitrogen dioxide exceeded air quality standards : i.e.</u></p> <ul style="list-style-type: none"> <li>• Lawn Lane, Hemel Hempstead;</li> <li>• London Road, Apsley, Hemel Hempstead; and</li> <li>• High Street, Northchurch.</li> </ul> <p><u>The number and extent of AQMA will change as a result of mitigation measures and continued monitoring of air quality.</u></p>
mc151	RR	18.42	<p><u>Action plans will highlight mitigation measures for each AQMA. The planning system will be used to support these action plans. It does not necessarily follow that development would be harmful in an area of poor air quality or that it should be banned in an AQMA. Here, the type, scale and location of development and its traffic generation will be managed sensitively. Greater weight will be given to the consideration and removal of air pollutants. National Air Quality Standards identify the planning system as one of the key mechanisms for achieving improvements in air quality. It is not necessarily the case that proposed development in an area of poor air quality</u></p>

Ref	Source	Policy/Paragraph	Minor Modification
			<del>will have a negative impact. Similarly, it does not mean that there should be a ban on development within that area, rather, that greater weight should be given to the consideration and removal of the impacts. Actions Plans for each AQMA will highlight appropriate mitigation measures.</del>
mc152	RR	Monitoring/Delivery (CS31-CS32)	<p><b>Delivery will be achieved by:</b></p> <ul style="list-style-type: none"> <li>• the restriction of development around the Buncefield Oil Depot through the East Hemel Hempstead AAP;</li> <li>• the Development Management DPD;</li> <li>• application of the Planning Obligations SPD;</li> <li>• use of sustainability statements;</li> <li>• partnership working with the Council's Environmental Health department, <u>the County Council</u>, the Countryside Management Service and with external agencies and water authorities, such as the Environment Agency, Thames Water and Veolia Water UK;</li> <li>• air quality monitoring undertaken across the borough;</li> <li>• monitoring and standards set by external agencies; and</li> <li>• Action Plans for designated Air Quality Management Areas</li> </ul>
		<b>Place Strategies</b>	
		<b>19. Introduction to Place Strategies</b>	
mc153	Post	19.2	<del>Of particular importance in informing these strategies was a <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 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></del>
mc154	Post	Following 19.2	<p>New paragraph:  <u>Each place strategy is set out in a similar format:</u>  1) <u>Vision</u></p>

Ref	Source	Policy/Paragraph	Minor Modification
			<p><u>i.e. what the place will be like in 2031</u></p> <p><u>2) Local Objectives</u></p> <p><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></p> <p><u>3) Delivering the Vision</u></p> <p><u>(a) the overall strategy</u></p> <p><u>(b) policy for specific locations, sites and allocations</u></p> <p><u>(c) vision diagram(s).</u></p> <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 paragraphs 19.4 to 19.10.</u></p>
mc155	Post	Common Local Objectives	<p><i>Amend heading:</i></p> <p><b>Common Local Objectives</b></p>
mc156	Post	Local Housing Objectives	<p><b>Local Housing Objectives</b></p>
mc157	Post	Strategic Sites and Local Allocations	<p><i>Amend heading and insert new paragraph before 19.5:</i></p> <p><b><u>Specific Locations Strategic Sites and Local Allocations</u></b></p> <p><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>
mc158	Post	19.5 and 19.6	<p><i>Merge paragraphs:</i></p> <p>Two strategic sites are identified: <del>in the place strategies;</del></p> <ol style="list-style-type: none"> <li>1. Land at Durrants Lane / Shootersway, (Egerton Rothesay School) Berkhamsted; and</li> <li>2. Hicks Road, Markyate.</li> </ol> <p>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</p>

Ref	Source	Policy/Paragraph	Minor Modification
			out in more detail the nature and timing of the proposal, the mix, distribution and scale of uses, and the requirement for new infrastructure.
		<b>20. Hemel Hempstead</b>	
mc159	RR	20.7	The supply of business premises and jobs will be diverse. While major growth in the office sector will be promoted in the Maylands Business Park, there is an important role for designated employment land in Two Waters and Apsley. This will normally be retained. <u>The heritage of the paper making industry will be conserved.</u> The roles of local centres and out of centre locations will be maintained through environmental improvements and management of new development. Most new shopping facilities will be directed to the town centre.
mc160	RR	20.9	<del>Public transport services</del> <u>Access and movement</u> will be improved between the town centre, Maylands Business Park and main railway station through network improvements and the provision of more convenient hubs or interchanges.
mc161	RR	20.13	Character Zones have been identified to guide regeneration in different parts of the town centre (described in Figure 17 and illustrated in Figure 21). Each <u>individual</u> zone will accommodate similar uses and/or a similar built or natural character. <u>Each zone will add something different to the centre, and collectively, the zones will complement each other. Large scale development in one zone should be sensitive to the character of the adjoining zone.</u> The Town Centre Master Plan will provide further guidance, particularly on the areas of greatest change and activity.
mc162	RR	Figure 17	<b><i>The Old Town</i></b> - is based around the High Street, Queensway and the northern tip of the Marlowes. The main businesses include professional services, quality specialist shops. There is a strong evening economy with a variety of pubs, restaurants, cafes and an arts centre. The quality of the built environment in this zone is recognised for its special architectural and historic importance and the notable landmark of St Mary's Church. The historic character offers further opportunities for uses which

Ref	Source	Policy/Paragraph	Minor Modification
			can attract visitors and new investment. <u>Sensitive improvements to north/south pedestrian links and the public realm are needed. Building frontages need careful attention: in particular, refurbishment of the building fascias along the northern tip of the Marlowes need refurbishing. improvement. Open land, which provides a setting for the old town and links with Gadebridge Park, will be protected.</u>
mc163	RR	Figure 17	<b>Original Marlowes Zone</b> - contains part of the north eastern section of the Marlowes. Its notable feature is its listed villas. It includes services for the town centre such as a large doctors surgery and food stores, Asda and Iceland. This zone holds some redevelopment opportunities for residential, commercial and business uses, and has <u>the potential to become a more attractive link between the Marlowes Shopping Zone and the Old Town.</u> There are, <u>for example,</u> opportunities for better design and improvements to the building fascias of the listed buildings.
mc164	RR	Figure 17	<b>Jellicoe Water Gardens</b> - encompasses the whole of the listed Water Gardens area designed by Jellicoe, running from Combe Street to Moor End Road. <u>The Gardens is one of the few surviving post war public landscapes specifically designed as part of the New Towns movement. It has the potential to become an outstanding public space again.</u> Within the zone there are <u>therefore</u> opportunities to restore the Water Gardens, <u>as well as rationalising</u> <del>rationalise</del> bus connections and interchanges and <u>improving</u> <del>improve</del> the pedestrian environment along Waterhouse Street. Subject to design considerations, this zone could provide an alternative location for civic uses. <u>The scale of surrounding new development should respect the special character of the Water Gardens.</u>
mc165	RR/Later	Figure 17	<b>The Hospital Zone</b> - includes the hospital site, Paradise Fields, Paradise employment area, and the offices <u>and</u> <del>and</del> hotel <u>and</u> <del>and</del> surgery opposite. The hospital zone holds significant regeneration opportunities for residential, education, health and business uses, along with opportunities for improved

Ref	Source	Policy/Paragraph	Minor Modification
			pedestrian/cycle links, and decentralised heating systems or CHP. <u>Paradise Fields is mostly to be open land and contains a Wildlife Site: most of the open land will be retained as open space.</u>
mc166	RR	Figure 17	<b><i>The Marlowes Shopping Zone</i></b> - is located around the Marlowes Shopping Centre, the pedestrian area and ramped area, and extends to Coombe Street. It is part of the prime retail pitch of the town centre and is in need of major investment. New stores can be accommodated. There is potential to create additional uses with active frontages and improve active frontages along the ramped area (at ground level) and Waterhouse Street. <del>The area around the pedestrian gateway near the Market Square is a potential location for office uses.</del> There are opportunities to create a new covered public meeting space along the pedestrianised area, make improvements to building fascias, de-clutter the pedestrian environment, revamp the children's play area and deliver decentralised heating systems or CHP. The southern end has recently been enhanced by the Riverside retail development and riverside walk.
mc167	RR	20.15	Planning East Hemel Hempstead is complex because of the range of issues. These include the size and character of the Maylands Business Park, both now and in the future, and also the range of facilities, transport and additional housing and services that help to support this businesses neighbourhood and the wider town. The area's location on the edge of the town, bordering the countryside, adds to the complexity. Close liaison is required between Dacorum Borough Council and St Albans City and District Council to ensure that <del>the</del> Maylands Business Park is allowed to grow and fulfil its potential as a premier business location in Hertfordshire and the wider region. For these reasons, East Hemel Hempstead will be the subject of a separate Area Action Plan (AAP), progressed jointly by the two Councils. <u>The boundary of the Area Action Plan is shown on the Proposals Map for Dacorum.</u> However,

Ref	Source	Policy/Paragraph	Minor Modification
			its easterly extent will be determined by St Albans Council through collaboration. It is indicated in Figure 22 as an area within which certain issues arising in Dacorum can be addressed (see below).
mc168	Later	20.18	Some facilities are very difficult to accommodate within the existing town boundary or are more sensibly located outside. These <u>may</u> include: <ul style="list-style-type: none"> <li>• a public transport hub linked to public car parking;</li> <li>• waste management facilities and a green energy park;</li> <li>• services for the Spencers Park neighbourhood estate, including public open space and a primary school;</li> <li>• a community sports facility; and</li> <li>• landscaping on land between Hemel Hempstead and the motorway to provide a 'green gateway' to the town.</li> </ul>
mc169	RR	Following 20.18	New paragraph: <u>The North East Relief Road, park and ride, lorry parking and other proposals will be designed to accommodate and manage necessary traffic demands and their effects. The eastern side of Hemel Hempstead has been the subject of speculation for major growth. Past considerations have highlighted the need to think long term about the strategic road network and not to pre-empt future road layout and junctions, particularly as they affect Junction 8 of the M1. The potential impact on the strategic road network will therefore be carefully assessed.</u>
mc170	RR	Figure 18	<b>Maylands Gateway</b> - adjoins Breakspear Way, a primary route and green gateway into Maylands Business Park, and the town itself. This includes greenfield and some brownfield land, together with existing businesses.  The area to the north of Breakspear Way offers opportunities to provide an additional access road into Maylands Business Park, deliver prestigious landmark buildings at key nodes and enhance open space. The types of uses suited to this area will be primarily HQ offices, conference facilities and a hotel.

Ref	Source	Policy/Paragraph	Minor Modification
			<p>There may also be opportunities for other development that accords with its high-status and green character. <del>such as a green energy centre, and a park and ride facility, along</del> <u>There are</u> <del>with</del> opportunities for decentralised heating systems or combined heat and power (CHP). Development must be designed to integrate with and enhance the open land.</p> <p>Maylands Gateway offers around 29.7ha of developable land. This will deliver a large proportion of the Borough's employment needs over the plan period. (This excludes the as yet undeveloped People Building phases).</p> <p>Woodland and open space to the south of Breakspear Way will be retained.</p>
mc171	H/Later	Policy CS34	<p>(first part)</p> <p><b>New development will:</b></p> <p><b>a) contribute fully to the achievement of use, movement and design principles; and</b></p> <p><b>b) meet relevant opportunities for character zones within Maylands Business Park.</b></p> <p><b>The principles guiding development are to:</b></p> <p><b>1. use:</b></p> <p><b>(a) secure HQ offices <u>and other, complementary uses</u> in an open land setting in Maylands Gateway;</b></p> <p><b>(b) deliver services and facilities to support small and large businesses in appropriate character zones;</b></p> <p><b>(c) deliver a local centre in the Heart of Maylands to support residents and workers;</b></p> <p><b>(d) create an energy park <u>or alternative provision for green energy generation</u>;</b></p> <p><b>(e) secure better waste management facilities;</b></p> <p><b>(f) retain and improve the Nickey Line, and create new public meeting spaces;</b></p>
mc172	RR	Figure 19: vision - built	<b>See Figure (on page 104).</b> <i>Show same town centre boundary</i>

Ref	Source	Policy/Paragraph	Minor Modification
			as for Figure 21.
mc173	RR	Figure 20: vision - natural	<b>See Figure (on page 105).</b> Identify Shrubhill Common Local Nature reserve and the full extent of the Regionally Important Geological Site at Boxmoor. Also, show open land at Paradise Fields, Hemel Hempstead Town Centre. Show same town centre boundary as for Figure 21. Remove Movement Gateways from the key and Figure.
mc174	RR	Figure 21: the town centre	<b>See Figure (on page 106).</b> Exclude Paradise Fields from the town centre. Extend the Gade Zone southwards to include the Market Square.
mc175	RR	Figure 22: East Hemel	<b>See Figure (on page 107).</b> Amend the notation for the boundary of the Area Action Plan and key: at this stage the boundary is indicative within St Albans District. Remove the following references from the key – Possible Employment Expansion; Land to the East of Boundary Way.
		<b>21. Berkhamsted</b>	
mc176	Post	Local Objectives	<ul style="list-style-type: none"> <li>• Provide around 1,180 new homes between 2006 and 2031.</li> <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> Deliver two new primary 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>
mc177	Post	21.4	<u>State schools in Berkhamsted will be restructured into two tiers – i.e. primary and secondary schools.</u> Two new primary age schools are expected. <u>There is also a requirement to increase places at secondary level.</u> required in the town as an outcome of Hertfordshire County Council's assessment of school places

Ref	Source	Policy/Paragraph	Minor Modification
			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 <u>in the north west and south east of the town, to which</u> where new education provision will be directed, <del>to</del> are illustrated in Figure 23.
mc178	Post	21.5	There is also a need for further school capacity <u>and facilities</u> in <del>the town</del> on existing sites <u>in the town</u> . This applies to state and <u>private schools</u> . Planning policy needs to be applied sensibly to allow for on-going investment and improvements to school capacity to take place and to ensure that the wider interests of the town are met.
mc179	RR	21.6	New development must <u>respect and</u> maintain the distinctive physical and historic character of the town and its valley setting, <u>including the landscape setting of the castle</u> . It <del>and</del> will not be supported where it has an adverse impact on the sensitive open valley sides and ridge top locations. <u>The green swathe between the town and the A41 will be maintained</u> . Views across the valley and along the valley floor will be safeguarded. A cautious approach will be taken to flood risk for development close to the canal embankment and any proposals will be subject to a flood risk assessment, and any necessary mitigation measures.
mc180	RR	Strategic Site SS1 Principles	<ul style="list-style-type: none"> <li>• To provide a mix of two storey housing including around 40% affordable homes, and informal open space.</li> <li>• A contribution must be made towards educational and community facilities.</li> <li>• <del>The development is in a sensitive ridge top and edge of town location, adjacent to existing housing.</del> The layout, design, density and landscaping must therefore safeguard the amenities of nearby housing and create a soft edge with the proposed leisure space and adjoining countryside.</li> <li>• The impact of the scheme on the local road network <u>must will need to be mitigated through promoting by supporting</u> sustainable transport options, <del>reinforcing</del></li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<p><u>providing</u> pedestrian/cycle links through the site and funding improvements to <u>appropriate junctions nearby, in particular</u> the Shootersway/Kingshill Way and Durrants Lane/ High Street junctions.</p> <ul style="list-style-type: none"> <li>• The main access <del>is to</del> <u>will</u> be taken from Shootersway, <u>with</u> a secondary access <u>possible</u> from Durrants Lane.</li> <li>• The impact of school traffic must be tackled by providing new drop off facilities for pupils and through <del>preparing and submitting</del> <u>implementing</u> a Green Travel Plan.</li> <li>• Grim's Ditch <u>will be retained as a</u> <del>is an important archaeological</del> feature of the site. An archaeological assessment must set out measures to mitigate the impact of the development on it and <u>consider</u> the need to preserve remains in situ.</li> <li>• The development must <u>be planned to enable secure funds for</u> the refurbishment of the school on its existing site.</li> <li>• The scheme must secure additional areas of informal and formal leisure space and ensure their long term management. All formal leisure space should be made available for public use.</li> </ul>
mc181	RR	Strategic Site SS1 Delivery	<ul style="list-style-type: none"> <li>• A comprehensive planning framework is needed to link the three main land uses and their timing i.e. housing, school with playing fields and new leisure space.</li> <li>• Development will be programmed in order to enable the completion of 180 homes and other uses by 2014/15</li> <li>• The priority is to deliver the school playing fields <u>first, i.e. before the refurbishment of the school.</u> Housing will be phased to allow <u>the playing fields to be relocated first. this to be delivered and to generate funds for refurbishment of the school.</u></li> <li>• <del>The Masterplan provides</del> <u>A master plan will provide</u> a detailed planning framework, sufficient to take <del>forward</del> the scheme <u>forward through</u> to a planning application.</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>• The planning application will be <del>processed</del> <u>progressed</u> under a Planning Performance Agreement.</li> <li>• Joint working with the landowners will ensure delivery of the scheme, secure necessary developer contributions and ensure that long term management of all open spaces, including Cox Dell and The Plantation, is in place.</li> <li>• The Council will work with Hertfordshire County Council to identify the level and type of contributions required towards sustainable transport measures, local highway works and additional educational and community facilities.</li> </ul>
mc182	RR	Proposal LA4 Principles	<ul style="list-style-type: none"> <li>• A mix of two storey housing including around 40% affordable homes.</li> <li>• A contribution must be made towards educational and community facilities.</li> <li>• The layout, design, density and landscaping must create a soft edge with the adjoining countryside and secure a long term Green Belt boundary. Development must respect the setting of the adjoining British Film Institute site.</li> <li>• <u>The</u> impact on the local road network <u>will be</u> mitigated <del>through the promotion of</del> <u>by supporting</u> sustainable transport <del>options</del> <u>measures</u> and funding improvements to the Shootersway / Kingshill Way junction. <del>This will include securing additional land to improve the junction within the existing boundary.</del></li> <li>• The main access taken from Shootersway.</li> <li>• Access to the rear of Hanburys to be considered to allow for allotments and other possible uses.</li> </ul>
mc183	RR	Figure 23 - Vision Diagram	<p><b>See Figure (on page 108).</b> <i>Correct the position of the two movement gateways (positioning them further east). Correct the centre zone to include the area of the railway station (and nothing else north of the railway line).</i></p>

Ref	Source	Policy/Paragraph	Minor Modification
		<b>22. Tring</b>	
mc184	RR	The Vision	<p>Tring remains a successful compact market town, <u>surrounded by farmland and</u> delivering a high quality of life and prosperity for its residents and business community. Its built and natural heritage has been retained and enhanced. Accessibility to services and facilities has been improved, whilst promoting sustainable forms of travel.</p> <p>This has been achieved by delivering a greater range of high quality housing to suit long-term local needs that integrates with the character of the town. Small-scale business activity is encouraged and advantage taken of tourist attractions, such as the Zoological Museum, the town's green hinterland and Tring Reservoirs. Additional social facilities have also been sought for the young and elderly, with improved outdoor leisure facilities.</p>
mc185	RR	Local Objectives	<ul style="list-style-type: none"> <li>• Provide around 480 new homes between 2006 and 2031.</li> <li>• Provide new open space <del>as part of development of the local allocation (Icknield Way, west of Tring).</del></li> <li>• <u>Accommodate the expansion of</u> <del>Extend</del> Tring School <del>by up to 2 forms of entry and deliver new detached playing fields.</del></li> <li>• Safeguard unique uses, such as the Zoological Museum and the auction rooms.</li> <li>• Maintain the current level of employment provision.</li> </ul>
mc186	RR	22.3	Tring will deliver around 480 new homes. This includes approximately 150 homes through a local allocation on the western edge of the town, together with affordable housing and new open space, <del>including playing fields.</del>
mc187	Post	22.4	<del>As a result of Hertfordshire County Council's assessment of school places in the borough,</del> <u>Facilities for</u> Tring Secondary School will need to be extended <del>by up to 2 forms of entry and additional, new detached playing fields provided.</del> The location

Ref	Source	Policy/Paragraph	Minor Modification
			of these <u>new</u> playing fields will be identified through the Site Allocations DPD: <u>dual use will be sought</u> .
mc188	H	Following 22.4	New paragraph: <u>There is an active sporting community at Tring. The well-supported clubs wish to improve and extend the indoor and outdoor provision. Investment, which helps to maintain facilities, provides appropriate new space and benefits the town, will be supported.</u>
mc189	RR/Later	22.5	New development will maintain the distinctive compact nature of this market town, particularly the historic High Street and 'Tring Triangle', <u>and its countryside setting, supporting the maintenance of viable farmland and protecting landscape features, such as Tring Park, the Wendover Arm of the Grand Union Canal and Tring Reservoirs. Views along the High Street and from Icknield Way will be safeguarded.</u>
mc190	RR	Proposal LA5 Principles	<ul style="list-style-type: none"> <li>• A mix of two storey housing, including around 40% affordable homes.</li> <li>• A contribution must be made towards educational and community facilities <u>(i.e. both buildings and space)</u>.</li> <li>• The layout, design, density and landscaping must create a soft edge <u>and transition</u> with the Area of Outstanding Natural Beauty and secure a <del>strong</del> <u>defensible</u> long term Green Belt boundary</li> <li>• Impact on the local road network mitigated through the promotion of sustainable travel options, including pedestrian links onto Highfield Road.</li> </ul>
		<b>23. Kings Langley</b>	
mc191	Later	Vision Diagram (Figure 25)	<b>See Figure (on page 109).</b> <i>Show employment land north of the village (in Three Rivers district. Amend key to denote that employment land in Three Rivers has some potential for alternative use.</i>
		<b>24. Bovingdon</b>	
mc192	RR	Local Objectives	<ul style="list-style-type: none"> <li>• Provide around 130 new homes between 2006 and 2031.</li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>• <u>Seek to provide a residential care home</u></li> <li>• Provide new open space as <del>part of development of the local allocation (Chesham Road / Molyneux Avenue).</del></li> <li>• Safeguard the unique employment uses, such as Bovingdon Brickworks and HMP The Mount.</li> <li>• Resolve parking issues along the High Street.</li> </ul>
		<b>25. Markyate</b>	
mc193	RR	Strategic Site SS2 Delivery	<ul style="list-style-type: none"> <li>• Development will be programmed in order to enable the completion of 90 homes and other uses by 2013/14.</li> <li>• The master plan provides a detailed planning framework sufficient to take forward the scheme through to a planning application <del>in 2011/12.</del></li> <li>• The planning application will be processed under a Planning Performance Agreement.</li> <li>• A phasing plan will demonstrate how the development will be delivered.</li> <li>• Joint working with the landowners will ensure delivery of the scheme and secure necessary developer contributions.</li> <li>• The Council will work with Hertfordshire County Council to identify the level and type of contributions required towards sustainable transport measures, local highway works and additional educational and community facilities.</li> <li>• The Council will work closely with the Primary Care Trust/<u>Clinical Commissioning Body</u> and landowner in delivering a new health facility.</li> <li>• The Council <del>developer</del> will liaise with the Environment Agency to ensure <del>flooding, deculverting and</del> <u>the relevant</u> drainage issues are addressed.</li> </ul>
mc194	Pre RR	Figure 27 - Vision Diagram	<b>See Figure (on page 110).</b> <i>Extend the centre zone into the site so as to include the doctors' surgery and small shops.</i>
		<b>26. Countryside</b>	
mc195	RR/H	26.11	The potential for 'sustainable tourism' in the Chilterns is

Ref	Source	Policy/Paragraph	Minor Modification
			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. <del>and additional</del> <u>Additional mooring basins will <del>directed away from</del> <del>not be supported</del> in open countryside.</u>
mc196	RR	26.15	<u>Horse riding is a popular activity, and improvements to the bridleway network will be sought.</u> The impact of equine activities on the landscape <u>can be a problem and it will be mitigated in sensitive areas, especially the Chilterns Area of Outstanding Natural Beauty.</u> The Chilterns Conservation Board provides good practice advice.
mc197	RR	26.18	The tranquillity of the countryside will be recognised and protected. The impact of <u>noise, light and visual intrusion from the main transport routes in terms of noise, and light and visual intrusion</u> will be reduced through additional landscaping. <u>Existing light pollution will be managed and not worsened through new development.</u> Proposals to change aircraft routes, resulting in more traffic flying over the Chilterns at lower levels, will be opposed.
mc198	RR	Vision Diagram (Fig 28)	<b>See Figure (on page 111).</b> <i>Add countryside RIGGs, Icknield Way regional path and the missing countryside nature reserve – Millhoppers.</i>
<b>Part C – Implementation and Delivery</b>			
<b>27. Delivery</b>			
mc199	Later	27.1 (partly merged with 27.2)	<del>Although the Core Strategy is broken down into chapters focussing on different themes and places within the borough, it is important to view it as a whole document. This is especially critical when considering the</del> <u>The delivery of the Council's planning strategy has, which at its heart, has the Borough vision and strategic objectives.</u> The delivery of the strategic objectives is embedded throughout the Core Strategy. The relevant strategic objectives are listed at the start of each

Ref	Source	Policy/Paragraph	Minor Modification
			section: chapter, and the mechanisms to achieve their delivery are listed below <u>within</u> each section, <u>usually following a group of policies.</u>
mc200	Later	27.2 (and 27.5)	<p>The delivery of the strategic objectives is embedded throughout the Core Strategy. The relevant strategic objectives are listed at the start of each chapter, and the mechanisms to achieve their delivery are listed below each section. <u>The policies of the Core Strategy are critical for the delivery of the vision and strategic objectives. However, the Core Strategy does not work in isolation and its implementation is contingent upon a number of delivery mechanisms. These fall into 3 broad categories:</u></p> <p>a) <u>policy development through DPDs and other, non-planning, Council policies;</u>  b) <u>supplementary guidance and advice; and</u>  c) <u>public and private investment and partnership working.</u></p>
mc201	Later	27.5	The policies and text within the Core Strategy are one of the key instruments for the delivery of the vision and strategic objectives. However, the Core Strategy does not work in isolation and its implementation is also contingent upon a number of delivery mechanisms (Appendix 3).
mc202	Later	27.8	In terms of infrastructure delivery the Council is, and will continue, working with infrastructure providers. This is being done through work for the Infrastructure Delivery Plan (IDP) and through the Local Strategic Partnership (LSP). A sub-group of the LSP helps ensure a co-ordinated and holistic approach to the delivery of key regeneration projects and infrastructure.
mc203	Later	27.12	<p>(Part)</p> <ul style="list-style-type: none"> <li>• <b>Holding sites in reserve</b> <ul style="list-style-type: none"> <li>– Reserve education and Housing sites (local allocations) are identified for <u>use later in the plan period. future use if required</u></li> <li>– <u>Education zones (Policy CS23) will provide a</u></li> </ul> </li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			reserve to meet future requirements.
mc204	Later	27.14	<p>In addition to the flexibility embedded within the Core Strategy, there <del>There</del> are a number of mechanisms in place to ensure key parts of the Core Strategy are delivered. These include:</p> <ul style="list-style-type: none"> <li>• Policy CS17 (New Housing) includes a commitment from the Council to increase the supply of deliverable housing land if the rate of housing completions is particularly low and evidence shows that recovery of the situation is unlikely. In this instance the Council may release one of the local allocations.</li> <li>• <del>The release of one or more of</del> <u>development of key sites,</u> such as the local allocations will <del>also</del> be linked to infrastructure capacities. If the development of a <del>site</del> <u>local allocation</u> and associated infrastructure would help to alleviate some pressure on the existing infrastructure network, then <del>it</del> <u>the allocation</u> may be released for development in accordance with Policy CS3 (Managing Selected Development Sites). <del>However</del> <u>On the other hand,</u> if the development of a site would cause insurmountable problems for existing infrastructure, its release will be delayed until the issues are resolved.</li> <li>• The Site Allocations DPD will include reserve sites for two form entry primary schools at Hemel Hempstead, which will be released for development if and when required.</li> <li>• The education zones designated at Berkhamsted define the areas of search for two new primary age schools to be built. Both sites will be capable of accommodating a two form entry school, but may operate as one form entry schools until more capacity is required.</li> </ul>
		<b>28. Infrastructure</b>	
mc205	Later	28.4	<p>The IDP is based on a detailed assessment of the infrastructure needs of Dacorum. <del>and provides an indication of</del> <u>It indicates</u> the specific requirements for the different types of infrastructure. The <del>information</del> <u>assessment</u> is based first on the future plans and service requirements of infrastructure</p>

Ref	Source	Policy/Paragraph	Minor Modification
			providers and <del>second</del> according to standard provision rates. The Council will work towards the <del>effective</del> implementation of the IDP. <del>which</del> <u>The IDP itself</u> will be updated <u>annually</u> and amended as necessary <del>on an annual basis</del> .
mc206	Later	28.11	Affordable housing is a type of social infrastructure: <del>and as such it</del> <u>its</u> provision will be required by <del>Policy CS35 below, in line with</del> Policy CS19 Affordable Housing.
		<b>29. Monitoring</b>	
	-		
		<b>Part D - Appendices</b>	
mc207	Pre	1. Superseded Policies	<i>Add the following text before the table:</i> <u>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).</u>
mc208	Later	2. Housing Trajectory	<b>See Graph 2.1 Housing Trajectory 2006-2031 (on page 112).</b> <i>Replace table and diagram with an updated trajectory.</i>
mc209	-	3. Delivery Mechanisms	
mc210	RR	4. Glossary	<b>Affordable Housing</b> Affordable housing includes social rented, affordable rented and intermediate housing, provided to <del>specified</del> eligible households whose needs are not met by the market. The term does not include low cost open market housing. Affordable housing should <u>include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</u> <ul style="list-style-type: none"> <li><del>Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.</del></li> <li><del>Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision<sup>1</sup>.</del></li> </ul>

Ref	Source	Policy/Paragraph	Minor Modification
			<del>(PPS3: Housing 2006)</del> -(National Planning Policy Framework, March 2012)
mc211	RR		<b><u>Appropriate Assessment (also referred to as Habitats Regulations Assessment)</u></b> This assessment is required under <u>The Conservation of Habitats and Species Regulations 2010</u> . Its purpose is to analyse a plan or proposals and ascertain whether there would be any significant effects on internationally important nature conservation sites (also referred to as Natura or European sites).
mc212	RR		<b><u>Annual Monitoring Report (AMR)</u></b> Monitors the <del>Local Development Framework</del> <u>local planning framework</u> and its key policies and proposals. Information in this document will show trends and highlight possible problem areas which future changes to planning policy will seek to address.
mc213	RR		<b><u>Area of Outstanding Natural Beauty (AONB)</u></b> Dacorum borough includes part of the Chilterns AONB. This is a precious landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard it. The AONB is managed by the Chilterns Conservation Board. <u>The Board was set up by a Parliamentary Order under the Countryside and Rights of Way Act 2000. Its primary purpose is to conserve and enhance the natural beauty of the AONB. However it does have other purposes – i.e. to increase the public's understanding and enjoyment of the AONB and to foster the economic and social well-being of communities within the AONB. The Council must also have regard to the primary purpose of conserving and enhancing the natural beauty in exercising its functions.</u>
mc214	RR		<b><u>Dacorum Borough Local Plan (DBLP)</u></b> This <del>current adopted</del> <u>is the Local Plan for Dacorum Borough used to determine planning applications which was adopted by the Council on 21 April 2004. Its policies will gradually be replaced by the local planning framework. Until that happens</u>

Ref	Source	Policy/Paragraph	Minor Modification
			the Council will use the policies to help it determine planning applications. <del>Only some of the policies have been saved for use. The DBLP will be replaced gradually by the Local Development Framework.</del>
mc215	RR		<b>Department for Communities and Local Government (DCLG)</b> The department with responsibility for planning and local government. It replaced the former Office of the Deputy Prime Minister in May 2006.
mc216	RR/Later		<b>Development Plan Document (DPD)</b> A collective term for the adopted local plan and neighbourhood plans (referred to in Dacorum as the local planning framework). The local plan is a plan for the future development of Dacorum: <u>it is also known as a development plan document. The local plan itself may consist of more than one development plan document. It may include documents covering a core strategy, site allocations and development management policies.</u> An Area Action Plan is also a development plan document. For neighbourhood plan, see below. <del>the statutory development plan parts of the Local Development Framework, including the core strategy, allocated sites, and general policies documents.</del>
mc217	RR		<b>Green Infrastructure (GI)</b> Green Infrastructure is a network of multi-functional green space, <u>urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits.</u> <del>both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. (Government Guidance, PPS12, Local Development Frameworks) (National Planning Policy Framework, March 2012)</del>
mc218	Later		<b>Greenfield Land</b> Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time ( <u>the opposite of brownfield or previously developed land</u> ). <u>It normally includes private</u>

Ref	Source	Policy/Paragraph	Minor Modification
			<u>gardens and</u> applies to most land outside the built-up area boundaries.
mc219	RR		<p><b>Gypsies and Travellers</b> Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently. The definition excludes travelling showpeople. <del>A pitch is the space occupied by one family or household: it may accommodate one or more caravans.</del> <i>(Planning Policy for Traveller Sites March 2012 Planning for Gypsy and Traveller Caravan Sites – ODPM Circular 01/2006)</i> <u>A pitch is the space occupied by one family or household: it may accommodate one or more caravans.</u></p>
mc220	RR		<p><b><u>Heritage assets</u></b> <u>This is a general term for all the valued components of the historic environment – buildings, monuments, sites, places and landscape – which merit particular consideration in planning decisions. Some are designated nationally or through national legislation – e.g. scheduled ancient monuments and listed buildings, conservation areas. Others are identified by the Council or County Council through normal decision making or plans – e.g. buildings of local importance, areas of archaeological importance.</u></p>
mc221	RR		<p><b><u>Local Development Document (LDD)</u></b> <del>A collective term for any documents that make up the Local Development Framework. This includes development plan documents and supplementary planning documents.</del></p>
mc222	RR		<p><b><u>Local Development Planning Framework (LDF)</u></b> An umbrella term for all documents which make up the new local planning policy context.</p>
mc223	RR		<p><b><u>Local Development Scheme (LDS)</u></b> <del>The detailed timetable and project plan showing all documents that are to be produced to make up the Local Development Framework.</del></p>

Ref	Source	Policy/Paragraph	Minor Modification
mc224	RR		<p><b>Local Strategic Partnership (LSP)</b>  The Dacorum LSP is a partnership <u>comprising representatives from</u> of public and private organisations, <u>business and the voluntary sector</u> and community groups. One of its <u>roles main</u> tasks is to prepare and implement the Sustainable Community Strategy.</p>
mc225	RR		<p><b>National Planning Policy Framework (NPPF)</b>  The National Planning Policy Framework sets out the <u>Government's planning policies for England and how these are expected to be applied. The guidance is to be used by local planning authorities in drawing up plans and determining planning applications.</u></p>
mc226	RR		<p><b>Neighbourhood Plan</b>  Neighbourhood Plans deal with local land use and development issues, rather than strategic issues. They may relate to regeneration or growth. They may cover where new shops, offices or homes should go and what green space should be protected. Plans should be compatible with national policies and policies in the local authority's <u>adopted</u> development plan.</p>
mc227	RR		<p><b>Planning Policy Guidance (PPG)</b>  <del>A series of documents setting out the Government's national policy and advice on planning issues such as housing, transport, conservation etc.</del></p>
mc228	RR		<p><b>Planning Policy Statement (PPS)</b>  Guidance documents that replace PPGs.</p>
mc229	Later		<p><b>Previously Developed Land (PDL)</b>  Land which is or was occupied by a permanent structure <del>(excluding agricultural land or forestry buildings)</del> – see Annex B of PPS3: Housing. <u>2 National Planning Policy Framework for a full definition</u></p>
mc230	RR		<p><b>Site of Special Scientific Interest (SSSI)</b>  SSSIs are designated by English Nature under the Wildlife and Countryside Act 1981 (as amended). They comprise land, <u>which is important nationally for its flora, fauna or geology.</u></p>

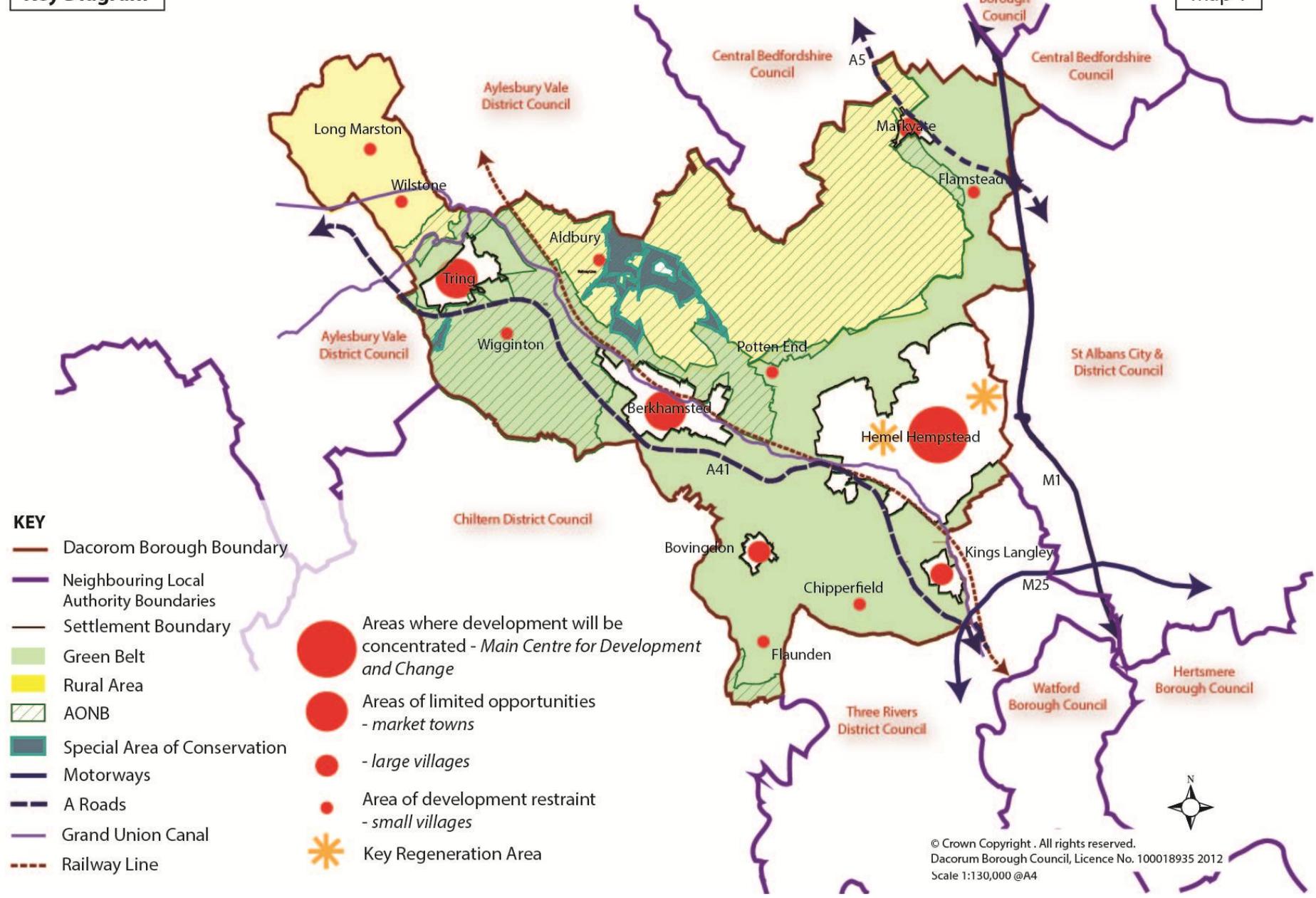
Ref	Source	Policy/Paragraph	Minor Modification
mc231	RR		<b>Special Area of Conservation (SAC)</b> <u>SACs are designated under the European Union's Habitats Directive. They are of especial European importance and should be protected for their wildlife and habitat value.</u>
mc232	Later		<b>Strategic Housing Land Availability Assessment (SHLAA)</b> <del>A key component of the evidence base to support the sufficient land for housing to meet the community's need for more homes. The SHLAA is an assessment to identify the which identifies land for housing and assesses the deliverability and developability of sites. These Such assessments are required by the National Planning Policy Framework, set out in the Planning Policy Statement 3: Housing (PPS3).</del>
mc233	Later		<b>Strategic Site</b> <del>Sites within the urban area whose short-term development is fundamental to the delivery of the vision for that particular town or village. These sites will be delivered through the Core Strategy rather than the Site Allocation or East Hemel Hempstead Area Action Plan DPDs, as is the norm.</del>
mc234	RR		<b>Supplementary Planning Document (SPD)</b> <u>SPDs provide more detailed planning guidance to supplement what is in the development plan. documents. These They are part of the local planning framework. LDF.</u>
mc235	Pre		<b>Sustainable Community Strategy (SCS)</b> <u>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. 'Destination Dacorum' is the name of the 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 Buckinghamshire area, bring together public and private organisations (Councils, PCT, Police, Fire,</u>

Ref	Source	Policy/Paragraph	Minor Modification
			<p><del>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.</del></p>
mc236	RR		<p><b>Travelling Showpeople</b>  Members of the <u>a</u> group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently. <u>It excludes Gypsies and Travellers as defined above. A plot means a pitch for travelling showpeople. A plot may need to incorporate space for the storage and maintenance of equipment. A pitch can be defined as the area of land for which a site licence is paid. (Planning Policy for Traveller Sites; March 2012 for Travelling Showpeople – CLG Circular 04/2007)</u>  <u>A plot means a pitch for travelling showpeople. A plot may need to incorporate space for the storage and maintenance of equipment. A pitch can be defined as the area of land for which a site licence is paid.</u></p>
mc237	RR/Later		<p><b>Wildlife Site</b>  Wildlife Sites are the most important places for wildlife outside legally protected land such as Nature Reserves or Sites of Special Scientific Interest. <u>In 2010 there were</u> <del>There are</del> almost 2,000 Wildlife Sites in Hertfordshire, totalling 17,215ha, and covering over 10% of the county. 246 of these sites are in the Dacorum District, covering 3,131.5ha. They include meadows, ponds, woodland and urban green space. This county-based system is now acknowledged and promoted nationally by DEFRA and applied across England. The Wildlife Sites Partnership in Hertfordshire includes HMWT, HBRC, Natural England, the Countryside Management Service, Chilterns</p>

Ref	Source	Policy/Paragraph	Minor Modification
			AONB, FWAG and the Environment Agency, and is led and coordinated by HMWT.
mc238	RR		<b>Windfalls</b> Sites that come forward for development after receiving planning permission, but have not been formally identified as having development potential within the Strategic Housing Land Availability Assessment. Sites of <u>fewer than 5 units</u> <del>4 or more units</del> are always considered as <u>windfall</u> . <del>windfalls</del> .
		<b>Proposals Map</b>	
mc239	RR	Hemel Hempstead Town Centre	<b>See Proposals Map – Hemel Town Centre Boundary Amendment (on page 113).</b> <i>Amend boundary to exclude Paradise Fields.</i>

**Key Diagram**

**Map 1**



**KEY**

- Dacorum Borough Boundary
- Neighbouring Local Authority Boundaries
- Settlement Boundary
- Green Belt
- Rural Area
- AONB
- Special Area of Conservation
- Motorways
- A Roads
- Grand Union Canal
- Railway Line

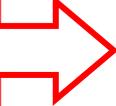
- Areas where development will be concentrated - *Main Centre for Development and Change*
- Areas of limited opportunities - *market towns*
- *large villages*
- Area of development restraint - *small villages*
- Key Regeneration Area

© Crown Copyright . All rights reserved.  
 Dacorum Borough Council, Licence No. 100018935 2012  
 Scale 1:130,000 @A4

**Figure 2:  
Core Strategy  
Preparation Stages**

 **Stage Completed**

 **Not yet done**

**We Are  
Here** 

 **Adoption of Core Strategy**

 **Receipt of Inspectors Report**

 **Examination**

 **Submission of**

- Core Strategy and Sustainability Appraisal

 **Publication of, and representations on**

- Pre-Submission Core Strategy
- Sustainability Appraisal Report

 **Consultation on**

- Draft Core Strategy
- Draft Final Sustainability Appraisal
  - November 2010

 **Consultation on**

- Emerging Core Strategy
- Issues and Options – East Hemel Hempstead. Area Action Plan
- Sustainability Appraisal Working Notes
  - June 2009

 **Consultation on**

- Supplementary Issues and Options – Site Allocations
- Sustainability Appraisal Working Note
- Place Workshops – Summer 2008

 **Consultation on**

- Issues and Options – Site Allocations
- Supplementary Issues and Options – Core Strategy, Growth at Hemel Hempstead
- Sustainability Appraisal Working Notes
  - November 2006

 **Consultation on**

- Issues and Options – Core Strategy
- Sustainability Appraisal Working Note
  - May 2006

 **Sustainability Appraisal Scoping Report**

– February 2006

 **Consultation on**

- Emerging issues and options
  - July 2005

 **Gathering background information and commencing technical studies**

– 2004 onwards

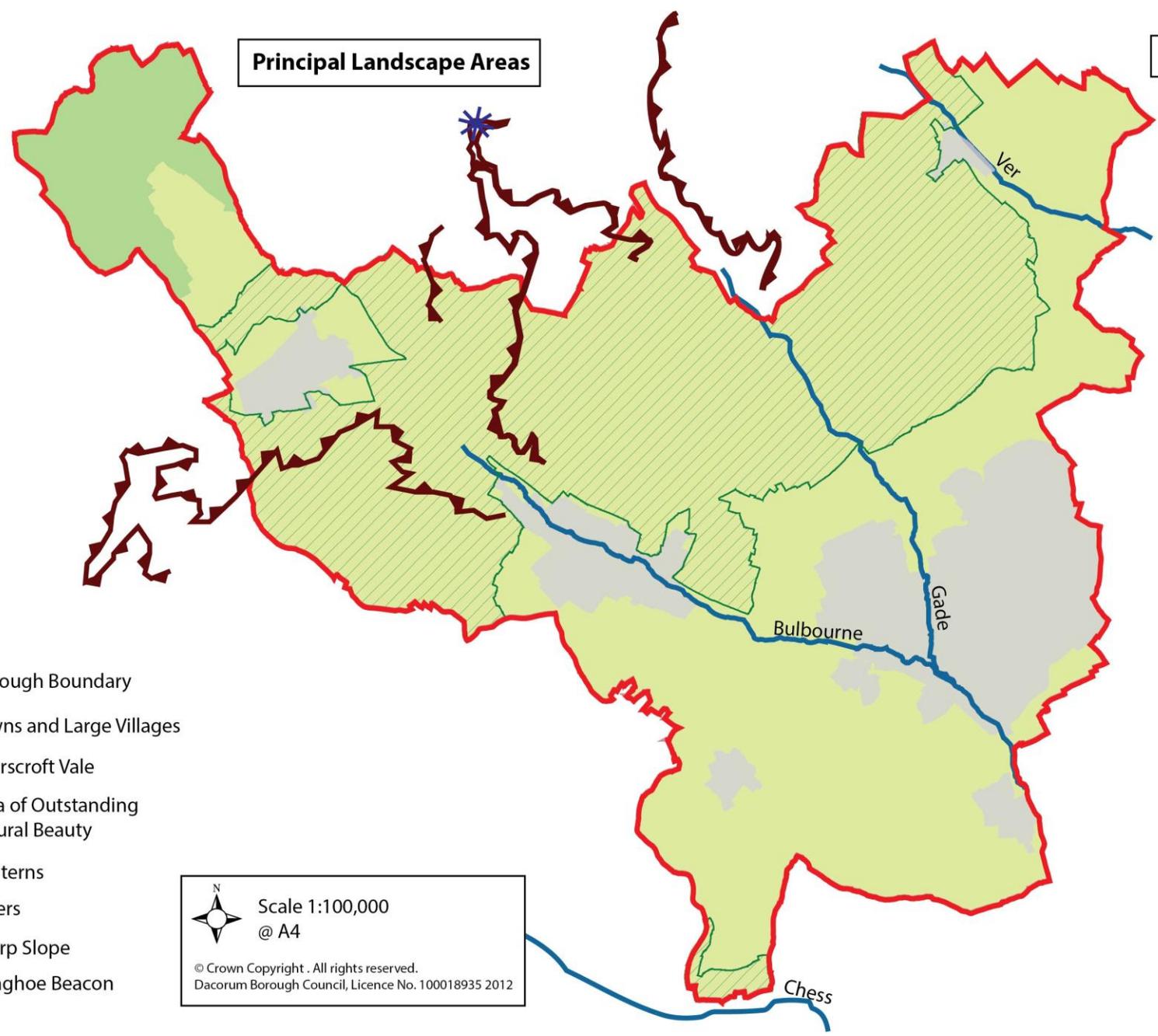
**Principal Landscape Areas**

**Map 2**

- Key**
-  Borough Boundary
  -  Towns and Large Villages
  -  Boarscroft Vale
  -  Area of Outstanding Natural Beauty
  -  Chilterns
  -  Rivers
  -  Scarp Slope
  -  Ivinghoe Beacon

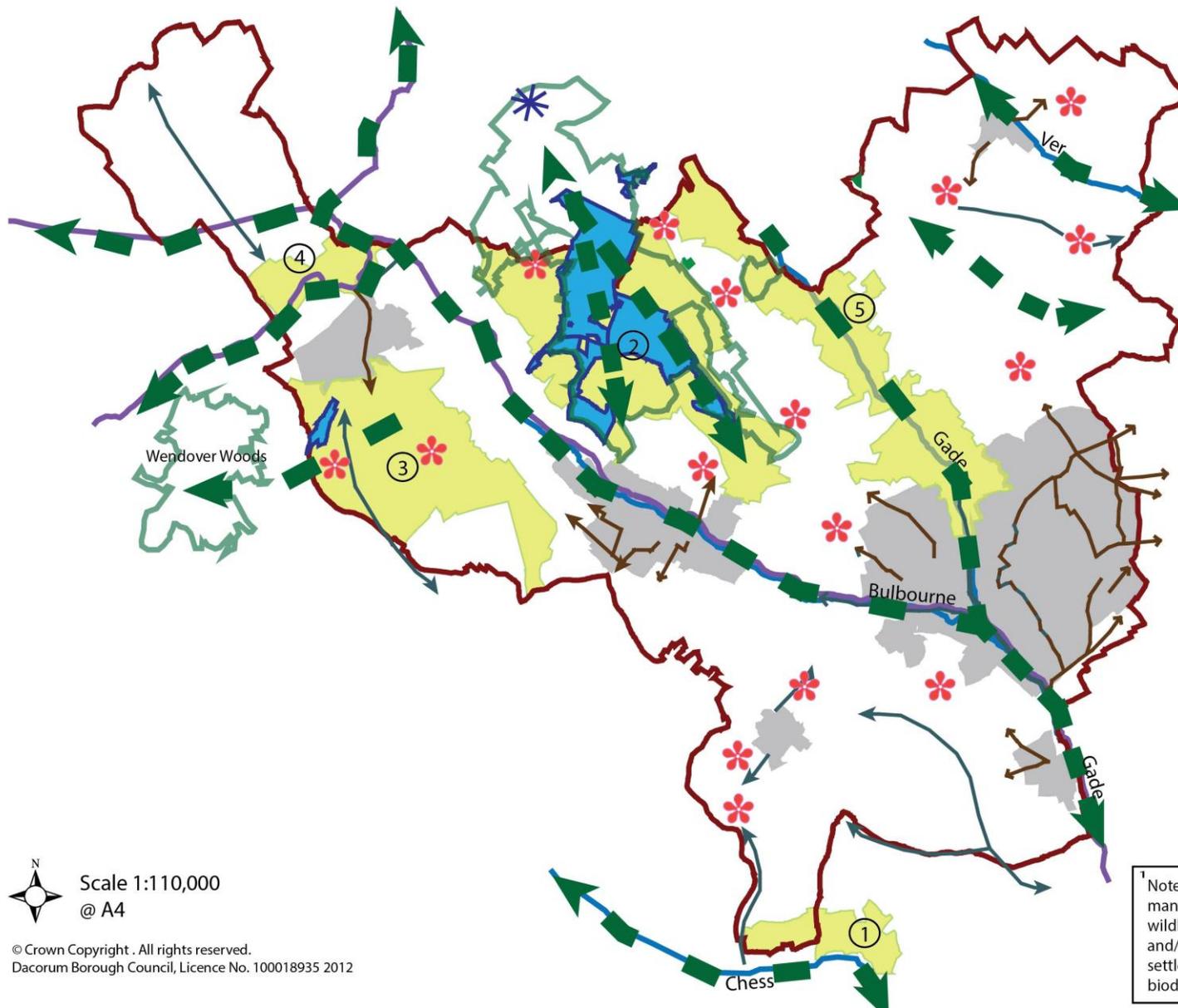
 Scale 1:100,000  
@ A4

© Crown Copyright. All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2012



# High Level Green Infrastructure Network

Map 3



## Key

- Borough Boundary
- Towns and Large Villages
- Strategic Open Spaces
- Ivinghoe Beacon
- Special Area of Conservation (Chiltern Beechwoods)
- Strategic Wildlife Corridors
- Selected Local Wildlife Corridors:
  - Countryside
  - Urban
  - Grand Union Canal
  - River
- Key Biodiversity Areas
  - ① River Chess Valley (wetlands, grasslands)
  - ② Ashridge/Berkhamsted Common/ Aldbury Nowers (beech woodland, heath, chalk grassland)
  - ③ Tring Park/ High Scrubs (beech woodland, chalk grassland)
  - ④ Tring Reservoirs (wetland)
  - ⑤ Upper Gade Valley (mosaic of wetlands, grassland and woodland)
- Area of Biodiversity Opportunity<sup>1</sup>

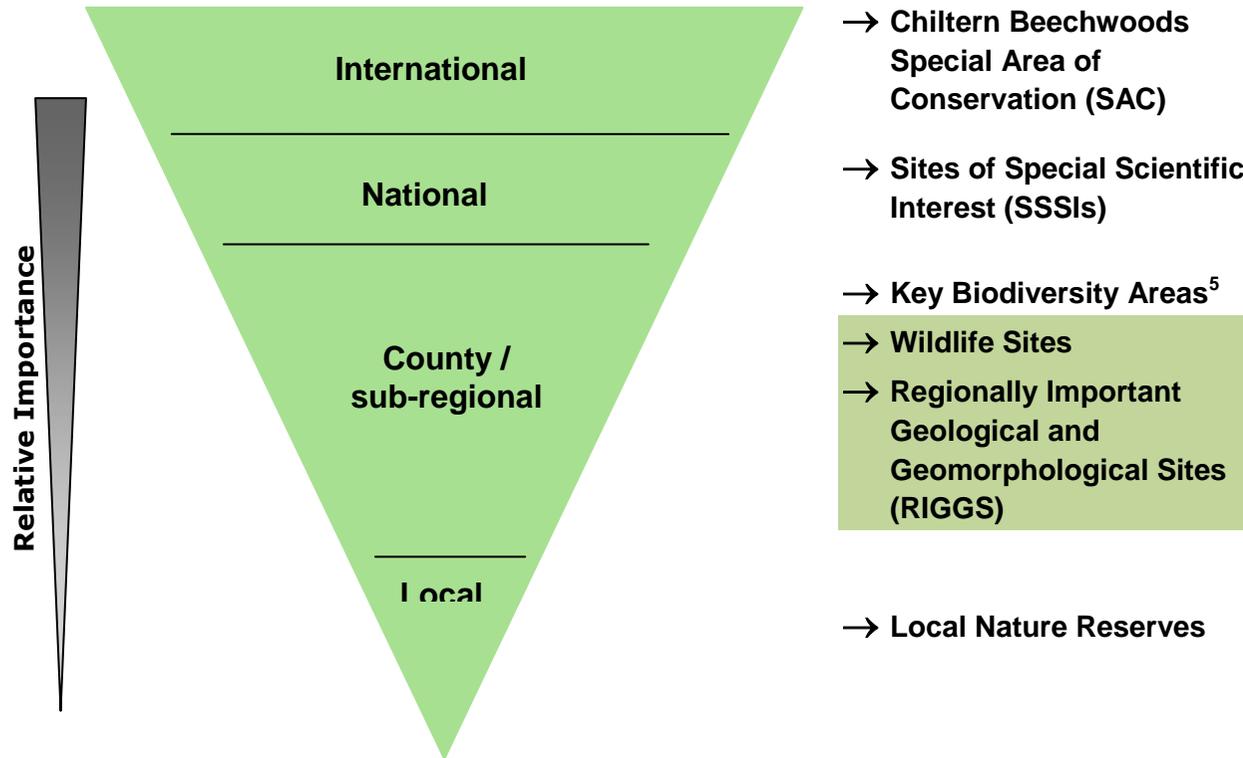


Scale 1:110,000  
@ A4

© Crown Copyright . All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2012

<sup>1</sup>Note: These are locations where investment and management could secure significant habitat and wildlife benefits. Investment would consolidate and/or link key biodiversity areas, improve links to settlements and provide a new habitat resource in biodiversity deficient areas.

**Figure 15: Biodiversity and Geology Designations**



Map 4:  
Opportunities for Renewable Energy

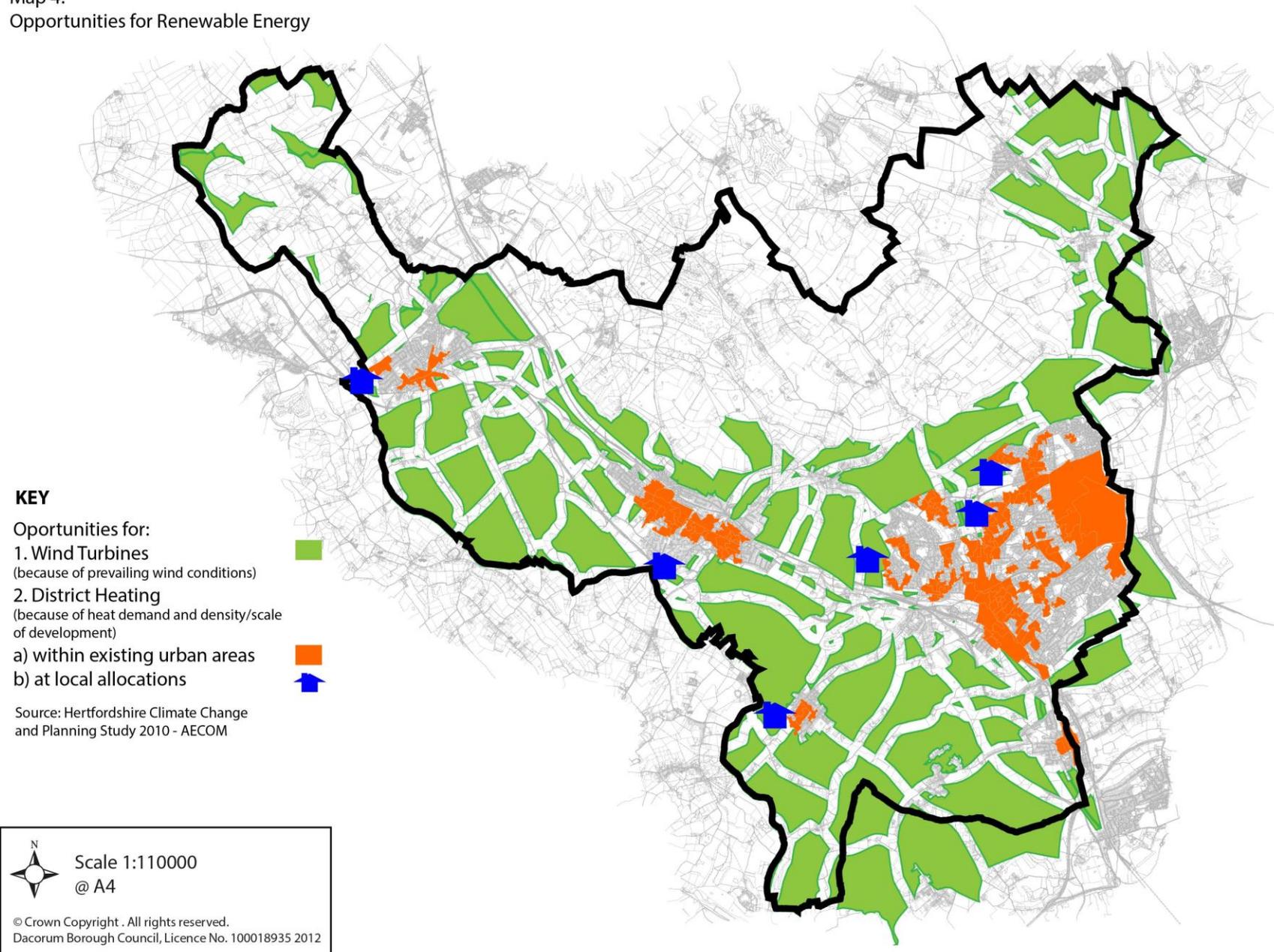


Figure 19

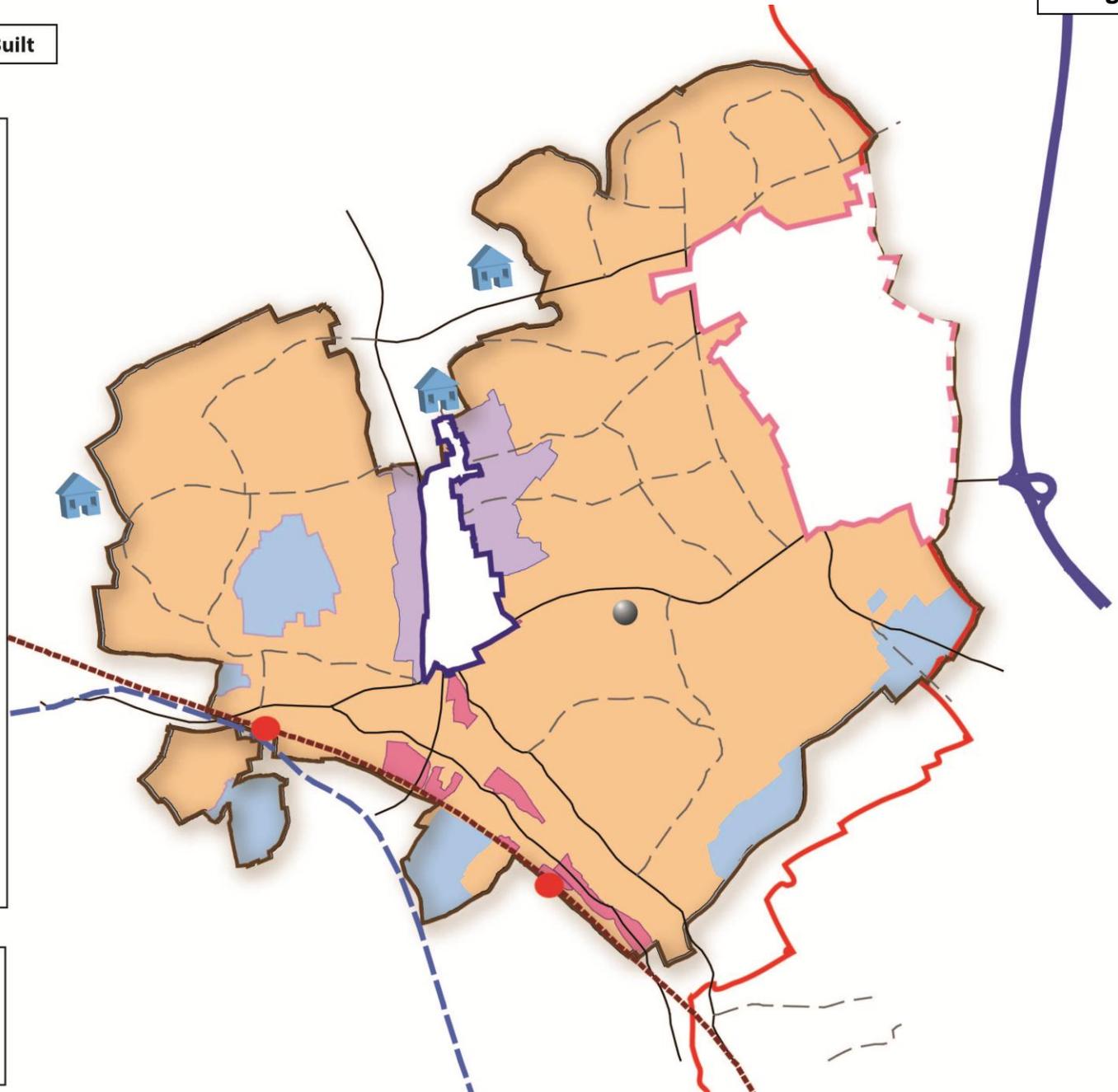
**Hemel Hempstead Vision Diagram : Built**

**KEY**

- Hemel Hempstead settlement boundary
- Borough Boundary
- Local Allocation
- Primary vehicular route
- Secondary vehicular route
- Railway Line
- Railway Stations
- M1
- A41
- New out of centre retail and leisure

**Urban Design Zones**

- Centre Zone
- Inner Zone
- Semi-Urban Zone
- Peripheral Zone
- Employment Zone
- Area Action Plan
- Extent of Area Action Plan in St Albans District not shown



Scale 1:35,000  
@ A4

© Crown Copyright . All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2011

**Hemel Hempstead Vision Diagram: Natural**

Figure 20

**KEY**

-  Dacorum Borough Boundary
-  Hemel Hempstead settlement boundary
-  Open Land
-  Two Waters Study Area
-  Green Gateway
-  SSSI/Nature Reserve
-  Rivers
-  Canal
-  Regionally Important Geological Site
-  Centre Zone
-  New Open Space
-  The Nickey Line
-  Urban Wildlife Corridor
-  Strategic Wildlife Corridor
-  Area Action Plan
-  Extent of Area Action Plan in St Albans District not shown



 Scale 1:35,000  
@ A4

© Crown Copyright . All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2012

Hemel Hempstead Town Centre Vision Diagram

Figure 21

**KEY**

 **Town Centre Boundary**

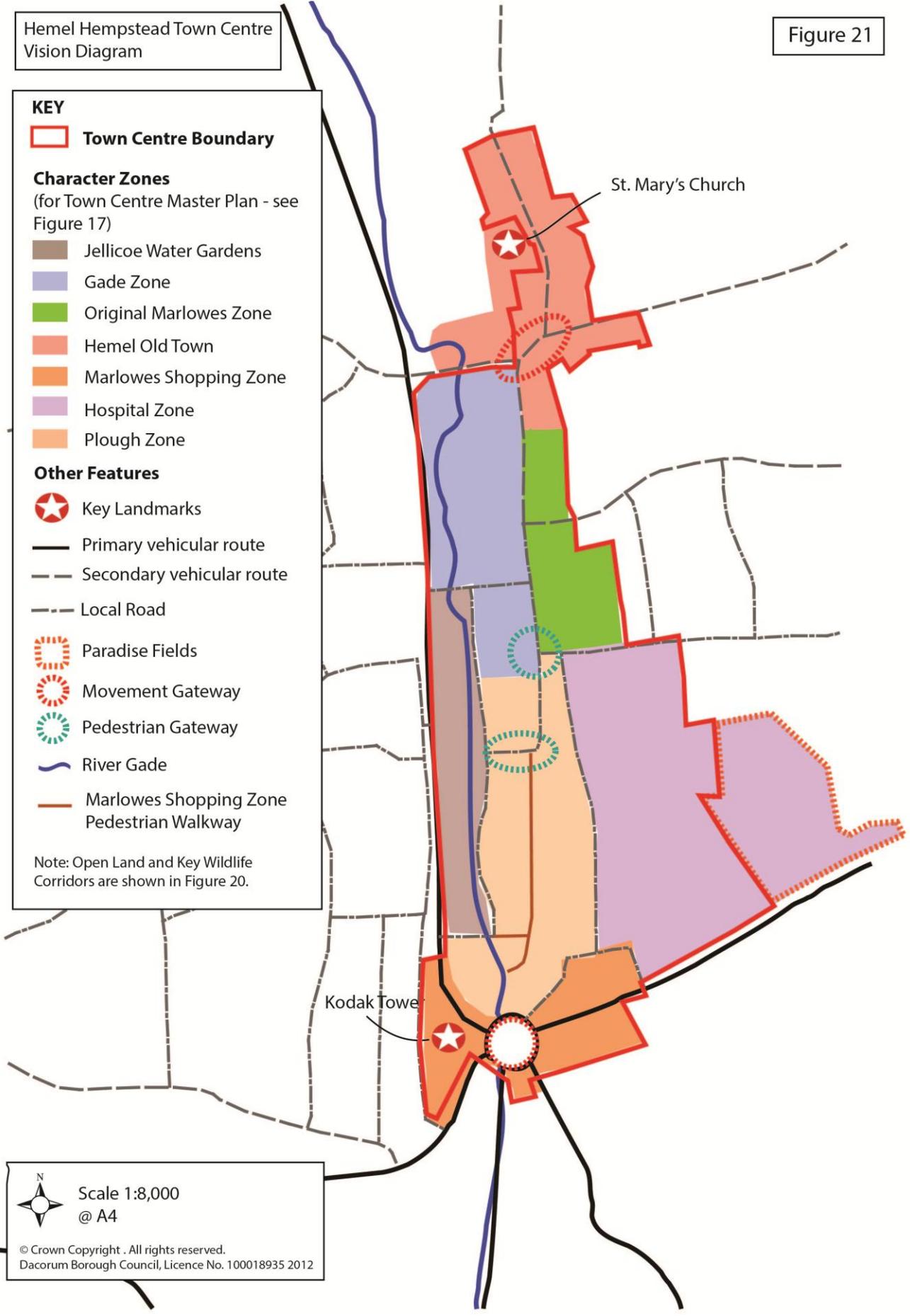
**Character Zones**  
(for Town Centre Master Plan - see Figure 17)

-  Jellicoe Water Gardens
-  Gade Zone
-  Original Marlowes Zone
-  Hemel Old Town
-  Marlowes Shopping Zone
-  Hospital Zone
-  Plough Zone

**Other Features**

-  Key Landmarks
-  Primary vehicular route
-  Secondary vehicular route
-  Local Road
-  Paradise Fields
-  Movement Gateway
-  Pedestrian Gateway
-  River Gade
-  Marlowes Shopping Zone Pedestrian Walkway

Note: Open Land and Key Wildlife Corridors are shown in Figure 20.



 Scale 1:8,000  
@ A4

© Crown Copyright . All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2012

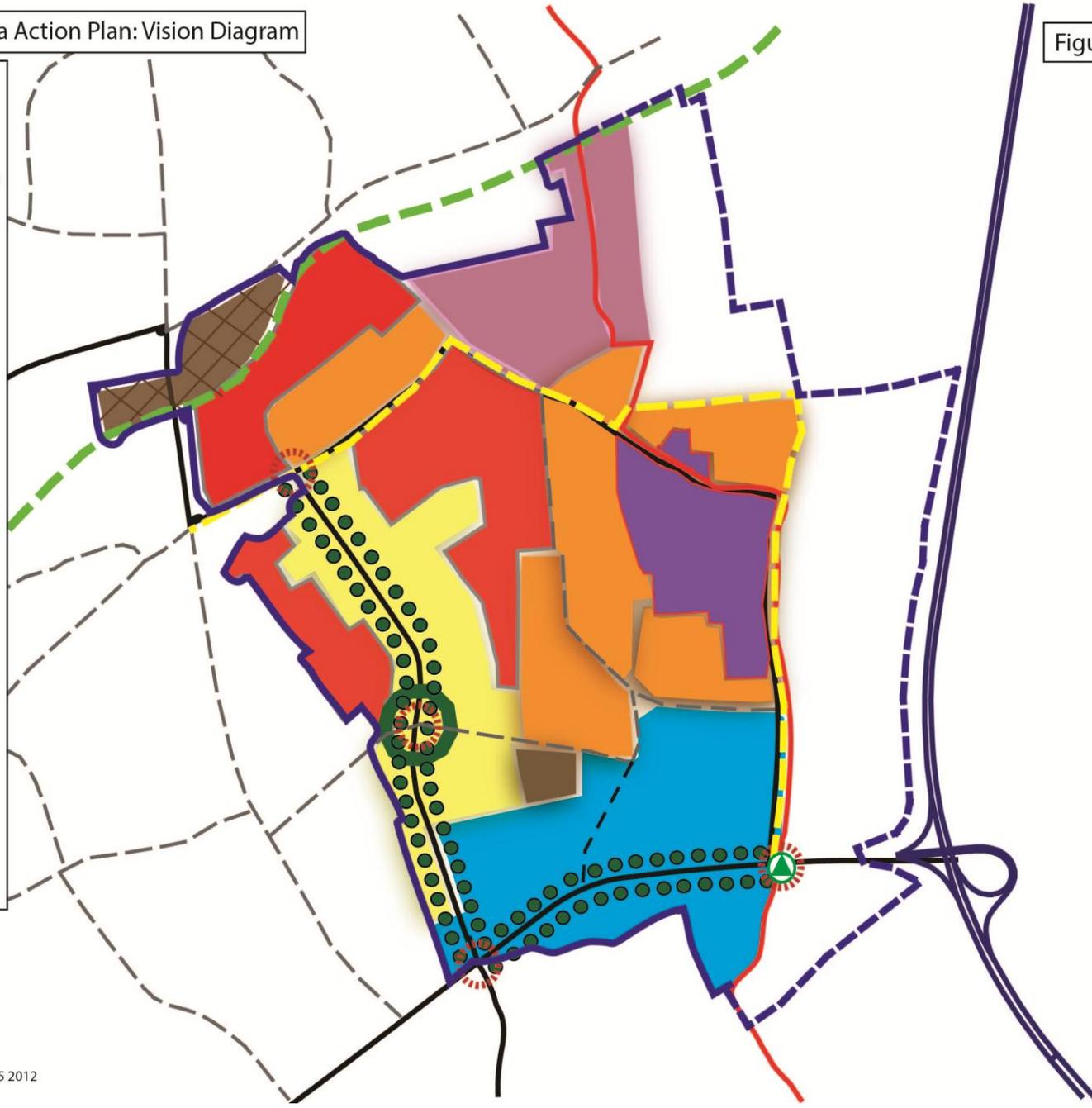
# East Hemel Hempstead Area Action Plan: Vision Diagram

Figure 22

**KEY**

-  Borough Boundary
-  Boundary of Area Action Plan in Dacorum
-  Indicative Boundary of Area Action Plan in St Albans district
-  Preferred route for North East Hemel Relief Road
-  New Vehicular Link under investigation
-  Street improvements
-  Movement Gateway
-  Green Gateway
-  The Nickey Line
-  Primary Vehicular Route
-  Local Vehicular Route
-  M1
-  Buncefield Oil Depot
-  Existing Housing
-  Area of Residential Opportunity
-  Spencers Park
-  Face of Maylands
-  Maylands Gateway
-  Service Centre
-  Engine Room
-  Heart of Maylands

Note: key Wildlife Corridors are shown in Figure 20.



Scale 1:15000  
@ A4

© Crown Copyright . All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2012

**Figure 23**

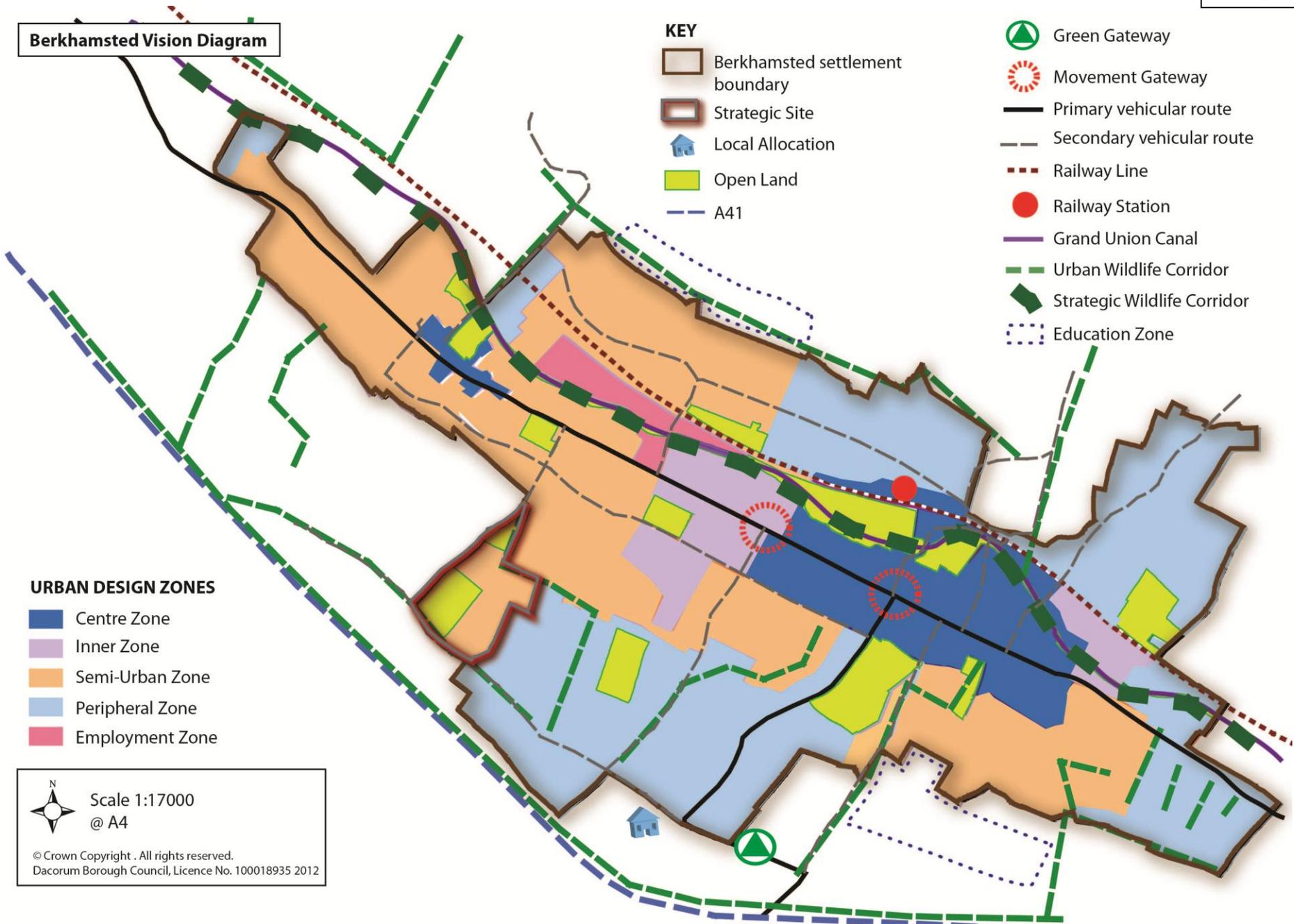


Figure 25

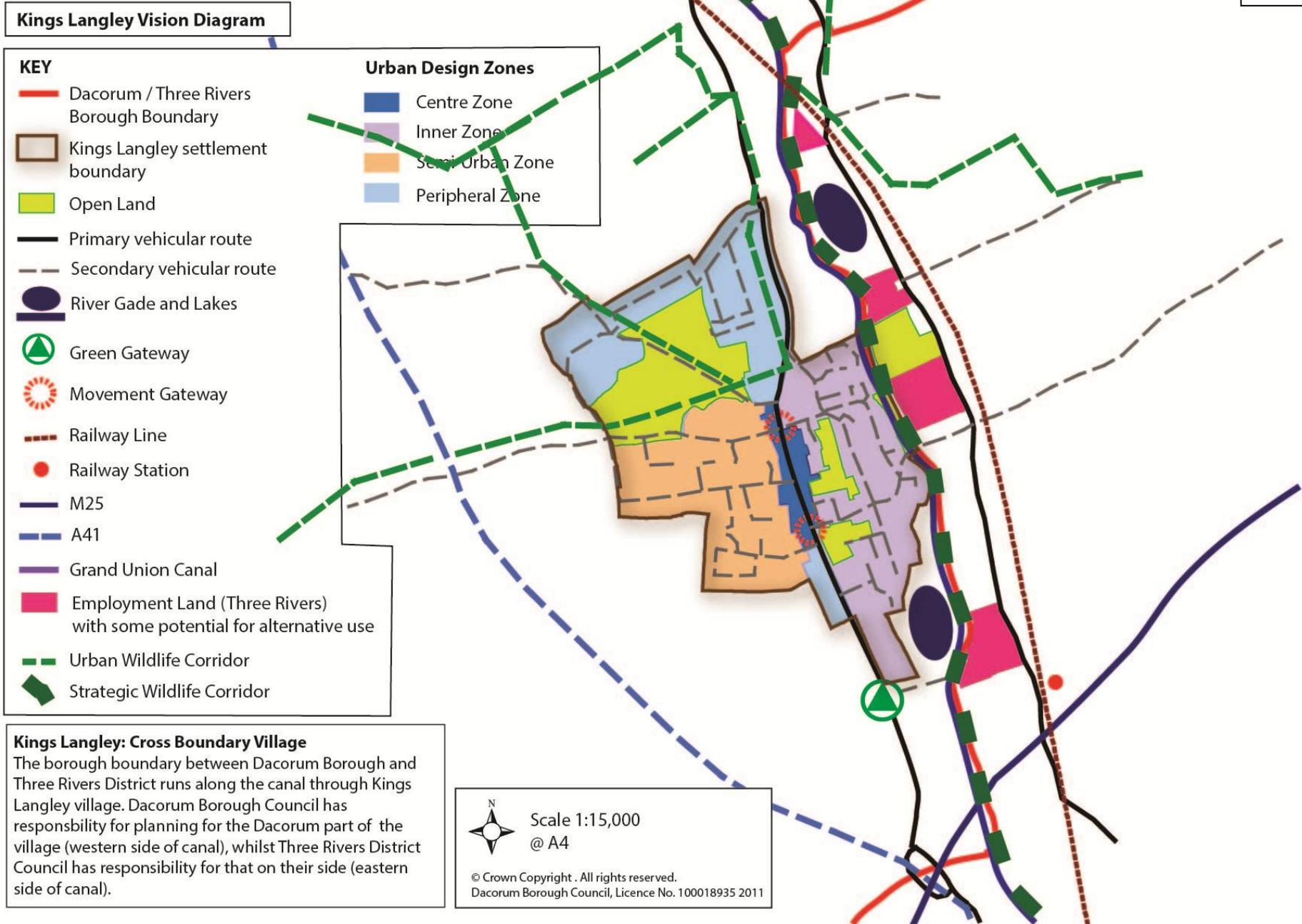


Figure 27

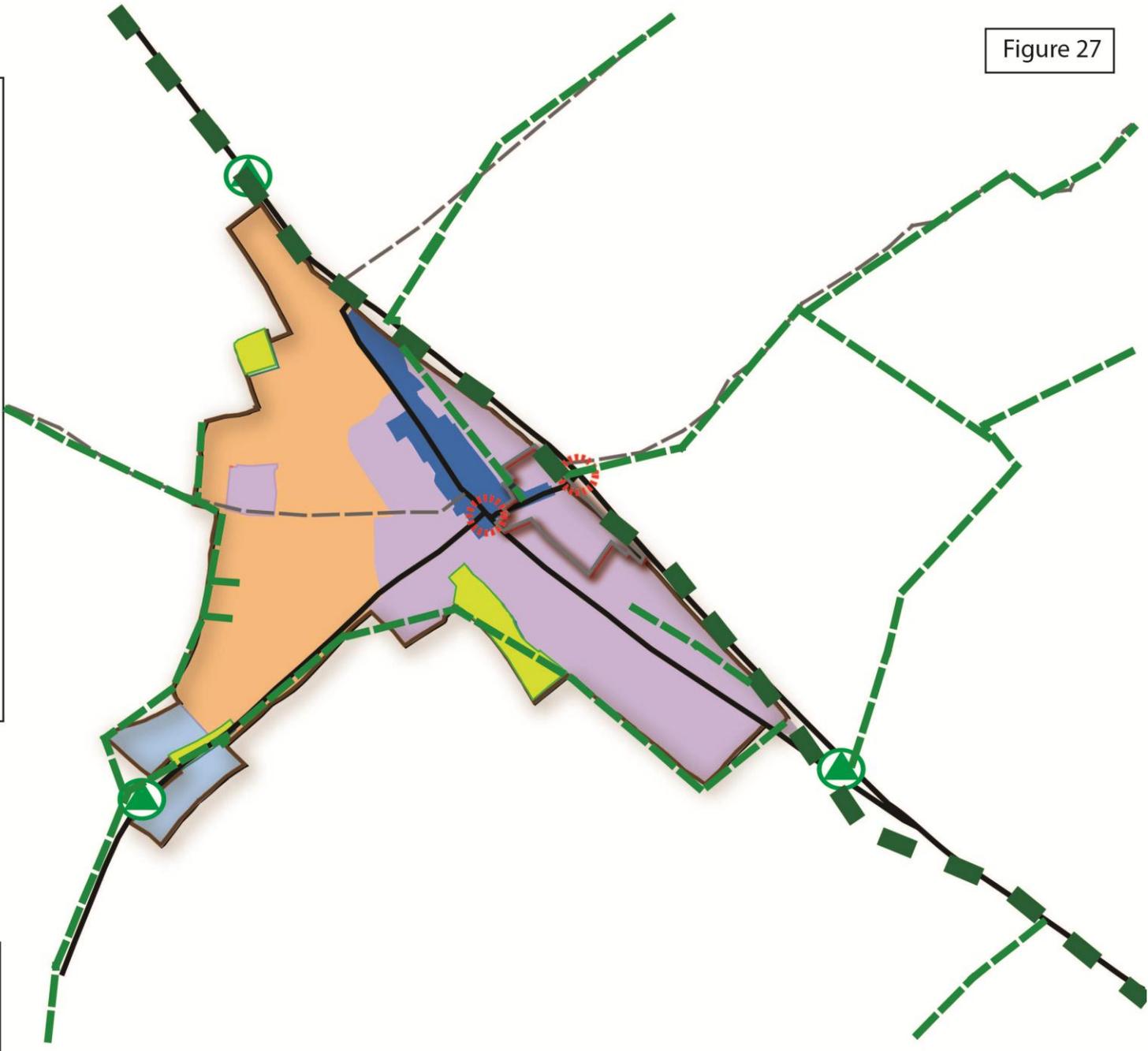
### Markyate Vision Diagram

**KEY**

- Markyate settlement boundary
- Strategic Site
- Open Land
- Primary vehicular route
- Secondary vehicular route
- Green Gateway
- Movement Gateway
- Urban Wildlife Corridor
- Strategic Wildlife Corridor

**Urban Design Zones**

- Centre Zone
- Inner Zone
- Semi-Urban Zone
- Peripheral Zone

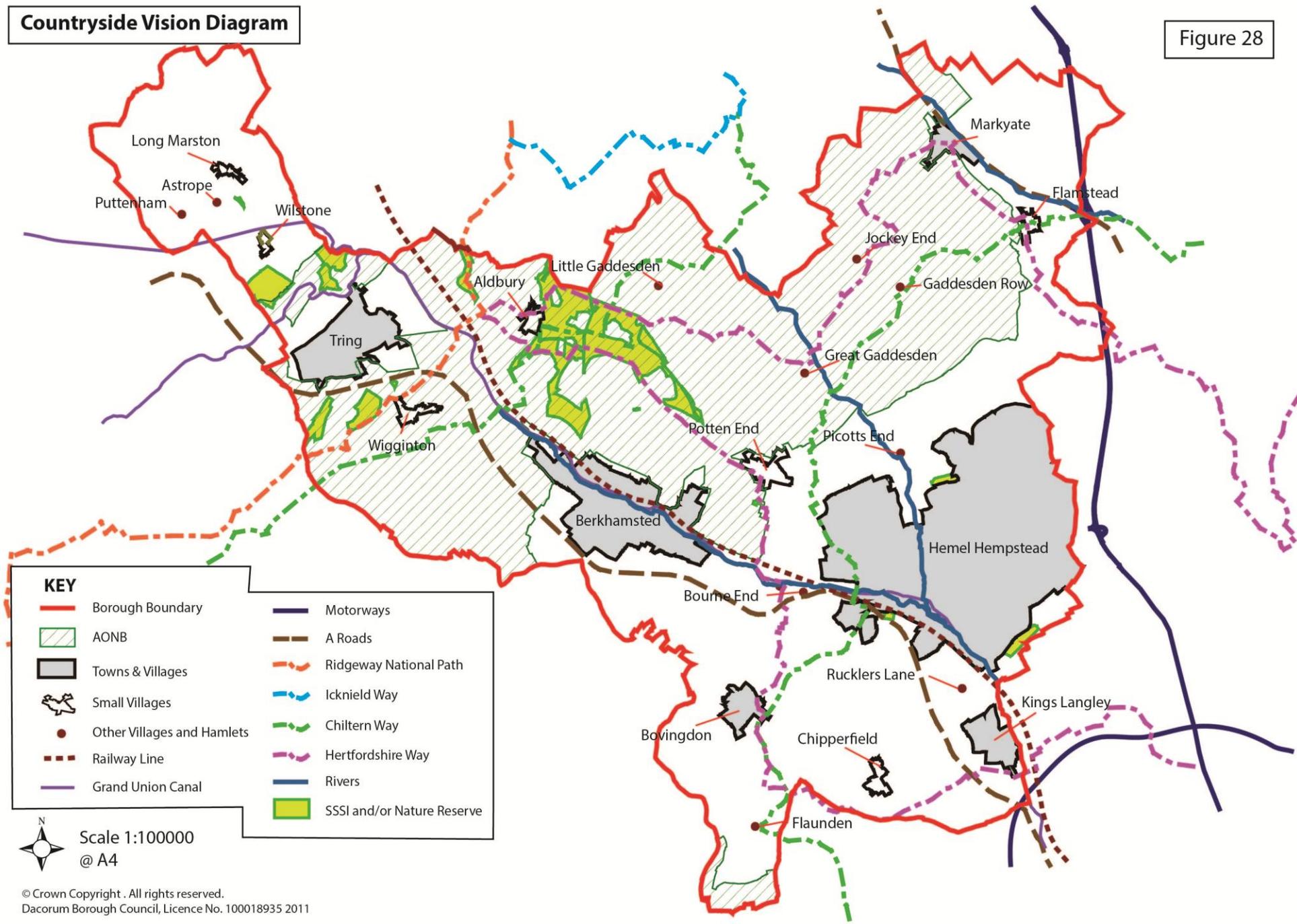


 Scale 1:10,000  
@ A4

© Crown Copyright . All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2012

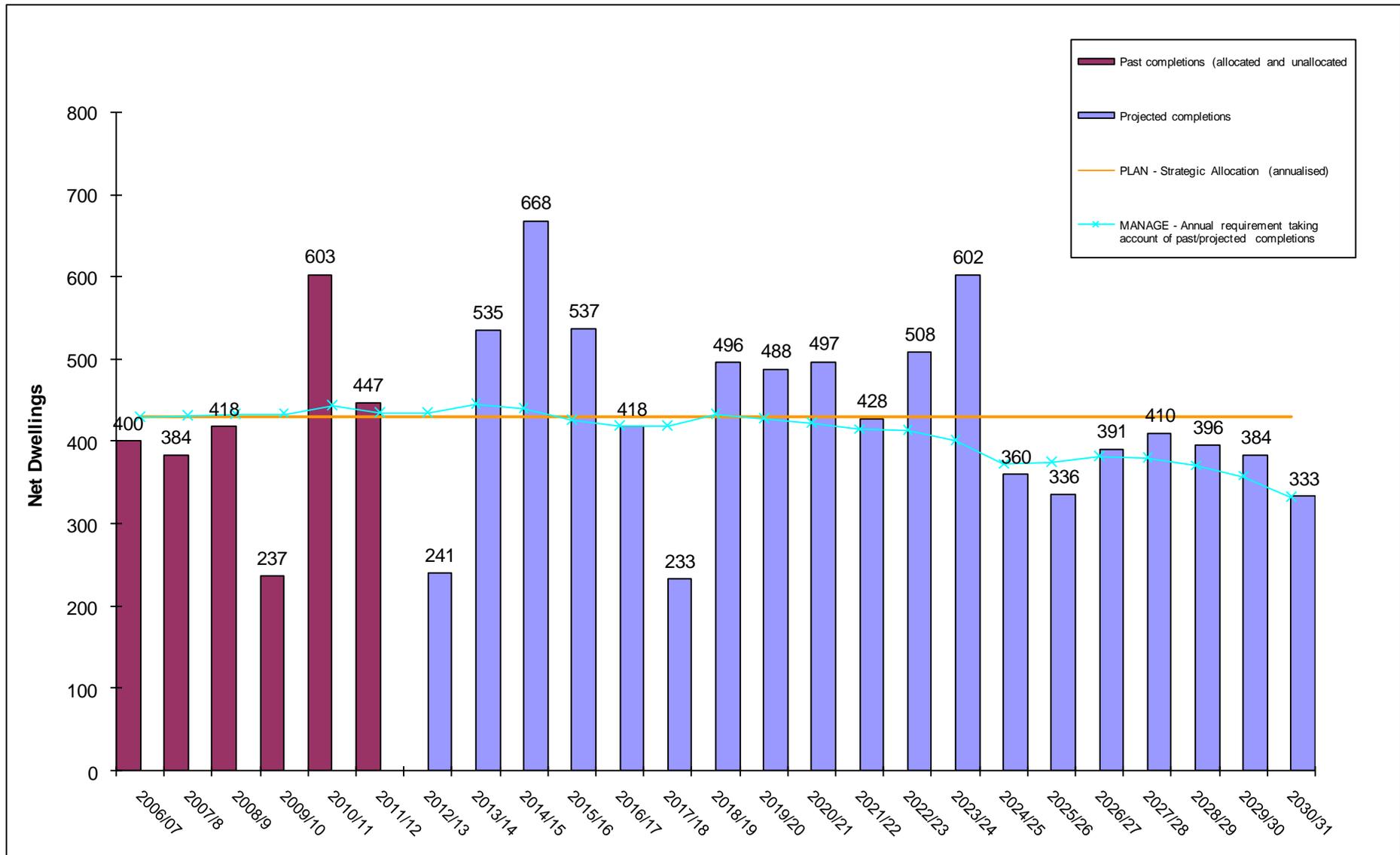
# Countryside Vision Diagram

Figure 28



© Crown Copyright . All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2011

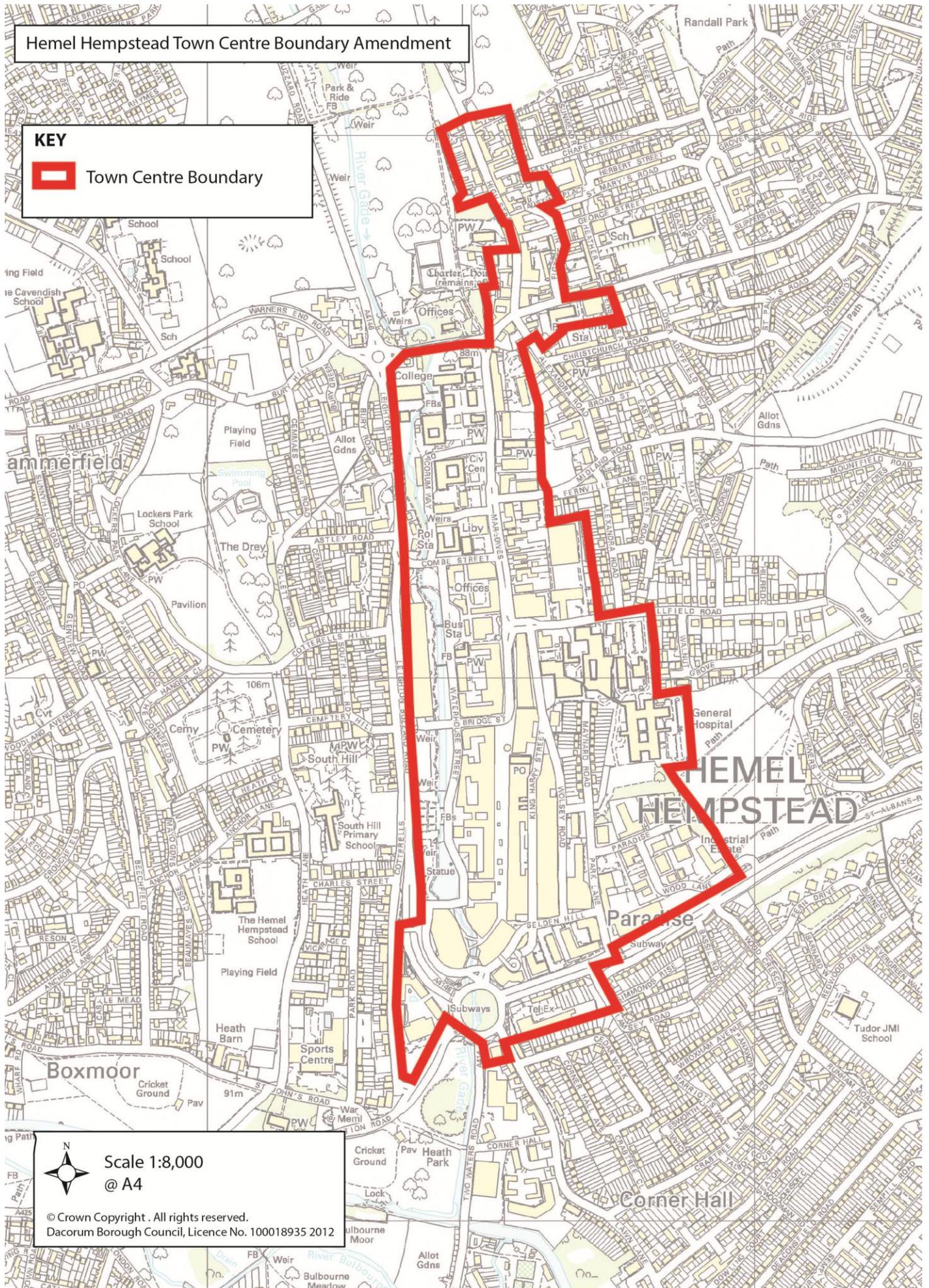
**Graph 2.1 Housing Trajectory 2006-2031**



# Hemel Hempstead Town Centre Boundary Amendment

## KEY

 Town Centre Boundary



© Crown Copyright. All rights reserved.  
Dacorum Borough Council, Licence No. 100018935 2012