

Dacorum Local Development Framework Site Allocations – Focused Changes

Sustainability Appraisal Report Addendum

Appendices

Appendix 1

Pre-Submission Representations

Appendix 2

Screening of the Proposed Amendments to the Pre-Submission Site Allocations

Appendix 3

Additional Assessment of Site Allocations

July 2015

Appendix 1: Dacorum Pre-Submission Site Allocations: SA/SEA Representations

C4S responses to issues raised in the representations

Representations requiring response or further action	C4S response to representation
Natural England	
We are pleased that the SA Report proposes mitigation measures/recommendations to enhance sustainability features of the DPD as well as proposing a monitoring framework for all significant sustainability issues identified during the assessment.	Noted
Table 4-1: Site Allocations SA Framework is generally supported. However, Objective 11 fails to recognise the Chilterns AONB, which covers a substantial area of the Borough, and the need to protect and enhance this.	The SA/SEA has always picked up issues relating to the AONB when considering the potential effects on landscape. The Chilterns AONB is picked up in Table 3-1 (Issues and opportunities) of the SA Report. SA Objective 11 could be made more explicit at the next opportunity. This would be when the SA Framework is revisited when work commences on the SA/SEA of the Local Plan.
The Sustainability Appraisal identifies that the HRA of the Core Strategy found no significant effects on Chiltern Beechwoods SAC from individual developments as a result of either air pollution or recreation disturbance. The assessment was updated to ensure there are no cumulative significant impacts on the SAC due to development proposed around Hemel Hempstead and the wider region. We understand that Natural England agreed with the conclusions of the HRA and the avoidance and mitigation proposed. The current SA report identifies that whilst the Site Allocations DPD provides a greater level of detail to the location of development to that which was included in the Core Strategy, it does not put forward any sites that are of a scale and/or location that will alter the findings of the previous HRA (of the Core Strategy). Based on our review of the current Site Allocations we are satisfied with this conclusion.	Noted

Hertfordshire County Council Ecology Officer	
1. I acknowledge the recognition that impacts on biodiversity will be generally negative due to loss of open greenspace. However the impacts on recognised sites and other resources will be limited given the distribution of proposed sites, reducing the impact on more critical assets.	Noted
2. One aspect wholly unrecognised is the role of local food production and traditional land management which is essential in maintaining the better and other sites that remain within the wider countryside as well as statutory sites. The Planning system does not directly influence this, but nonetheless expects the results to be delivered. With nothing that even recognises this as an issue within the SEA, the potential for the net impacts of further development to degrade – or support – to these aspects and so their contribution to sustainability and impacts of the plan within the Borough, cannot be adequately considered, and so a major driver for, or impacting on, delivery is omitted from the assessment.	The Countryside Place Strategy within the Core Strategy includes a specific local objective to 'Support the rural economy, and particularly farming, local food production and sustainable tourism.' Consider as a new sub-objective for the updated SA Framework that will be developed for the new Local Plan.
3. This is reflected within Table 3.1 of the Sustainability Assessment – biodiversity. Terms such as 'create new', 'improve', 'compensate', 'protection', 'restoration', 'linking' are all worthy but ALL require appropriate management to be delivered. The only opportunity outlined is using the LDF to promote the use of management agreements – which to date have been few and far between and largely ineffective in delivering any genuine biodiversity gain. There is nothing whatsoever that recognises or links farming and food production to this process – still by far the most important influence on land management and its quality in terms of wider land area.	The four monitoring indicators under Core Strategy policies CS24, CS25 and CS26 will be used to track any changes related to biodiversity designations. In addition the SA monitoring for the Core Strategy includes an indicator for biodiversity (SA1) relating to the ecological status of the Borough's watercourses.
4. I acknowledge the suggestion that unsustainable economic growth could adversely impact on biodiversity assets – but then this wouldn't meet 'sustainable development objectives anyway. I support the positive attributes to society that the environment can bring.	Noted
5. I support the concerns expressed regarding increase in light pollution and decrease of tranquillity; however there is no indication of who or how light pollution is to be monitored.	Policy CS32 of the Core Strategy seeks to minimise light pollution as part of the consideration of development proposals. Such development can therefore be monitored where necessary. In addition, the Countryside Place Strategy in the Core Strategy includes a local objective to "Protect tranquil parts of the countryside", plus "Conserve and

	<p><i>enhance the Chilterns AONB</i>".</p> <p>The issue of tranquillity within the AONB is picked up in the AONB Management Plan and associated State of the Environment Report.</p>
<p>6. I support the aim to conserve landscapes in the borough; however, the same issue applies to that associated with biodiversity – how, when so much of this is dependent upon appropriate land management, which is declining?</p>	<p>This is an issue that is largely outside of the control the planning system, other than through the general application of planning policies and support of organisations such as the Chilterns Conservation Board.</p>
<p>7. I acknowledge and support the issues raised for soil and water.</p>	<p>Noted</p>
<p>8. I support the issues raised within Table 4-1 Site Allocations SA Framework, in respect of Biodiversity and Water. Criteria and questions are well considered. However, the issue of existing water over-abstraction and the requirement for further development has not been raised. This is perhaps one of the most obvious environmental sustainability issues.</p>	<p>The second criterion under SA Objective 2 (To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change is <i>"To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems"</i>.</p> <p>This deals with abstraction – although it is not explicit. It will be considered when the SA Framework is next updated - for the new Local Plan.</p> <p>The issue is picked up in the Plan through Policies CS31 and CS32 of the Core Strategy.</p>
<p>9. I am unclear as to how the development west of the Icknield Way (LA5) can be considered as Sustainable in contributing to the SA re biodiversity when half of the existing open land will be developed – as subsequently outlined in 6.4.3 and 6.6.6 which identifies a negative impact on biodiversity. This should be neutral at best given the loss of such open farmland and any associated biodiversity although without any obvious or significant known ecological interest. Ecological management of the cemetery is currently only a suggestion and may not be achieved in practice.</p>	<p>The assessment for LA5 and E/1 summarised in Table 6.1 and paragraphs 6.4.3. & 6.6.6 of the SA Report (with the detail in Appendix C) reports a negative assessment for biodiversity.</p>

<p>10. 6.6.2. Policy LA1 Marchmont Farm. I acknowledge that Open space will link Margaret Lloyd Park, Howe Grove and the wider area, but of course these are already linked; the proposals to retain connections are very much damage limitation.</p>	<p>Noted.</p>
<p>11. 6.6.4 Policy LA3 West Hemel Hempstead – providing ‘a coherent, and wildlife friendly open space network (including an extension to the Shrub Hill Common Nature Reserve)’ is essential, not only to mitigate the loss of open habitats but also to maintain a robust and functional link to the LNR. The most obvious existing corridor link along the Green Lane is not recognised in this respect.</p>	<p>This comment is more related to the Plan than the SA/SEA. This issue will be covered within the draft master plan for LA3.</p>
<p>12. 6.6.5: Policy LA4 suggests mitigation to benefit biodiversity. Whilst this is true, it will not compensate for the loss of a locally significant area of previously unidentified Wildlife Site quality grassland. This must be compensated for in some way for any sustainability criteria to be met. The Sustainability Appraisal currently does not recognise the full extent of this impact.</p>	<p>The SA/SEA has been updated to reflect the effect that will result from the loss of the grassland. This issue is also now covered within the draft master plan for LA4; which refers to biodiversity off-setting.</p>
<p>13. 6.6.7. Policy LA6 does mention the impact on the existing local wildlife corridor.</p>	<p>Noted</p>
<p>14. 6.6.9 Proposal H/1 does highlight loss of gardens; there will also be a significant potential impact on protected species which will represent a serious issue should they continue to survive in this area.</p>	<p>The Plan has been updated to reflect this issue.</p>
<p>15. 6.6.16 Proposal H/8 This would result in significant loss of open grassland of local biodiversity value, adjacent to what may survive of Paradise Fields and severing a good link with the woodland area to the east. This is a significant loss locally – not fully recognised by the SA. The use of the adjacent Wildlife Site for similar recreational purposes further demonstrates the failure to fully reflect the impacts of this loss- not only a net loss but increased degradation of the adjacent Wildlife Site. This is perhaps one of the most damaging impacts of the plan and should be stated thus.</p>	<p>The potential adverse effects were reflected in the assessment in Appendix A and had the following assessment against the biodiversity objective “<i>The site is greenfield and there would therefore be loss or damage of some habitats. The hedgerows and trees are however to be retained and supplemented. The site is adjacent to a wildlife site and increased use of this by the new residents could adversely affect the site.</i>”</p>
<p>16. 6.8.1 Assessment by Topic – Biodiversity. Whilst negative impacts on biodiversity are recognised, I consider this rather under-estimates this impact on biodiversity, although it is also correct in stating the relative significance of this is partly dependent upon the importance of the ecological resources affected. Furthermore the cumulative impact is reduced given the</p>	<p>Through the assessments of the allocations the SA/SEA has identified where there are likely to be adverse effects on biodiversity.</p>

<p>widespread location of the sites, all greenfield or open land development will inevitably have a direct impact on the areas affected. However for the larger proposals this will affect biodiversity associated with arable farmland and horse paddocks. These will all result in a net loss of biodiversity resource, however much improved management elsewhere may attempt to compensate. This should be more clearly recognised as a context for the Assessment. Furthermore, all such development will also bring with it increased pressure on adjacent land or sites from loss of open space, associated habitats and disturbance of the sites themselves from increased visitor usage of a variety of forms. This has also not been effectively considered. Of particular concern are the impacts on existing or potential Wildlife Corridors; these will invariably be small and likely to be poorly managed, and increasingly degraded in themselves. Where important sites are affected – such as Shrub Hill common – I am not convinced the proposals have effectively secured appropriate compensation and /or mitigation. Consequently there needs to be outlined the need for positive management resulting from the development process to help address this – otherwise the quality of sites affected is likely to degrade.</p>	<p>The requirements of Core Strategy Policies, and monitoring linked to those policies, will help to mitigate any adverse effects.</p> <p>At a local allocation specific level, the masterplans that are being developed will help to ensure that biodiversity related issues are addressed.</p>
<p>16. 6.8.2 Water, soil etc... Where sites are located adjacent to watercourses, the location is equally vulnerable in the manner described above. However any improvements in water quality should also lead to improvements in biodiversity if other riverine management is appropriate.</p>	<p>Noted.</p> <p>The SA monitoring for the Core Strategy includes an indicator for biodiversity (SA1) relating to the ecological status of the Borough’s watercourses.</p> <p>In addition, Policy CS31 and CS32 of the Core Strategy seek to address these points.</p>
<p>Consequently I do not consider this assessment to be fully comprehensive or robust without at least recognising these aspects and considering opportunities to support such management where appropriate.</p>	<p>See responses to comments above.</p>
<p>Boyer Planning on behalf of W.Lamb Ltd</p>	
<p>Extract from representation that refers to the SA.</p> <p>2.15 Furthermore, the Table 6-1 on page 30 of the Sustainability Appraisal of the Pre Submission DPD appears to have considered policy SA1 purely from the perspective that the role of this policy is to allocate sites for development. This is further emphasised through paragraph 6.3.1 which states that, ‘This policy has been assessed as having positive effects against some economic and social objectives. The policy aims to develop and redevelop sites that will be used to provide local facilities for local communities, increasing equality and</p>	<p>The SA Report has been amended to include consideration of sites covered by a designation.</p> <p>The making of tree preservation orders is not a function of planning policy and therefore it would not be appropriate to consider it in the Site Allocations. It is</p>

<p>reducing social exclusion...'</p> <p>2.16 It has not made any account of its apparent role to be relevant for all sites covered by a designation.</p> <p>2.17 Additionally, in terms of alternatives considered, there does not appear to be any consideration given to protecting the established trees through a group tree preservation order. The Sustainability Appraisal should be amended to take into account this alternative and ensure it is robust to minimise the potential for legal challenge to the Local Plan process.</p>	<p>therefore not a reasonable alternative for consideration in the SA/SEA.</p>
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Appendix 2: Screening of the Proposed Amendments to the Site Allocations Pre-Submission

Notes

1. Nature of the Amendment

MC	Minor Change	Changes of a minor nature that are required to reflect amendments referred to in Table 3, or as a consequential change from changes referred to in Table 3. Some minor changes follow minor changes arising from the representations.
E	Editorial Change	Editorial changes are intended to clarify meaning, update facts and correct any inaccuracies. All editorial changes are minor changes in nature. Some editorial changes follow minor changes arising from the representations.
SC	Significant change	Changes of a more significant nature that are required to reflect amendments referred to in Table 3, or as a consequential change from changes referred to in Table 3. Significant changes usually relate to the inclusion of a new proposal site or a more substantial change to the wording or boundary of a designation or proposal.

- All Significant Changes (SC) and Minor Changes (MC) are numbered sequentially as they appear in the Table below. Editorial changes are not numbered.
- Some changes in Table 2 may result in more than one Significant Change (SC) or Minor Change (MC) due to changes being made to the text and / or maps in more than one location.
- All Significant Changes (SC) and Minor Changes (MC) are referenced in the main part of Table 2, with any resulting changes to the Policies Map or maps and diagrams within the Written Statement listed below. Editorial changes to the Written Statement are referenced either in the main part of the Table or in the list of map changes that follows.
- Further changes will be necessary as a consequence of some of the amendments listed: e.g. the renumbering of the Schedules of Proposals and Sites as a result of deletions and /or additions, and the renumbering of paragraphs in sections where text has been added or deleted.

1. TEXT AMENDMENTS:

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
Forward	E	Delete section.	
PART A			
1. Introduction			
Text: 1.1-1.22	MC1	<p>1.3 In addition to the Site Allocations, the following Development Plan Documents (DPDs) will <u>were originally proposed to help to</u> achieve the vision and objectives set out within the Core Strategy:</p> <ul style="list-style-type: none"> • Development Management Policies – supports the Core Strategy by setting out additional, more detailed planning policies that the Council will use when considering planning applications. • East Hemel Hempstead Area Action Plan (AAP) – provides a detailed planning framework for the eastern part of Hemel Hempstead, whose regeneration is of particular importance to the wellbeing and prosperity of the Borough and beyond. The extent of this AAP within Dacorum is shown in Figure 22 of the Core Strategy and on Map 1. The extent of the AAP within St. Albans is to be confirmed. The AAP will contain planning policies and associated designations for the east Hemel Hempstead area. 	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	MC2	Add new paragraph after paragraph 1.3 and renumber subsequent paragraphs sequentially <u>Work on the Development Management DPD is now on hold and appropriate policies will instead be included within the new single Local Plan for the Borough. This new plan will also incorporate the early partial review of the Core Strategy, with a particular focus on assessing household projections, the role and function of the Green Belt affecting Dacorum and the role that effective co-operation with local planning authorities could play in meeting housing needs arising within the Borough. Progress on the Area Action Plan remains dependent upon the content and scope of St Albans' emerging Local Plan.</u>	No update to SA
Figure 1		No change	No update to SA
Map 1		No change	No update to SA
Figure 2	E	Update diagram to show the plan has moved from 'Publication of and representation on Pre-Submission' to the 'Submission Stage' and update dates for Submission, Examination and Adoption to reflect amended timetable. (see amended diagram below).	No update to SA
Summary of Content		No change	No update to SA
Map 2		No change	No update to SA
PART B			
THE SUSTAINABLE DEVELOPMENT STRATEGY			
Strategic Objectives		No change	No update to SA
2. Promoting Sustainable Development			
Text: 2.1-2.3	E	Paragraph 2.1: Amend as follows:	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p>2.1 The Core Strategy establishes the approach to the broad scale and distribution of development within the Borough and sets out the main role and function of different areas through the settlement hierarchy (Table 1 in the Core Strategy). The role of the Site Allocations DPD is to add detail to this strategy, through the setting of specific boundaries and proposals, and ensuring that sufficient land is made available at the right time and in the right location. <u>It is the role of the early partial review process (see paragraphs 29.7-29.10 of the Core Strategy) to look again at longer term needs and to take account of a whole range of Government policies and guidance, including those relating to housing and the Green Belt.</u></p>	
Policy SA1		No change	No update to SA
Text: 2.4-2.11	E	<p>Paragraph 2.8: Amend as follows:</p> <p>2.8 Major Developed Sites (MDS) are identified in Table 2 of the Core Strategy. This designation recognises the contribution that large and well-established developments in the Green Belt can make to meeting local education, housing and employment needs. All of the defined sites are self-contained and benefit from relatively compact layouts. Any future development should be limited and opportunities taken to improve the relationship of non-conforming uses with the adjoining countryside and limit the sites' impact on the openness of the Green Belt, <u>and upon any other designations that may apply to a site.</u></p>	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	E	<p>Paragraph 2.9: Amend as follows:</p> <p>2.9 Existing site boundaries have been reassessed and new sites considered for inclusion in line with the selection criteria in paragraph 8.31 of the Core Strategy. Minor changes have been made to the infill areas of the majority of sites, to reflect recent permissions and proposals. Outer boundaries for all sites (including the new MDSs at the British Film Institute in Berkhamsted <u>and Abbott's Hill School, Hemel Hempstead</u>) are defined on the Policies Map, with both outer and infill boundaries shown in greater detail in Appendix 3.</p>	No update to SA
	E	<p>Paragraph 2.10: Amend as follows:</p> <p>2.10: Kings Langley School site is currently subject to planning proposals relating to its comprehensive redevelopment. To enable the school to continue to operate, this will involve the construction of new school facilities on land adjacent to the current buildings in the southern part of the site. An appropriate infill boundary will be defined once this redevelopment is complete. In the interim, planning applications will be considered in the context of Policy CS5: Green Belt and the planning requirements set out in the Schedule of Major Developed Sites.</p> <p><u>Kings Langley School has recently received planning permission for a comprehensive redevelopment of its site and facilities. A new infill area has been defined based on the broad location of the new school buildings on the plans accompanying the planning application, whilst allowing for a degree of flexibility for future development.</u></p>	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	E	Paragraph 2.11: Amend as follows to reflect changes made to MDS boundary outlined in schedule below: 2.11 The Major Developed Sites at Bourne End Mills and Bovingdon Brickworks are also designated as Employment Areas in the Green Belt (see Policy SA6). The outer boundaries for both designations are contiguous.	No update to SA
Policy SA2		No change	No update to SA
Policies Map showing changes to Green Belt boundaries	SC1	Amend Map GB/9 – LA5 West Tring to show enlarged area for removal from the Green Belt to cover cemetery extension and Gypsy and Traveller site. (See Map below).	No update required to SA, as this significant change (SC) will not result in any additional or amended effects due to its procedural nature. The development proposed remains unchanged.
Schedule of Major Developed Sites	SC2	New proposal to be inserted in the schedule, with site added to Policies Map and infill area shown in Appendix 3 (see map below). <u>Hemel Hempstead</u> <u>Site MDS/1</u> <u>Location: Abbot's Hill School</u> <u>Planning Requirements: Any future development should respect the site's</u>	The inclusion of MDS/1 in the schedule and in the Policies Map is largely procedural and

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p><u>designation as a Locally Registered Park or Garden of Historic Interest, and meet the requirements of Policy CS27: Quality of the Historic Environment.</u> <u>Development to be concentrated in the infill area and to respect the character of the school's main building which dates back to 1836.</u></p>	<p>will not result in any new effects. The site will be covered by Core Strategy Policy C5. This amendment does however have some positive implications for the heritage objective (SA10) through the additional requirements to respect the heritage assets.</p>
	E	<p>Due to the insertion of a new MDS at the start of the schedule the numbers of subsequent MDS will increase by 1, e.g.: Site MDS/1 changes to <u>Site MDS/2</u></p>	<p>No update to SA</p>
	SC3	<p>Amend schedule as follows and show infill area in Appendix 3 (see below): Kings Langley MDS/6 <u>MDS/7</u> Location: Kings Langley School, Love Lane Planning Requirements: Infill area to be defined following completion of the</p>	<p>No update required to SA, as this significant change (SC) will</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p>school redevelopment. Development should be focussed in the southern part of the site, broadly reflecting the extent of the existing buildings. The remaining part of the site should remain in open playing field use. Development to be located within the infill area. Outside of the infill area appropriate open uses are acceptable such as playing pitches (hard or soft surfaced) and car parking.</p>	<p>not result in any additional or amended effects due to its procedural nature (i.e. updating the map to show the infill area to reflect the recent planning permission for redevelopment of the school site).</p>
	<p>SC4</p>	<p>Amend schedule as follows and show revised boundaries in Appendix 3 and the Map Book (see below): MDS/7 <u>MDS/8</u> Location: Bourne End Mills Employment Area, Bourne End Planning Requirements: Environmental improvements required. External boundary treated as <u>New development should be focussed within the infill area subject to the its intensity of any future development being appropriate for the Green Belt location. Environmental improvements required throughout the site, including the former Former area of open storage to the south west (excluded from the infill area) which is MDS and</u> to remain open. Also see requirements relating to Policy SA6: Employment Areas in the Green Belt.</p>	<p>This significant change (SC) has minor positive implications for the environmental SA objectives, through the new requirement for environmental</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
			<p>improvements to be made throughout the site.</p> <p>The change to the boundary is procedural in nature and will not result in any change to the SA.</p>
Text: 2.12-2.13	E	<p>Paragraph 2.12: Amend as follows:</p> <p>2.12 There are a number of instances, particularly with larger sites, where an allocation will be delivered as part of a mix of other activities, <u>often</u> including housing, commercial, social, community and/or leisure uses. This approach is supported by national guidance, with the NPPF requiring planning to <i>'promote mixed use development, and encourage multiple benefits from the use of land'</i> (paragraph 17).</p>	No update to SA
Schedule of Mixed Use Proposals and Sites	MC3	<p>Amend Planning Requirements for Proposal MU/1 West Herts College site and Civic Centre as follows:</p> <p>Development to be guided by Town Centre Master Plan (Gade Zone) and associated Gade Zone Planning Statement. Proposal to be planned comprehensively to secure a range of uses including a new Public Service Quarter and replacement college campus. Mix of uses to include educational, leisure and commercial uses including retail uses (possibly including a food store). High density housing is acceptable. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in</u></p>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<u>order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	
	MC4	Amend Planning Requirements for Proposal MU/2 Hemel Hempstead Hospital Site as follows: Development to be guided by Town Centre Master Plan (Hospital Zone). Development brief required. Key uses to include a reconfigured local hospital facilities and the provision of a new primary school. Housing to be delivered as part of a comprehensive development. Development to be coordinated with H/8. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.
	MC5	Additional land to be added to MU/2 Hemel Hempstead Hospital as a consequence of an amendment to the boundary to Proposal H/8 (see map below). See also related changes to Proposal H/8.	No update to SA. The boundary amendment will not result in any changes on the ground.
	MC6	Amend Planning Requirements for Proposal MU/3 Paradise / Wood Lane as follows: Development to be guided by Town Centre Master Plan (Hospital Zone). Potential	Minor positive implications for the water

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		for redevelopment for smaller units in B1 use. High density flats or housing acceptable. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	quality (SA2) and flood risk (SA3) objectives.
	MC7	<p>Amend Planning Requirements for Proposal MU/4 Hemel Hempstead Station Gateway as follows: Development to be guided by Town Centre Master Plan (Hospital Zone). Potential for redevelopment for smaller units in B1 use. High density flats or housing acceptable.</p> <p>Development brief required to take forward existing Hemel Hempstead Station Gateway feasibility study. Comprehensive redevelopment of site sought, to promote the station as a key transport gateway and to deliver improvements to the station forecourt. Uses to include housing, multi-storey car park and other commercial uses that complement the operation of the railway station. The layout, scale, height and density of the development must respect the adjoining residential area and semi-rural character of Boxmoor. <u>It should not lead to any adverse effects on the nearby Roughdown Common SSSI.</u>–Development must deliver improvements to the immediate and wider vehicular and pedestrian circulation across the site and to and from the railway station and station forecourt. Existing mature trees should be retained where possible. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	<p>Minor positive implications relating to the biodiversity objective (SA1).</p> <p>Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	MC8	<p>Amend Planning Requirements for Proposal MU/5 Bunkers Park, Bunkers Lane as follows:</p> <p>Master plan required to co-ordinate uses across the site. Potential to accommodate the relocation of existing local tennis facilities to allow housing allocation H/7 to proceed, subject to further technical work to assess whether an exception to normal policy can be fully justified in the light of Bunker's Park location in the Green Belt, the facility's current siting in Open Land, and that there are no other suitable alternative sites available within the settlement boundary. Leisure space to include public and private sport pitches. <u>The new tennis facilities should be of at least equivalent quantity and quality, located in a suitable location, and should be substantially progressed before any housing scheme has commenced on H/7 in order to ensure its delivery. It is anticipated that joint applications will be made to co-ordinate Proposals H/7 and MU/5.</u> Any buildings and car parking to be separated from adjacent residential properties by an effective landscape screen and well screened from adjacent open areas. Existing trees and hedgerows to be retained and enhanced, and further planting carried out as appropriate.</p>	<p>Minor positive implications for the health (SA10) and equality (SA14) objectives.</p>
	MC9	<p>Amend Planning Requirements for Proposal MU/6 Land at Durrants Lane / Shootersway as follows:</p> <p>Development to be guided by requirements as set out under Proposal SS1 in the Core Strategy and associated master plan. Proposal linked to leisure proposal L/2 which will deliver formal and informal playing fields. Comprehensive development scheme is required to deliver a mix of residential, educational and leisure uses. Planning application for 92 homes <u>submitted in 2013/14 approved in 2014/15</u> on southern part of site. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in</u></p>	<p>Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<u>order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	
	MC10	<p>New proposal to be inserted in the schedule following changes to Proposal H/15 (see below) and amended reference shown on Policies Map (see map below). <u>Proposal MU/8</u> <u>Location: Former Police Station and library site, r/o High Street / Kings Road, Berkhamsted</u> <u>Site Area (Ha): 0.23</u> <u>Proposal: Housing (up to 23 homes) and replacement library</u> <u>Planning Requirements: High quality scheme required given its prominent location in the town centre and Conservation Area. Given this prominent location, care needs to be taken over of the height and corner treatment of buildings. High density housing acceptable. Can be delivered as part of a mix of other town centre uses, including a replacement library. Explore potential to link to Proposal MU/9 through adjoining land. Application approved in 2014/15 for 23 homes and a new library subject to the completion of a legal agreement.</u></p>	Minor positive implications for the heritage (SA10) and townscape (SA11) objectives.
	MC11	<p>New proposal to be inserted in the schedule following changes to Proposal H/16 (see below) and amended reference shown on Policies Map (see map below). <u>Proposal MU/9</u> <u>Location: Berkhamsted Civic Centre and land to r/o High Street, Berkhamsted</u> <u>Site Area (Ha): 0.4</u> <u>Proposal: Housing (up to 16 homes) and replacement civic centre</u> <u>Planning Requirements: High quality scheme required given prominent location in town centre and Conservation Area. Capacity to be tested and confirmed through detailed planning. Retain existing building façade on to High Street. Potential for a</u></p>	Minor positive implications for the heritage (SA10) and townscape (SA11) objectives.

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<u>mix of town centre uses acceptable, including social and community uses. Predominantly two storey development with taller buildings to High Street frontage acceptable. Access from Clarence Road. Explore potential to link to proposal MU/8 through adjoining land.</u>	
3. Enabling Convenient Access between Homes, Jobs and Facilities			
Text: 3.1-3.9	E	Amend footnote 3 as follows: Appendix 1 of the Infrastructure Delivery Plan January 2014-June 2015.	No update to SA
	MC12	Add new paragraph before paragraph 3.9 and renumber all subsequent paragraphs sequentially: <u>The Government is considering extending the current Crossrail project into Hertfordshire to stations including Hemel Hempstead, Berkhamsted and Tring. Should this scheme go ahead, it is expected to lead to reduced journey times and extended services into London without the need to change at Euston. The project could result in significant new investment in the railway stations, particularly at Tring station.</u>	No update to SA
Policy SA3	MC13	POLICY SA3: Improving Transport Infrastructure: Amend first sentence as follows: The main transport proposals <u>in the plan area</u> for allocation and safeguarding are identified in the Schedule of Transport Proposals and Sites.	No update to SA
Text: 3.10		No change	No update to SA
Policy SA4		No change	No update to SA
Schedule of Transport	MC14	Schedule of Transport Proposals and Sites: Amend notes section as follows: <i>Note: Proposals are referred to as being either short term (to 2021) or long term</i>	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
Proposals and Sites		<i>(2021-2031). However, where opportunities arise, schemes could be brought forward earlier where appropriate and if financial and technical resources allow.</i>	
	MC15	Proposal T/19 Lower Kings Road public car park - Planning Requirements Provide increased capacity through decking. <u>The Council is undertaking feasibility work to explore the proposal's funding and delivery. Subject to its outcome, this could result in earlier implementation of the scheme.</u>	No update to SA
STRENGTHENING ECONOMIC PROSPERITY			
Strategic Objectives		No change	No update to SA
4. Providing for Offices, Industry, Storage and Distribution			
Text: 4.1-411		No change	No update to SA
Policy SA5		No change	No update to SA
Text: 4.12-4.13		No change	No update to SA
Policy SA6	SC5	Amend boundary of Bourne End Mills Employment Area in the Green Belt to include south west part of site (see map below).	No update to SA. The boundary amendment will not result in any changes on the ground.
Schedule of Employment Proposals and		No change	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
Sites			
5. Supporting Retailing and Commerce			
Text: 5.1-5.10	E	Paragraph 5.10: Amend as follows: 5.10 Potential <u>C</u> hanges to permitted development (PD) rights may allow for the change of use from a small shop or professional/financial service to residential use, subject to a local impact test. This test includes consideration of whether the shop is in a key shopping area. Within the key shopping areas, it is important to retain active frontages at the ground floor level; residential and office uses will therefore be resisted. Active frontages enhance the vitality and vibrancy of town centres; a proliferation of inactive frontages can result in 'dead' frontage, reduced pedestrian flows and lead to the gradual disappearance of shopping.	No update to SA
Policy SA7		No change	No update to SA
Text: 5.11-5.19		No change	No update to SA
Table 1		No change	No update to SA
Text: 5.20		No change	No update to SA
Schedule of Retail Proposals and Sites	SC6	Amend schedule as follows: Proposal S/1 Location: Jarman Fields, St Albans Road, Hemel Hempstead Site Area (Ha): 2.0 Planning Requirements: Proposed use is 6,700sq m (gross) of non food retail warehousing as per planning permissions 04/00455/07/MFA and 04/00377/10/VOT. <u>Acceptable uses are retail and leisure uses. Approximately 7,000 sqm (gross) of retail floorspace is acceptable, except for the sale and display of clothing and footwear, unless ancillary to the main use of an individual</u>	No update to SA as this significant change (SC) will not result in any new or amended effects from those

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<u>unit</u> . Prominent frontages onto St Albans Road/Jarman Way require high quality of design and landscaping. A traffic study may be required and road works should accommodate traffic generation.	previously reported.
PROVIDING HOME AND COMMUNITY SERVICES			
Strategic Objectives		No change	No update to SA
6. Providing Homes			
Text: 6.1-6.12	E	<p>Paragraph 6.4: Amend text as follows:</p> <p>6.4 A range of sources have been used to identify potential housing sites:</p> <ul style="list-style-type: none"> • unimplemented proposal sites and conversion of employment land to housing in the Dacorum Borough Local Plan 1991-2011; • land subject to more detailed supplementary planning guidance and development briefs; • sites put forward through consultation on the Issues and Options stage (in 2006 and 2008); • sites put forward after 2008 and through a final “call for sites” in early 2014 <u>and early 2015</u>; • information on the Council’s own New Build Programme; • existing Strategic Housing Land Availability Assessment (SHLAA) sites; and • new housing sites identified in the housing programme in the Annual Monitoring Report (AMR). 	No update to SA
Table 2		No change	No update to SA
Text: 6.13-6.16	E	<p>Paragraph 6.13: Amend text as follows:</p> <p>6.13 A neighbourhood plan is being progressed in the Grovehill neighbourhood of Hemel Hempstead. The plan is at a <u>draft</u> an early stage and includes the</p>	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		potential for redevelopment of the Grovehill local centre that could deliver additional housing land (c. 200 homes). However, whilst accepted in principle, the work is not at a sufficiently advanced stage to justify a specific allocation.	
	E	<p>Paragraph 6.15: Amend text as follows to reflect most up-to-date monitoring position:</p> <p>6.15 Over the period 2006-20145 2,993 <u>*****</u> homes (net) had been completed. As at 1st April 20145, there were commitments (i.e. planning permission and applications awaiting the completion of legal agreements) for 2,168 <u>****</u> homes. The Residential Land Position Statement and Annual Monitoring Report provide information on all committed sites¹. The Site Allocations document sets out how the housing allocations will contribute towards meeting the remaining requirement of 5,584 <u>****</u> homes.</p> <p><i>(Note: revised numbers to be added when Housing Land Position Statement has been finalised)</i></p>	No update to SA
	E	<p>Paragraph 6.15: Amend footnote 18 as follows:</p> <p>DBC Delivering Success: Annual Monitoring Report & Progress on the Dacorum Development Programme 2013/14 2012/13 and <u>as updated by the Residential Land Commitments Position Statement No. 41 42 (1st April 20142015)</u>.</p>	No update to SA
Table 3	E	Table 3: Housing Programme 2006-2031: Update figures to reflect most up-to-	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?																						
		<p>date monitoring position and amendment proposed to Schedule of Housing Proposals and Sites:</p> <table border="1" data-bbox="651 437 1680 924"> <thead> <tr> <th data-bbox="651 437 1391 480">Source</th> <th data-bbox="1391 437 1680 480">No. of homes (net)*</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 480 1391 523">Completions 2006-2014 <u>15</u></td> <td data-bbox="1391 480 1680 523"><u>2,998</u> *****</td> </tr> <tr> <td data-bbox="651 523 1391 566">Commitments as at 1st April 2014 <u>2015</u></td> <td data-bbox="1391 523 1680 566"><u>2,168</u> *****</td> </tr> <tr> <td data-bbox="651 566 1391 639">Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)</td> <td data-bbox="1391 566 1680 639">3,685 <u>3,656</u></td> </tr> <tr> <td data-bbox="651 639 1391 683">SHLAA sites</td> <td data-bbox="1391 639 1680 683">645</td> </tr> <tr> <td data-bbox="651 683 1391 726">Other (non SHLAA) sites</td> <td data-bbox="1391 683 1680 726">149</td> </tr> <tr> <td data-bbox="651 726 1391 769">Defined locations in Hemel Hempstead</td> <td data-bbox="1391 726 1680 769">675</td> </tr> <tr> <td data-bbox="651 769 1391 812">Windfall in Residential Areas of the main settlements</td> <td data-bbox="1391 769 1680 812">550</td> </tr> <tr> <td data-bbox="651 812 1391 855">Rural housing sites</td> <td data-bbox="1391 812 1680 855">105</td> </tr> <tr> <td data-bbox="651 855 1391 898">Gypsy and Traveller pitches</td> <td data-bbox="1391 855 1680 898">17</td> </tr> <tr> <td data-bbox="651 898 1391 924">Total</td> <td data-bbox="1391 898 1680 924"><u>10,992</u> *****</td> </tr> </tbody> </table> <p data-bbox="638 927 985 962">* as at 1st April 2014 <u>2015</u>.</p> <p data-bbox="638 1007 1704 1078"><i>(Note: revised numbers to be added when Housing Land Position Statement has been finalised)</i></p>	Source	No. of homes (net)*	Completions 2006- 2014 <u>15</u>	<u>2,998</u> *****	Commitments as at 1 st April 2014 <u>2015</u>	<u>2,168</u> *****	Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)	3,685 <u>3,656</u>	SHLAA sites	645	Other (non SHLAA) sites	149	Defined locations in Hemel Hempstead	675	Windfall in Residential Areas of the main settlements	550	Rural housing sites	105	Gypsy and Traveller pitches	17	Total	<u>10,992</u> *****	
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Text: 6.17-6.30	E	Paragraph 6.18: Amend footnote 19 as follows: Site Allocations Issues Paper: Providing Homes and Community Services (September 2014 <u>June 2015</u>)	No update to SA																						
	E	Paragraph 6.21: Amend text as follows to reflect changes to the Schedule of Housing Proposals and Sites: 6.21 The housing schedule provides for an indicative capacity of 3,685 <u>3,656</u> dwellings.	No update to SA																						

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
Policy SA8		No change	
Policy LA1	MC16	Amend section on Key Development Principles (bullet point 1) as follows: <ul style="list-style-type: none"> Deliver a mix of two-storey and three-storey housing including 40% affordable homes. 	No update to SA
	MC17	Amend section on Key Development Principles (bullet point 4) as follows: <ul style="list-style-type: none"> Limit buildings to two storeys, except where a higher element would create interest and focal points in the street scene <u>and is appropriate in terms of topography and visual impact.</u> 	Minor positive implications for townscape objective (SA11).
	MC18	Amend section on Delivery and Phasing' (bullet point 2) as follows: <ul style="list-style-type: none"> The site will be developed in phases in accordance with the master plan. <u>The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.</u> 	No update to SA
	MC19	Amend section on Delivery and Phasing (bullet point 6) as follows: <ul style="list-style-type: none"> Early liaison required with Thames Water <u>to develop a Drainage Strategy to identify any infrastructure upgrades required in order</u> to ensure that sufficient sewerage and sewage treatment capacity is available to support <u>the timely</u> delivery of this site. 	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	MC20	Amend section on Delivery and Phasing (bullet point 7) as follows: <ul style="list-style-type: none"> • Early liaison required with the SuDS Approval Body (SAB) <u>the local planning authority</u> to ensure appropriate sustainable drainage is planned for <u>designed into the development scheme</u> at the early design stage. 	No update to SA
Policy LA2	MC21	Amend section on Key Development Principles (bullet point 5) as follows: <ul style="list-style-type: none"> • Limit housing to two storeys, except where a higher element would create interest and focal points in the street scene, <u>and would not be harmful to the historic environment.</u> 	Minor positive implications for the heritage objective (SA10).
	MC22	Amend section on Delivery and Phasing (bullet point 6) as follows: <ul style="list-style-type: none"> • Early liaison required with Thames Water <u>to develop a drainage strategy to identify any infrastructure upgrades required in order</u> required to ensure <u>that</u> sufficient sewerage and sewage treatment capacity is available to support <u>the timely</u> delivery of <u>this</u> the site. 	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.
	MC23	Amend section on Delivery and Phasing (bullet point 7) as follows: <ul style="list-style-type: none"> • Early liaison required with the <u>local planning authority</u> SuDS Approval Body (SAB) to ensure appropriate sustainable drainage is <u>designed into the development scheme at the early design stage</u> planned for at the early design stage. 	No update to SA
Policy LA3	MC24	Amend section on Key Development Principles (new bullet point) as follows: (c) Design <ul style="list-style-type: none"> • Optimise the potential for views across the Bulbourne valley. 	Minor positive implications for the heritage

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<ul style="list-style-type: none"> • Limit buildings to two storeys normally. • Design the development to the highest sustainability standards possible. • Take the character of buildings in the Chilterns area as a guide to high quality attractive design. • Use traditional materials, such as red brick, clay tiles and timber boarding, where feasible. • Arrange buildings and routes to achieve natural surveillance, good pedestrian access to facilities and an attractive relationship to open spaces. • <u>Design, layout and landscaping to safeguard the archaeological and heritage assets within and adjoining the development.</u> 	objective (SA10).
	MC25	<p>Amend section on Delivery and Phasing (bullet point 2) as follows:</p> <ul style="list-style-type: none"> • The site will be developed in multiple phases in accordance with the master plan. <u>The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.</u> 	No update to SA
	MC26	<p>Amend section on Delivery and Phasing (bullet point 6) as follows:</p> <ul style="list-style-type: none"> • Early liaison with Thames Water required to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site. • <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u> 	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<ul style="list-style-type: none"> Early liaison required with the SuDS Approval Body (SAB) to ensure appropriate sustainable drainage is planned for at the early design stage. <u>Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at an early stage.</u> 	
	MC27	<p>Proposal LA3 – Amend Policies Map to exclude hamlet of Pouchen End from the LA3 designation (see map below).</p> <p>Note: Pouchen End remains intentionally excluded from the Green Belt through new boundary change.</p>	No update to SA
Policy LA4	MC28	<p>Amend section on Delivery and Phasing (bullet point 2) as follows:</p> <ul style="list-style-type: none"> The site will be developed as a single phase in accordance with the master plan. <u>The Council’s expectation is that the development will be progressed through a planning application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.</u> 	No update to SA
	MC29	<p>Amend section on Delivery and Phasing (bullet point 7) as follows :</p> <ul style="list-style-type: none"> Early liaison with Thames Water required to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u> 	No update to SA
	MC30	Amend section on Delivery and Phasing (bullet point 7) as follows :	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<ul style="list-style-type: none"> • Early liaison required with the SuDS Approval Body (SAB) to ensure appropriate sustainable drainage is planned for at the early design stage. • <u>Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at an early stage.</u> 	
Policy LA5	SC7	<p>Amend Policy text as follows: Local Allocation 5 at Icknield Way as identified on the Policies Map consists of a the eastern fields development area which has been released from the Green Belt and the western fields (within the Chilterns Area of Outstanding Natural Beauty) which will remain in the Green Belt. <u>All of LA5 has been released from the Green Belt, except for the western fields open space.</u> LA5 will deliver the following:</p> <ul style="list-style-type: none"> • 180-200 new homes in the <u>eastern fields</u> development area, • An extension with in the <u>eastern fields</u> development area of around 0.75 hectares to the Icknield Way Industrial Estate for B-class uses • An extension to the cemetery of around 1.6 hectares, in the western fields, and also except for <u>car parking and associated facilities for the cemetery which will be provided</u> in the eastern fields development area. • A traveller site of 5 pitches <u>in the western fields</u> • Open space (around 6.5 <u>6.1</u> hectares) in the western fields 	No update to SA is required for this significant change (SC) as it will not result in any changes on the ground that have not already been proposed.
	MC31	Amend West of Tring Vision (sentence 2 in the final paragraph) as follows: The use and management of <u>most of</u> the western fields for open space will enhance the appearance and enjoyment of the Chilterns AONB.	No update to SA
	MC32	Amend section on Key Development Principles (bullet point 10) as follows: <ul style="list-style-type: none"> • Locate the cemetery extension in the western fields, west of the new 	Minor positive implications for

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		housing on Aylesbury Road, and provide good landscaping <u>and a significant area for natural burials.</u>	the equality objective (SA14).
	MC33	Amend section on Key Development Principles (bullet point 13) as follows: <ul style="list-style-type: none"> Provide a mix of parkland and informal open space in the western fields and consider the inclusion of pitches for outdoor sports <u>on part of this land.</u> 	No update to SA
	SC8	Amend Indicative Spatial Layout to show a defined area for the Traveller site, the new Green Belt boundary (as now proposed) and other minor changes to improve clarity (see map below).	No update to SA
	MC34	Amend section on Delivery and Phasing (bullet point 2) as follows: <ul style="list-style-type: none"> The site will be developed in phases in accordance with the master plan. <u>The Council's expectation is that the development will be progressed through a planning application covering the site as a whole. This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.</u> 	No update to SA
	MC35	Amend section on Delivery and Phasing (bullet point 7) as follows: <ul style="list-style-type: none"> Early liaison required with Thames Water to develop a drainage strategy to identify any infrastructure upgrades required in order required to ensure <u>that</u> sufficient sewerage and sewage treatment capacity is available to support <u>the timely delivery of this</u> the site. 	No update to SA
	MC36	Amend section on Delivery and Phasing (bullet point 8) as follows: <ul style="list-style-type: none"> Early liaison required with the <u>local planning authority</u> SuDS Approval Body (SAB) to ensure appropriate sustainable drainage is <u>designed into the development scheme at an early stage</u> planned for at the early design 	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		stage.	
Policy LA6	MC37	Amend section on Key Development Principles (bullet point 6) as follows: <ul style="list-style-type: none"> Potential for limited new <u>vehicular</u> crossovers to allow some direct access to properties facing Chesham Road. 	No update to SA
	MC38	Amend section on Delivery and Phasing (bullet point 6) as follows: <ul style="list-style-type: none"> Early liaison required with Thames Water <u>to develop a Drainage Strategy to identify any infrastructure upgrades required in order</u> to ensure that sufficient sewerage and sewage treatment capacity is available to support <u>the timely</u> delivery of the site. 	No update to SA
	MC39	Amend section on Delivery and Phasing (bullet point 7) as follows: <ul style="list-style-type: none"> Early liaison required with the SuDS Approval Body (SAB) <u>the local planning authority</u> to ensure appropriate sustainable drainage is planned for <u>designed into the development scheme</u> at the early design stage. 	No update to SA
Text: 6.31-6.34		No change	No update to SA
Table 4		No change	No update to SA
Text: 6.35-6.41		No change	No update to SA
Policy SA9		No change	No update to SA
Schedule of Housing Proposals and Sites	E	Update text of Notes sections within schedule to refer to amended capacity figures and base date for information.	No update to SA
	MC40	Insert cross references to new Proposals MU/8 to replace current H/15.	No update to SA
	MC41	Insert cross references to new Proposals MU/9 to replace current H/16.	No update to SA
	MC42	Amend Planning Requirements for Proposal H/1 Land r/o 186-202 Belswains Lane	Positive

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p>as follows: Development to be co-ordinated with adjoining land in Swan Mead / Repton Close. Access from Swan Mead / Repton Close. Buildings should not generally exceed two storeys. <u>Need to ensure that the impact of the development on any surviving protected species is taken into account.</u></p>	<p>implications for the biodiversity objective (SA1). Changes original neutral assessment for this objective to a minor positive.</p>
	MC43	<p>Amend Planning Requirements for Proposal H/2 National Grid and 339-353 London Road as follows: Comprehensive development is sought. Main access from London Road. Secondary access from Stratford Way to serve rear of site is acceptable dependent upon number of units proposed and impact on existing trees. Existing footpath to be retained and enhanced. The site should be decontaminated and restored. Mixed scheme of houses and flats sought, respecting the adjoining commercial area, residential area and semi-rural character of Boxmoor. The retention of trees is encouraged. The development should be designed to safeguard the amenities of adjoining residents. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	<p>Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.</p>
	MC44	<p>Amend Planning Requirements for Proposal H/3 Land at Westwick Farm, Pancake Lane as follows: Development to be guided by existing development brief for the site. Application granted in 2013/14 for 26 homes for southern half of the site with alternative</p>	<p>Minor positive implications for the water quality (SA2)</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p>access arrangements from Westwick Row. Mixed two storey housing development. Density, layout and landscaping to provide for soft edges to settlement. Hedgerows to be retained as far as possible and supplemented. An open setting should be maintained surrounding the retained farm buildings and a substantial landscaped buffer is required along Westwick Row. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	<p>and flood risk (SA3) objectives.</p>
	MC45	<p>Amend Planning Requirements for Proposal H/4 Ebbens Road as follows: Development to be guided by existing development brief for site. Redevelopment for two storey housing or flats fronting Ebbens Road. Three storey building may be possible, subject to detailed design consideration. Flats with communal gardens are preferred around the locks. Building design and layout must respect the canal frontage: substantial planting and cycleway alongside the canal towpath. Cycleway and footpath link to canal bridge 153 to Ebbens Road. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	<p>Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.</p>
	MC46	<p>Amend Planning Requirements for Proposal H/5 Former Hewden Hire site, Two Waters Road as follows: Access from Two Waters Road. The development should be designed and landscaped to safeguard the open land setting of the site. Flats with communal gardens are preferred. Flood risk assessment required. <u>There is potential for the</u></p>	<p>Minor positive implications for townscape objective (SA11).</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p><u>capacity to be exceeded if fully justified against these constraints, and subject to viability considerations and achieving a high quality design that protects the character and setting of the site. Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	<p>Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.</p>
	<p>MC47</p>	<p>Delete Proposal H/6 39-41 Marlowes to reflect its re-use for social and community purposes rather than residential, update the Policies Map accordingly and renumber remaining proposals sequentially:</p> <p>Proposal H/6 Location: 39-41 Marlowes Net Capacity: 40 Planning Requirements: Development to be guided by Town Centre Master Plan (Original Marlowes Zone).</p>	<p>The effects previously identified in relation to H/6 will no longer be valid. Minor positive implications for the equality (SA14), community participation (SA16) and economy (SA18) objectives. Minor negative implications for the housing objective (SA15).</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	MC48	Amend Planning Requirements for Proposal H/7 Leverstock Green Tennis Club, Grasmere Close as follows: Housing development can only proceed if an alternative tennis facility is viable, and <u>feasible and can be secured under Proposal MU/5 in the absence of the availability of other sites. The new facilities should be of at least equivalent quantity and quality, located in a suitable location and should be substantially progressed before any housing scheme has commenced in order to ensure its ultimate delivery. It is anticipated that joint applications will be made to co-ordinate Proposals H/7 and MU/5.</u> Capacity to be tested and confirmed through detailed planning. The development should be designed and landscaped to safeguard the open land setting of the site and the amenities of nearby residents. Access from Grasmere Close.	Minor positive implications for the health (SA10) and equality (SA14) objectives.
	MC49	Amend Planning Requirements for Proposal H/8 Land at Turners Hill as follows: To be planned comprehensively with Proposal MU/2. Access from A414, although some housing may be required to be served from Turners Hill. Public footpaths to be retained and new link created between Turners Hill and Albion Hill. Hedgerows and trees to be retained and supplemented. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.
	MC50	Amend boundary of Proposal H/8 Land at Turners Hill to exclude eastern portion of site and show revised area on Policies Map (see map below). The excluded area is now to be included within the boundary to MU/2. This will result in a consequential amendment to MU/2 (see maps below)	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	MC51	Amend Planning Requirements for Proposal H/9 233 London Road, Apsley as follows: <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.
	MC52	Amend Planning Requirements for Proposal H/10 Apsley Paper Trail land, London Road as follows: High density housing acceptable. Access from London Road. Careful design and landscaping required to ensure a satisfactory relationship with adjoining commercial uses. Flood risk assessment required. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.
	MC53	Amend Planning Requirement for Proposal H/11 The Point (former petrol filling station) Road, Apsley as follows: Development to be guided by Town Centre Master Plan (Plough Zone). High density housing is acceptable. High quality design required given prominent town centre gateway location. Flood risk assessment to be undertaken. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
	MC54	<p>Amend Planning Requirement for Proposal H/12 Land r/o St Margarets Way / Datchworth Turn as follows:</p> <p>Proposal subject to outcome of a town and village green application. Development to be guided by existing development brief for site and coordinated with adjoining housing development. Shared access from Green Lane. The development should be designed and landscaped to safeguard the open setting of the site and adjoining land and the amenities of nearby residents. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.
	MC55	<p>Amend Planning Requirements for Proposal H/14 Frogmore Road as follows: Access from Durrants Hill Road. Retain access/servicing to Frogmore Paper Mill. Improvements to London Road and Lawn Lane junctions may be required. High density housing is acceptable. Building design and layout must respect the canal frontage. Flood risk assessment required. Development can be brought forward in phases based on landownership, but design, layout and parking must be coordinated with each other. Maintain and enhance footpath link across site to canal foot bridge. Lock Keepers Cottage to be retained. <u>Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	Minor positive implications for the water quality (SA2) and flood risk (SA3) objectives.
	MC56	Delete Proposal H/15 Former Police Station, c/o High Street / Kings Road and replace with new Proposal MU/8 in the Mixed Use Allocations Schedule (map	Minor positive effects for the

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p>below) and associated change above.</p> <p>Note the increased size of the site and the amendment of Planning Requirements of original H/15 proposal as follows:</p> <p>High quality scheme required given prominent location in town centre and Conservation Area. <u>Given this prominent location, care needs to be taken over the height and corner treatment of buildings.</u> High density housing acceptable. Can be delivered as part of a mix of other town centre uses. Explore potential to link to Proposal H/16 through adjoining land.</p>	<p>equality (SA14), access (SA19) and town centre (SA20) objectives.</p>
	MC57	<p>Delete Proposal H/16 Berkhamsted Civic Centre and land to r/o High Street and replace with new proposal MU/9 in the Mixed Use Allocations Schedule (map below) and associate change above.</p> <p>Note the amendment of Planning Requirements of original H/16 proposal as follows:</p> <p>High quality scheme required given prominent location in town centre and Conservation Area. Capacity to be tested and confirmed through detailed planning. Retain existing building façade on to High Street. Potential for a mix of town centre uses acceptable, <u>including social and community uses.</u> Predominantly two storey development with taller buildings to High Street frontage acceptable. Access from Clarence Road. Explore potential to link to Proposal H/15 through adjoining land.</p>	<p>Minor positive effects for the equality (SA14), access (SA19) and town centre (SA20) objectives.</p>
	MC58	<p>Amend Planning Requirements for Proposal H/17 Corner of High Street / Swing Gate Lane as follows:</p>	<p>Minor positive implications for</p>

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p>Proposal to provide for a high quality new building on the corner of High Street and Swing Gate Lane to <u>reflect its location in ensure a suitable gateway to the Conservation Area. Nos. 9-13A High Street should be retained and refurbished. There may be scope for modest extensions to the rear of these buildings. Locating the development tight to the rear of the pavement is encouraged. Access should be taken from Swing Gate Lane, at or very close to the existing point of access into the car sales and car valeting sites. Pedestrian access onto High Street would be acceptable. Relaxation of normal requirements for amenity space for the proposed housing appropriate to secure a high quality design. Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewerage treatment capacity is available to support the timely delivery of this site.</u></p>	<p>the water quality (SA2) and flood risk (SA3) objectives.</p>
	MC59	<p>Amend Planning Requirements of Proposal H/22 Corner of Hicks Road / High Street as follows: High quality scheme required given location in Conservation Area. Predominantly two storey houses or flats to be provided. <u>131 High Street is of heritage merit, and the possibility of retaining the building as an option should be explored. Flood risk assessment required.</u></p>	<p>Minor positive implications for flooding (SA3) and heritage (SA10) objectives.</p>
7. Meeting Community Needs			
Text: 7.1-7.3	E	<p>Paragraph 7.2: Update footnote 21 as follows: Infrastructure Delivery Plan Update, January 2014 <u>June 2015</u>.</p>	No update to SA
Table 5		No change	No update to SA
Text: 7.4-7.11	MC60	<p>Paragraph 7.7: Amend text as follows: Most new school places <u>within the Borough</u> (both primary and secondary) can be accommodated through the expansion of existing schools (and the reopening of a former school at Jupiter Drive, Hemel Hempstead). <u>The forecast needs for school</u></p>	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<u>places in Tring can be met through expanding Tring Secondary School (including the provision of detached playing fields) and by expanding Dundale and Grove Road primary schools.</u>	
	MC61	Paragraph 7.10: Amend text as follows: The need for additional school provision to serve future housing in north east Hemel Hempstead will be considered through the Area Action Plan. <u>Phase 2 of the Spencer’s Park development will incorporate a new 2 form entry primary school to meet the needs of the local community.</u>	No update to SA
Policy SA10	SC9	Amend wording of Policy SA10 as follows: Policy SA10: Education Zones Education Zones are shown on the Policies Map for Nash Mills, Hemel Hempstead and Berkhamsted. In accordance with Policy CS23: Social Infrastructure, a flexible approach will be taken to support delivery of new primary schools <u>and provision of facilities ancillary to education uses</u> in these areas, provided: (a) There is clear evidence of local need; and (b) No suitable alternative sites are available.	No update to SA
Education Zones on Policies Map	MC62	Correct the mapping error for EZ/3 North West Berkhamsted to show the full extent of the site as per Figure 23 of the Core Strategy (see map below).	No update to SA required. The additional area does not add any new constraints to those already identified in the original SA Report.

Site Allocations Reference / Section	Amendment Reference	Amendment Required		SA Update required?
Schedule of Social and Community Proposals and Sites	MC63	Amend Proposal C/1 as follows:		Minor positive implications for the landscape objective (SA11). Minor positive implications for the biodiversity objective (SA1).
		Proposal C/1		
		Location:	Land West of Tring	
		Site Area (Ha):	1.6 Ha	
		Planning Requirements:	Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty – <u>design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting. Undertake protected species surveys and incorporate appropriate requirements into any planning application to ensure there would be no adverse impacts. To also include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs.</u>	

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?								
	MC64	<p>Amend Proposal C/2 as follows:</p> <table border="1" data-bbox="638 400 1680 1114"> <thead> <tr> <th data-bbox="638 400 891 440">Proposal C/2</th> <th data-bbox="891 400 1680 440"></th> </tr> </thead> <tbody> <tr> <td data-bbox="638 440 891 520">Location:</td> <td data-bbox="891 440 1680 520">Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden</td> </tr> <tr> <td data-bbox="638 520 891 560">Site Area (Ha):</td> <td data-bbox="891 520 1680 560">3.0 Ha</td> </tr> <tr> <td data-bbox="638 560 891 1114">Planning Requirements:</td> <td data-bbox="891 560 1680 1114">Phased approach to redevelopment of existing <u>previously developed part</u> of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. <u>Advice to be sought from the Chilterns Conservation Board at the design stage and including taking account of the Chilterns Building Design Guide and associated Technical Guidance Notes.</u> Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the <u>previously developed part</u> of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site <u>will not be</u> acceptable.</td> </tr> </tbody> </table>	Proposal C/2		Location:	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden	Site Area (Ha):	3.0 Ha	Planning Requirements:	Phased approach to redevelopment of existing <u>previously developed part</u> of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. <u>Advice to be sought from the Chilterns Conservation Board at the design stage and including taking account of the Chilterns Building Design Guide and associated Technical Guidance Notes.</u> Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the <u>previously developed part</u> of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site <u>will not be</u> acceptable.	Minor positive implications for the landscape objective (SA11).
Proposal C/2											
Location:	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden										
Site Area (Ha):	3.0 Ha										
Planning Requirements:	Phased approach to redevelopment of existing <u>previously developed part</u> of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. <u>Advice to be sought from the Chilterns Conservation Board at the design stage and including taking account of the Chilterns Building Design Guide and associated Technical Guidance Notes.</u> Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the <u>previously developed part</u> of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site <u>will not be</u> acceptable.										
Policies Map	MC65	Amend Policies Map for Proposal C/1 to correct misaligned boundary (see map below).	No update to SA								
	MC66	Amend Policies Map for Proposal C/2 to show amendment to site area (see map below).	No update to SA								
Text: 7.12-7.16	MC67	Paragraph 7.12: Amend text as follows to reflect publication of Playing Pitch Action Plan:	No update to SA								

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		<p>The Borough contains a variety of leisure space and facilities which will be safeguarded. Technical work has been used to assess the <u>condition and use of existing outdoor playing pitches within Dacorum. The resulting Playing Pitch Strategy and Action Plan formulates sport-specific recommendations based on the assessed supply and demand for improvements to and/or new playing pitches required within the Borough.</u> scale and nature of any future needs, both in terms of indoor facilities and outdoor pitches. This work does not highlight the need for any additional designations over and above those listed in the Schedule of Leisure Proposals and Sites and provided by the larger Local Allocations and the Strategic Site at Berkhamsted (see Table 5).</p>	
	E	<p>Paragraph 7.13: Amend text as follows: 7.13 There is flexibility in policies to allow for new pitches to come forward within open spaces and the Green Belt should future needs arise and resources allow. The <u>Action Plan which supplements the Outdoor Leisure Facilities Study</u> will be followed up by an Action Plan which can also explore how more effective use can be made of existing provision.</p>	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?								
Schedule of Leisure Proposals and Sites	MC68	<p>Amend Planning Requirements for Proposal L3/ as follows:</p> <table border="1" data-bbox="638 400 1659 1064"> <thead> <tr> <th colspan="2" data-bbox="638 400 1659 440">Proposal L/3</th> </tr> </thead> <tbody> <tr> <td data-bbox="638 440 869 520">Location:</td> <td data-bbox="869 440 1659 520">Land to the West of Local Allocation LA5: Icknield Way, Tring</td> </tr> <tr> <td data-bbox="638 520 869 560">Site Area (Ha):</td> <td data-bbox="869 520 1659 560">6.5 Ha</td> </tr> <tr> <td data-bbox="638 560 869 1064">Planning Requirements:</td> <td data-bbox="869 560 1659 1064">Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath/cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space appropriate to its location within the Chilterns Area of Outstanding Natural Beauty (AONB) and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. <u>Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting.</u> See site master plan.</td> </tr> </tbody> </table>	Proposal L/3		Location:	Land to the West of Local Allocation LA5: Icknield Way, Tring	Site Area (Ha):	6.5 Ha	Planning Requirements:	Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath/cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space appropriate to its location within the Chilterns Area of Outstanding Natural Beauty (AONB) and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. <u>Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting.</u> See site master plan.	Minor positive implications for the landscape objective (SA11).
Proposal L/3											
Location:	Land to the West of Local Allocation LA5: Icknield Way, Tring										
Site Area (Ha):	6.5 Ha										
Planning Requirements:	Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath/cycleway from the development area to the A41 roundabout. Provide a mix of parkland and informal open space appropriate to its location within the Chilterns Area of Outstanding Natural Beauty (AONB) and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. <u>Design details to be discussed with the Chilterns Conservation Board to ensure the proposal does not have an adverse effect on the AONB and its setting.</u> See site master plan.										

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?								
	SC10	Add new Proposal L/4 under Tring <table border="1" data-bbox="638 399 1691 837"> <tr> <td>Proposal L/4</td> <td></td> </tr> <tr> <td>Location:</td> <td><u>Dunsley Farm, London Road, Tring</u></td> </tr> <tr> <td>Site Area (Ha):</td> <td><u>2.7 Ha</u></td> </tr> <tr> <td>Planning Requirements:</td> <td><u>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards. These playing pitches will be also be made available for community use.</u></td> </tr> </table>	Proposal L/4		Location:	<u>Dunsley Farm, London Road, Tring</u>	Site Area (Ha):	<u>2.7 Ha</u>	Planning Requirements:	<u>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards. These playing pitches will be also be made available for community use.</u>	New allocation. Full assessment required. See Appendix 3.
Proposal L/4											
Location:	<u>Dunsley Farm, London Road, Tring</u>										
Site Area (Ha):	<u>2.7 Ha</u>										
Planning Requirements:	<u>Proposal linked to the potential future redevelopment of Tring Secondary School to make provisions for detached playing fields in the event that they should be required as result of the school's physical expansion. The site should provide sufficient space for playing pitches for outdoor sports in order to meet the school's requirements and Sport England standards. These playing pitches will be also be made available for community use.</u>										
Policies Map	SC11	Amend Policies Map for Proposal L/3 to show amendment to site area (see map below).	No update to SA								
	SC12	Add map for new Proposal L/4 to Policies Map (see map below).	No update to SA								
LOOKING AFTER THE NATURAL ENVIRONMENT											
Strategic Objectives		No change	No update to SA								
Introduction	E	Number paragraphs 8.1 – 8.3	No update to SA								
8. Enhancing the Natural Environment											
Text: 8.1-8.12	E	Renumber paragraphs, starting at 8.4, to follow sequentially from introductory text above.	No update to SA								
Policies Map	MC69	Add two newly designated Wildlife Sites (former Halsey School, Hemel	No update to SA								

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		Hempstead and Westbrook Hay Golf Course, Bourne End) to the Policies Map (see maps below).	as these designations are not determined through the Local Plan process. They are just being included in the mapping.
9. Conserving the Historic Environment			
Text: 9.1-9.9	E	Paragraphs 9.2-9.4: Replace references to English Heritage with Historic England.	No update to SA
Policies Map	SC13	Amend Policies Map to show amended boundary of Locally Registered Historic Park and Garden at Shendish (see map below)	No update to SA
10. Introduction to Place Strategies			
Text: 10.1-10.2		No change	No update to SA
11. Hemel Hempstead Place Strategy			
Text: 11.1-11.2	E	Consequential changes to schedules and maps as a result of amendments referred to above.	No update to SA
Schedule for Hemel Hempstead			No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
Text: 11.3			No update to SA
Hemel Hempstead Place Strategy Map			No update to SA
South Hemel Hempstead Inset Map			No update to SA
Hemel Hempstead Town Centre Inset Map			No update to SA
12. Berkhamsted Place Strategy			
Text:12.1-12.2	E	Consequential changes to schedule and map as a result of amendments referred to above.	No update to SA
Schedule for Berkhamsted			No update to SA
Text: 12.3			No update to SA
Berkhamsted Place Strategy Map			No update to SA
13. Tring Place Strategy			
Text: 13.1-13.2	E	Consequential changes to schedule and map as a result of amendments referred to above.	No update to SA
Schedule for Tring			No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
Text: 13.3			No update to SA
Tring Place Strategy Map			No update to SA
14. Kings Langley Place Strategy			
Text: 14.1-14.2	E	Consequential changes to schedule and map as a result of amendments referred to above.	No update to SA
Schedule for Kings Langley			No update to SA
Text: 14.3			No update to SA
Kings Langley Place Strategy Map			No update to SA
15. Bovingdon Place Strategy			
Text: 15.1-15.2	E	Consequential changes to schedule and map as a result of amendments referred to above.	No update to SA
Schedule for Bovingdon			No update to SA
Text: 15.3			No update to SA
Bovingdon Place Strategy Map			No update to SA
16. Markyate Place Strategy			
Text: 16.1-16.2	E	Consequential changes to schedule and map as a result of amendments referred to above.	No update to SA
Schedule for Markyate			No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
Text: 16.3			No update to SA
Markyate Place Strategy Map			No update to SA
17. Countryside Place Strategy			
Text: 17.1-17.2	E	Consequential changes to schedule and map as a result of amendments referred to above.	No update to SA
Schedule for Countryside			No update to SA
Text: 17.3			No update to SA
Countryside Strategy Map			No update to SA
PART C			
IMPLEMENTATION AND DELIVERY			
Strategic Objectives		No change	No update to SA
18. Monitoring and Review			
Text: 18.1-18.8		No change	No update to SA
PART D			
Appendices			
Appendix 1		No change	No update to SA
Appendix 2	E	Update Appendix 2: Updated Housing Trajectory – 2006-2031 in light of new monitoring information for April 2015.	No update to SA
Appendix 3	MC70	Update Appendix 3: Infill Areas for Major Developed Sites in the Green Belt to show the new infill area for MDS/7 (formerly MDS/6) Kings Langley School, Love Lane.	No update to SA
	MC71	Update Appendix 3: Infill Areas for Major Developed Sites in the Green Belt to	No update to SA

Site Allocations Reference / Section	Amendment Reference	Amendment Required	SA Update required?
		show the infill area for MDS/8 (formerly MDS/7) Bourne End Mills Employment Area, Bourne End.	
Appendix 4		No change	No update to SA
Appendix 5	E	Update Appendix 5: Schedules of Designated Biological, Geological and Historic Assets to insert date for latest review of Hemel Hempstead Conservation Area (i.e. January 2012).	No update to SA
	E	Update the total number of wildlife sites to reflect position as at June 2015.	No update to SA
	MC72	Add Gaddesden Park, Bridens Camp to list of Locally Registered Historic Parks and Gardens.	No update to SA
Appendix 6		No change	No update to SA

Appendix 3: Additional Assessment

This appendix includes the assessment tables for potential local allocations which:

- a) Have not previously been subject to sustainability assessment; and
- b) Have been reassessed following the submission of further supporting information.

These sites have been assessed against the SA/SEA framework objectives in terms of their overall performance ranked from 'very sustainable' to 'very unsustainable', using the scoring criteria outlined below.

Key to Assessment Scores

The following table outlines the symbols and abbreviations used to document the results of the assessment process.

Significance Assessment	Description
✓✓	Very sustainable - Option is likely to contribute significantly to the SA/SEA objective
✓	Sustainable - Option is likely to contribute in some way to the SA/SEA objective
?	Uncertain – It is uncertain how or if the Option impacts on the SA/SEA objective
-	Neutral – Option is unlikely to impact on the SA/SEA objective
x	Unsustainable – Option is likely to have minor adverse impacts on the SA/SEA objective
xx	Very unsustainable – Option is likely to have significant adverse impacts on the SA/SEA objective

SA Objectives

The table below outlines the Sustainability Objectives that have been used to focus the assessment process and details the reference term which is used in the assessment tables for the sake of brevity.

SA Objective		Reference Term
1	To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets	Biodiversity
2	To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	Water quality/ quantity
3	Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	Flood risk
4	Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	Soils
5	Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO ₂	Greenhouse gas emissions
6	Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	Climate change proof
7	Achieve good air quality, especially in urban areas	Air Quality
8	Maximise the use of previously developed land and buildings, and the efficient use of land	Use of brownfield sites
9	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
10	To identify, maintain and enhance the historic environment and cultural assets	Historic & cultural assets
11	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & Townscape
12	To encourage healthier lifestyles and reduce adverse health impacts of new developments	Health
13	To deliver more sustainable patterns of location of development.	Sustainable locations
14	Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	Equality & social exclusion
15	Ensure that everyone has access to good quality housing that meets their needs	Good quality housing
16	Enhance community identity and participation	Community Identity & participation
17	Reduce both crime and fear of crime	Crime and fear of crime
18	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity and growth
19	Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	Fairer access to services
20	Revitalise town centres to promote a return to sustainable urban living	Revitalise town centres

Policy LA4: Hanburys, Shootersway

Updates to the assessment that was included in the SA Report (September 2014) are shown in bold italics.

1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats, <i>including high quality grassland</i> . Retaining the pond, mature planting on to Shootersway and providing a coherent, and wildlife friendly open space network that links to the surrounding countryside could help to mitigate these effects. As could potential developer contributions towards offsetting the loss of wildlife resource.	x
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Proposed Amendment SC10

Proposal L/4: Dunsley Farm, London Road, Tring

SA Objective		Dunsley Farm, London Road, Tring	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	No predicted effects.	-
6	Climate change proof	No predicted effects.	-
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	No predicted effects.	-
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	No predicted effects.	-
12	Health	Allocation of this site supports this objective by providing additional playing fields which will be available for public use.	✓
13	Sustainable locations	No predicted effects.	-
14	Equality & social exclusion	Allocation of this site supports this objective by providing additional recreation facilities which will be made available to the community.	✓
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment		The allocation of this new leisure site will have positive effects for the health (SA12) and equality (SA14) objectives, through the additional school playing fields which will also be made available to the community.	

Regionally Important Geological Site Designations:

- **Pingoes on Boxmoor – new designation**
- **Bourne Gutter – new designation**
- **Tring Park – new designation**

SA Objective		New Regionally Important Geological Site designations	
1	Biodiversity	Designation of these new Regionally Important Geological Sites directly supports this SA objective and therefore significant positive effects have been identified.	✓✓
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	No predicted effects.	-
6	Climate change proof	No predicted effects.	-
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	No predicted effects.	-
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	No predicted effects.	-
11	Landscape & townscape	The protection of the new sites that will be afforded through the new designation will have positive effects for the local landscape.	✓
12	Health	No predicted effects.	-
13	Sustainable locations	No predicted effects.	-
14	Equality & social exclusion	No predicted effects.	-
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment			

New Locally Registered Park or Garden of Historic Interest

- **Amersfort, Potters End – new designation**
- **Champneys, Wiggington – new designation**
- **Beechwood Park, near Markyate – new designation**
- **Cheverells, near Markyate – new designation**
- **Gaddesden Park, Bridens Camp - new designation**
- **Gaddesden Place - new designation**
- **Victoria Wood, Wiggington - new designation**
- **Westbook Hay - new designation**

SA Objective		New Locally Registered Park or Garden of Historic Interest	
1	Biodiversity	No predicted effects.	-
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	No predicted effects.	-
4	Soils	No predicted effects.	-
5	Greenhouse gas emissions	No predicted effects.	-
6	Climate change proof	No predicted effects.	-
7	Air quality	No predicted effects.	-
8	Use of brownfield sites	No predicted effects.	-
9	Resource efficiency	No predicted effects.	-
10	Historic & cultural assets	These new Registered Park or Garden of Historic Interest designations directly support this SA objective and therefore significant positive effects have been identified.	✓✓
11	Landscape & townscape	The protection of the new sites that will be afforded through the new designation will have positive effects for the local landscape.	✓
12	Health	No predicted effects.	-
13	Sustainable locations	No predicted effects.	-
14	Equality & social exclusion	No predicted effects.	-
15	Good quality housing	No predicted effects.	-
16	Community identity & participation	No predicted effects.	-
17	Crime and fear of crime	No predicted effects.	-
18	Sustainable prosperity & growth	No predicted effects.	-
19	Fairer access to services	No predicted effects.	-
20	Revitalise town centres	No predicted effects.	-
Summary of Assessment			