

Table 3: List of Proposed Amendments to the Core Strategy

❖ **Notes**

1. Nature of the Amendment	MC	Minor Change	From Table 2
	E	Editorial Change	
	SC	Significant change	None

- All editorial changes are minor changes in nature. Editorial changes are intended to clarify meaning, update facts and correct any inaccuracies. Some editorial changes follow minor changes arising from the representations.
- Further amendments will be necessary as a consequence of some of the amendments listed: e.g. Strategic Objective 13 will be amended every time it appears; the insertion of a new paragraph will require the number of each succeeding paragraph in the section to be changed; including a new delivery action (e.g. following Policies CS24-CS26) will require inclusion in Appendix 3: Delivery Mechanisms for the Vision and Strategic Objectives.
- Amendments to maps and diagrams are recorded in the main part of Table 2. The amendments are illustrated after the Table.

❖ **Main Table**

Core Strategy Reference	Amendment Reference	Amendment
1. Summary of the Strategy		
Text	E	1.4 An average of 430 new homes will be provided within the Borough each year, for the plan period (2006-2031). This equates to a total of 10,750 homes. The actual level of delivery is expected to be slightly higher, if 'windfall' sites are taken into account for the whole plan period (see Table 7). due to Government rules which do not allow assumptions to be made for 'windfall' sites for the whole plan period when setting the housing target.
	E	1.10 Hemel Hempstead will be the Main Centre for Development and Change in the borough and the focus for new homes, jobs and infrastructure. This will include: <ul style="list-style-type: none"> New homes. Around 8,800 new homes will be provided in the town. This includes Local Allocations at West Hemel Hempstead, Marchmont Farm and the Old Town. 35% of all new homes will normally be made available at affordable prices or rents. New jobs. A significant proportion of anticipated new employment floorspace will be delivered in the town over the lifetime of this strategy. The Maylands Business Park will be the focus for this growth. New services and facilities. New leisure and cultural facilities a performing arts venue and cemetery will be provided. Hertfordshire County Council have also advised that six new primary schools will be needed to serve both the new and existing population of the town. New infrastructure. Public transport links between Maylands Business Park, the town centre and Hemel Hempstead railway station will be improved.
	MC	1.13 A 'second tier' of market towns will meet their local housing needs and provide employment and services for local and adjacent communities.

Core Strategy Reference	Amendment Reference	Amendment
		<p>a) Berkhamsted – will have around 1,180 new homes. This includes a local allocation at Hanburys, Shootersway and the strategic site at Durrants Lane/Shootersway (Egerton Rothesay School), which will provide new homes, improvement to the school and additional playing pitches. Two ‘education zones’ have also been identified on the edge of the town to ensure the future primary age schooling needs are met. Existing employment land will be retained.</p> <p>b) Tring – will have around 480 new homes. This includes a local allocation at West Tring to provide new homes, an extension to the Icknield Way General Employment Area, playing fields and new open space. The capacity <u>An extension</u> of Tring School will be <u>accommodated</u>. increased and new detached playing fields can be provided.</p>
Key Diagram	E	See Figure. Show extent of rural area designation.
Part A - Context		
2. Introduction		
Text	-	
Figures 1 & 2	E	Update Figure 2 to indicate Submission stage now reached.
3. Borough Portrait		
Text	E	3.4 Its location on the south western edge of Hertfordshire means that the area has strong links with the adjoining counties of Buckinghamshire and Bedfordshire. Significant growth is planned <u>expected</u> for Luton, whilst many smaller nearby towns, such as Amersham and Chesham, will experience relatively little change.
	MC	3.22 The borough's landscape ranges from the rolling hills, beech woods and chalk streams that characterise the Chilterns, to the lower, flatter landscape of Boarscroft Vale. It is home to <u>It contains numerous sites of wildlife interest and some a number of</u> rare species, including the black poplar <u>and</u> water voles and White-Clawed Crayfish . Dacorum also has a rich and varied historic heritage, from the distinctive New Town architecture to more traditional brick and flint buildings of the market towns. The Grand Union canal runs north to south, formerly providing the power for the paper mills that once dominated the Gade Valley. The borough is home to 25 Conservation Areas, 4 Registered Parks and Gardens, some 2,000 Listed Buildings, around 30 Scheduled Ancient Monuments and many known archaeological sites.
Figures 3 - 6	-	
4. Challenges		
Challenge 1	-	
Challenge 2	-	
Challenge 3	-	
Challenge 4	-	
Challenge 5	MC	The combined effects of climate change, and population growth <u>and development pressures</u> will increase pressures on the natural environment. These impacts must be reduced through the prudent use of natural resources, encouraging renewable energy production, the effective disposal of waste, the sustainable design of new development and careful land management.
Challenge 6	MC	Development must celebrate and reinforce local distinctiveness - reinforcing the good qualities and reducing or removing the bad. It must recognise that what is appropriate in one location cannot necessarily be replicated elsewhere, in order to retain the individual identities of each place. Development must also help to mitigate <u>and adapt to</u> against the impacts of climate change, through sustainable design and construction and reducing the need to travel, particularly by car.
5. Borough Vision		
Text	-	
Vision	MC	Second paragraph: The natural beauty of the Chiltern Hills and the varied character of the countryside is admired and cherished. The countryside is actively managed and supports a healthy local economy and diversity of wildlife. <u>More food is grown locally</u> . Water quality in the rivers is good. Towns and villages have sufficient water supply. Carbon emissions have been reduced and renewable energy production is sensitive to its surroundings. New woodlands have been planted for the future and the borough looks much greener. Effective use has been made of developed land in the towns and villages, protecting the countryside

Core Strategy Reference	Amendment Reference	Amendment
6. Strategic Objectives		
Text	-	
Objective 1	-	
Objective 2	-	
Objective 3	-	
Objective 4	-	
Objective 5	-	
Objective 6	-	
Objective 7	-	
Objective 8	-	
Objective 9	-	
Objective 10	-	
Objective 11	-	
Objective 12	-	
Objective 13	MC	To promote the use of renewable resources, <u>reduce carbon emissions</u> , protect natural resources and reduce waste.
Objective 14	-	
Objective 15	-	
Objective 16	-	
Objective 17	-	
7. Other Plans		
Text: 7.1-4	E	7.1 The challenges and objectives outlined cannot be tackled by the Local Development <u>Planning</u> Framework alone. They are already being addressed in varying degrees by a range of other strategies and policies at national, county and local levels. It is therefore important that the Core Strategy, and other Development Plan Documents, complement and reinforce these. Figure 7 lists some of these key documents and strategies.
	E	7.2 'Towards 2021- The Dacorum Sustainable Community Strategy', sets out the community's aspirations for Dacorum. It was produced by the Dacorum Partnership, <u>formerly</u> the area's Local Strategic Partnership, (LSP). This group represents the borough and County Councils and delivery partners such as local healthcare providers, the police, community groups and voluntary organisations operating within Dacorum. The Local Planning Framework is a key delivery mechanism for the wider Sustainable Community Strategy (SCS). Its objectives must therefore link with, reinforce and elaborate upon those drawn up for the SCS (Figure 8). <u>Since publishing the SCS the Dacorum Partnership has been replaced by a smaller partnership, 'Destination Dacorum,' who will lead the SCS review.</u>
Figure 7	MC	<div style="background-color: black; color: white; padding: 2px;">National</div> <ul style="list-style-type: none"> • Planning policy statements and guidance National Planning Policy Framework (NPPF) • Planning Circulars <div style="background-color: black; color: white; padding: 2px;">County or Sub-region</div> <ul style="list-style-type: none"> • East of England Plan¹⁰ • Hertfordshire 2021 A Brighter Future • Hertfordshire's Economic Development Strategy 2009-2021 • Local Economic Assessment (LEA) • Local Transport Plan (LTP) • Biodiversity Action Plan (BAP) • <u>Green Infrastructure in Hertfordshire – a Framework</u> • Minerals and Waste Development Framework for Hertfordshire • Management Plan for the Chilterns Area of Outstanding Natural Beauty • Documents and strategies produced by the Local Enterprise partnership (LEP)

Core Strategy Reference	Amendment Reference	Amendment						
		<p>Local</p> <ul style="list-style-type: none"> • Towards 2021- The Dacorum Sustainable Community Strategy • Corporate Plan • Housing Strategies • Green Space Strategy • Dacorum’s Economic Development Strategy • Dacorum Development Programme • Maylands Masterplan • Local Biodiversity Action Plan 						
Figure 8	MC	<p>First part of Figure</p> <table border="1" data-bbox="982 674 2125 1037"> <thead> <tr> <th data-bbox="982 674 1317 751">Community Strategy Objective</th> <th data-bbox="1317 674 1813 751">Equivalent Strategic Objective(s)</th> <th data-bbox="1813 674 2125 751">Principal Core Strategy Policies</th> </tr> </thead> <tbody> <tr> <td data-bbox="982 751 1317 1037">Reducing crime and creating a safer Dacorum</td> <td data-bbox="1317 751 1813 1037"> <ul style="list-style-type: none"> • To promote healthy and sustainable communities and a high quality of life • To create safe and attractive environments through high quality design </td> <td data-bbox="1813 751 2125 1037"> <ul style="list-style-type: none"> • CS10 • CS11 • CS12 • CS13 • <u>CS23</u> • CS29 • CS30 </td> </tr> </tbody> </table>	Community Strategy Objective	Equivalent Strategic Objective(s)	Principal Core Strategy Policies	Reducing crime and creating a safer Dacorum	<ul style="list-style-type: none"> • To promote healthy and sustainable communities and a high quality of life • To create safe and attractive environments through high quality design 	<ul style="list-style-type: none"> • CS10 • CS11 • CS12 • CS13 • <u>CS23</u> • CS29 • CS30
Community Strategy Objective	Equivalent Strategic Objective(s)	Principal Core Strategy Policies						
Reducing crime and creating a safer Dacorum	<ul style="list-style-type: none"> • To promote healthy and sustainable communities and a high quality of life • To create safe and attractive environments through high quality design 	<ul style="list-style-type: none"> • CS10 • CS11 • CS12 • CS13 • <u>CS23</u> • CS29 • CS30 						
Part B – The Strategy								
The Sustainable Development Strategy								
Strategic Objectives	-							
8. Promoting sustainable development								
Text: 8.1-6	-							
Figures 8 & 9	-							
Distribution of Development: 8.7-12	-							
Table 1	-							
Policy CS1	MC	<p>Policy CS1: Distribution of Development</p> <p>Decisions on the scale and location of development will be made in accordance with the settlement hierarchy in Table 1.</p> <p>Hemel Hempstead, will be the principal focus for homes, jobs and strategic services, with the emphasis upon:</p> <ol style="list-style-type: none"> (a) retaining the separate identity of the town; (b) enhancing the vitality and attractiveness of the town centre in accordance with Policy CS33; (c) maintaining a balanced distribution of employment growth, with growth and rejuvenation in the Maylands Business Park; (d) maintaining the existing neighbourhood pattern; (e) making best use of existing green infrastructure; and (f) locating development a safe distance from hazardous installations. <p>Any new development should:</p> <ol style="list-style-type: none"> i. be based on the neighbourhood concept; ii. provide <u>for</u> its own infrastructure; and iii. support relevant town-wide needs. 						

Core Strategy Reference	Amendment Reference	Amendment
		<p>The market towns and large villages will accommodate new development for housing, employment and other uses, provided that it:</p> <ul style="list-style-type: none"> (a) is of a scale commensurate with the size of the settlement and the range of local services and facilities; (b) helps maintain the vitality and viability of the settlement and the surrounding countryside; (c) causes no damage to the existing character of the settlement or its adjoining countryside; and (d) is compatible with policies protecting the Green Belt and Rural Area. <p>The rural character of the borough will be conserved. Development that supports the vitality and viability of local communities, causes no damage to the existing character of a village and/or surrounding area and is compatible with policies protecting and enhancing the Green Belt, Rural Area and Chilterns Area of Outstanding Natural Beauty will be supported.</p>
Monitoring/Delivery	-	
Location & Management of Devt: 8.13-16	-	
Policy CS2	-	
Policy CS3	-	
Monitoring/Delivery	-	
Towns & Large Villages: 8.17-20	-	
Policy CS4	-	
Monitoring/Delivery	-	
The Countryside: 8.21-26	-	
- Green Belt: 8.27-32	MC	<p>8.29 The Green Belt will be protected from inappropriate development in accordance with national policy and remain essentially open in character. There are some circumstances where inappropriate development may be supported. <u>Development will only therefore be supported in limited circumstances.</u> These exceptions include development that supports the vitality and viability of rural settlements and proportionate investment in homes and existing commercial premises that help maintain a 'living' countryside.</p>
	MC	<p>8.30 Within the Green Belt there are a number of major developed sites which largely predate the current planning system and the Green Belt designation. <u>Redevelopment or limited infilling of selected sites may help to secure economic prosperity, achieve social objectives or environmental improvements. The selection of major developed sites should support these objectives and be based on the following criteria:</u></p> <ul style="list-style-type: none"> <u>(a) the sites are substantial in size;</u> <u>(b) they contain a significant amount and scale of built development; and</u> <u>(c) they can accommodate further development without prejudicing Green Belt objectives.</u> <p>These sites are subject to the same controls as other development. National policy allows 'Major Developed Sites' to be designated, where redevelopment or infilling can take place in a controlled way. In this context 'infilling' means the filling in of small gaps between existing built development within the sites. It is important to ensure that any new development does not increase the sites' impact on the openness and functioning of the Green Belt. Infilling will be taken to mean the infilling of small gaps between existing development within the site.</p>
	MC	<p>8.31 The location of these Major Developed Sites is set out <u>current list of major developed sites in Table 2 may be added to.</u> Their and their external boundaries are illustrated <u>will be shown</u> on the Proposals Map. These sites have been identified based on the following criteria:</p> <ul style="list-style-type: none"> (a) they are substantial in size; (b) they contain a significant amount and scale of built development; (c) they can accommodate further development without prejudicing Green Belt objectives; and (d) their redevelopment, or limited infilling, will help to secure economic prosperity or achieve environmental improvements.
	MC	<p>8.32 These criteria will be used when considering if further Major Developed Sites in the Green Belt should be designated in the future.</p>
Table 2	-	
Policy CS5	MC	<p>Policy CS5: Green Belt</p> <p>The strict application of Council will apply <u>national Green Belt policy which permits appropriate development will be used to protect the openness and character of the Green Belt,</u> local distinctiveness and the physical separation of settlements.</p> <p><u>There will be no general review of the Green Belt boundary, although local allocations (under Policies CS2 and CS3) will be permitted.</u></p>

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		<p>Within the Green Belt, small-scale development will be permitted: i.e.</p> <p>(a) building for the uses defined as appropriate in national policy; (b) for the replacement of existing buildings for the same use; existing houses (on a like for like basis); and (c) for limited extensions to existing buildings; (d) the appropriate reuse of permanent, substantial buildings; and (e) the redevelopment of previously developed sites¹⁴, including major developed sites which will be defined on the Proposals Map</p> <p>provided that:</p> <p>i. there is it has no significant impact on the character and appearance of the countryside; and ii. if relevant, the development will it supports the rural economy and maintenance of the wider countryside.</p> <p>Further guidance will be provided. No general review of the Green belt boundary is proposed, although local allocations (under Policies CS2 and CS3) will be permitted).</p> <p>Development within selected small villages in the Green Belt will be permitted in accordance with Policy CS6.</p> <p>Proposals for designated Major Developed Sites will be determined in the context of national Green Belt policy.</p> <p>Footnote: ¹⁴ Excluding temporary buildings</p>
Monitoring/Delivery	MC	<p>Delivery will be achieved by:</p> <ul style="list-style-type: none"> • identification of local allocations and boundaries of the selected small villages and major developed sites Major Developed Sites and detailed approach to infilling and redevelopment of major developed sites Major Developed Sites through the Site Allocations DPD. • the Development Management DPD; and • support of countryside management initiatives with partner through organisations such as the Hertfordshire Countryside Management Service (CMS).
- Selected small villages (GB):8.33-34	-	
Policy CS6	-	
Monitoring/Delivery	-	
- Rural Area:8.35-36	-	
Policy CS7	MC	<p>Policy CS7: Rural Area</p> <p>Within the Rural Area, the following uses are acceptable:</p> <p>(a) agriculture; (b) forestry; (c) mineral extraction; (d) countryside recreation uses; (e) social, community and leisure uses; (f) essential utility services; and (g) uses associated with a farm diversification project, which can be demonstrated to be necessary for the continuing viability of the farm business and consistent with the principles of sustainable development.</p> <p>Small-scale development will be permitted: i.e.</p> <p>i. for the above uses; ii. for the replacement of existing buildings for the same use; houses (on a like for like basis); and</p>

Core Strategy Reference	Amendment Reference	Amendment
		<p>iii. for limited extensions to existing buildings;</p> <p>iv. <u>the appropriate reuse of permanent, substantial buildings; and</u></p> <p>v. <u>the redevelopment of previously developed sites¹⁵</u></p> <p><u>provided that:</u></p> <p>i. <u>it has no significant impact on the character and appearance of the countryside; and</u></p> <p>ii. <u>it supports the rural economy and maintenance of the wider countryside.</u></p> <p><u>Further guidance will be provided.</u></p> <p>Small-scale development for housing, employment and other purposes will be permitted at Aldbury, Long Marston and Wilstone, provided that it complies with Policy CS1: Distribution of Development, and Policy CS2 Selection of Development Sites.</p> <p><u>Footnote: ¹⁵ Excluding temporary buildings</u></p>
Monitoring/Delivery	-	
9. Enabling convenient access		
Text: 9.1-11	MC	9.7 All major new development proposals <u>will be subject to a transport assessment, covering the relevant parts of the highway network and transport infrastructure. Proposals should include provide for necessary road works and a package of sustainable transport measures to reduce reliance on the private car, including a .A transport assessment and comprehensive travel plan must accompany such schemes.</u>
	MC	9.11 The Local Transport Plan is the delivery vehicle for transport improvements in the county. It has a number of priorities covering tackling congestion, accessibility planning, providing safer roads, and improving air quality and quality of life for residents. The West Hertfordshire Area Transport Plan and the Urban Transport Plans for the towns (only Hemel Hempstead completed to date) <u>will provide a more detailed local focus to the LTP. The Core Strategy seeks to complement and deliver the priorities, plans and programmes of the LTP and related strategies.</u>
Table 3	-	
Policy CS8	-	
Policy CS9	-	
Monitoring/Delivery	-	
10. Securing quality design		
Text: 10.1-5	-	
Successful urban design: 10.6-9	-	
Figures 11-13	-	
Quality of the built environment: 10.10-14	-	
Policy CS10	-	
Policy CS11	-	
Policy CS12	MC	<p>Policy CS12: Quality of Site Design</p> <p>On each site development should:</p> <p>(a) provide a safe and satisfactory means of access for all users;</p> <p>(b) provide sufficient parking and sufficient space for servicing;</p> <p>(c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties;</p> <p>(d) retain important trees or replace them with suitable species if their loss is justified;</p> <p>(e) plant trees and shrubs to <u>help assimilate</u> softly screen development and <u>softly screen</u> settlement edges;</p> <p>(f) integrate with the streetscape character; and</p> <p>(g) respect adjoining properties in terms of:</p> <p>i. layout;</p> <p>ii. security;</p>

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		<ul style="list-style-type: none"> iii. site coverage; iv. scale; v. height; vi. bulk; vii. materials; and viii. landscaping and amenity space.
Quality of the public realm: 10.15-20	-	
Policy CS13	-	
Monitoring/Delivery	-	
Strengthening Economic Prosperity		
Strategic Objectives	-	
11. Creating jobs and full employment		
Text: 11.1-9	-	
Table 4	-	
Low Carbon Economy: 11.10-13	-	
Maylands Business Park: 11.14	-	
Supporting tourism: 11.15-17	-	
Policy CS14	-	
Monitoring/Delivery	-	
12. Providing for offices, industry, etc		
Text: 12.1-4	MC	<p>12.1 Employment uses (offices, research, industrial, storage and distribution, also called B-class uses) are a key component of the local economy, and provide just under half of all jobs in the borough. Most of these types of uses are located within General Employment Areas (GEAs), whose role is to ensure that appropriate land is set aside and protected for different employment uses. The <u>principal</u> GEAs are located <u>in across</u> the three towns, <u>with one in Markyate</u>. The Maylands Business Park is made up of five separate GEAs and is the largest concentration of employment floorspace in the borough. The majority of the jobs growth forecast for employment uses will be directed there as part of the regeneration aims to strengthen its role. Whilst the general approach is to prevent the loss of employment floorspace within GEAs, the Hicks Road GEA in Markyate will be remodelled through mixed use redevelopment (see section 26).</p>
Offices: 12.5-10	-	
Industry, storage etc: 12.11-13	-	
Policy CS15	-	
Monitoring/Delivery	-	
13. Supporting retailing and commerce		
Text: 13.1	-	
Retail hierarchy: 13.2-4	MC	<p>13.2 The role of the retail hierarchy (shown in Table 5) is to ensure that new retail development takes place in appropriate locations and at appropriate scales. The centres in the borough are designated as town or local centres. Hemel Hempstead, as the primary town centre will be the focus for future major retail development, whilst Berkhamsted and Tring will accommodate a smaller amount of new retail development. <u>The level of new development may reach the demand forecasts in Policy CS16: these forecasts will be more reliable for the shorter term (i.e. to 2021).</u></p>
	MC	<p>13.3 Local centres will play a smaller, but complementary role in meeting overall retail needs, although their focus is on providing services and facilities to serve their local communities. <u>The availability of such accessible shops and services is vital, and the Council will support their provision and retention where it can.</u> New development of retail and compatible uses will be encouraged in local centres where it is commensurate in scale with the size, role and function of the centre. A new local centre will be created at the Heart of Maylands to serve the needs of the business and local residential community. The precise nature and scale of this local centre will be determined through the East Hemel Hempstead Area Action Plan.</p>
Table 5	-	
Shopping areas: 13.5-6	-	
Out of centre retail development: 13.7-12	MC	<p>13.9 The sequential approach <u>adopted by the Council</u> requires new retail development to be delivered in central locations first; this supports the vitality and viability of centres and is a sustainable approach to development. The sequential approach stipulates that retail development</p>

Core Strategy Reference	Amendment Reference	Amendment
	Check NPPF	is delivered on sites in the following order of preference: <ol style="list-style-type: none"> 1. locations in <u>shopping areas</u> in appropriate existing centres; 2. other locations within these centres; 2. <u>3.</u> edge of centre locations, with preference given to sites that are or will be well-connected to the centre; and 3. <u>4.</u> out-of-centre sites, with preference given to sites which are or will be well served by a choice of means of transport and which are closest to the centre and have a higher likelihood of forming links with the centre.
Table 6	-	
Policy CS16	-	
Monitoring/Delivery	-	
Providing Homes and Community Services		
Strategic Objectives	-	
14. Providing homes		
Text: 14.1-8	-	
Housing supply: 14.9-23	MC	14.13 The Council expects delivery to be around the total shown by Table 8. Housing supply will not however be open-ended and will be managed. Delivery will be phased so that the development of housing sites can be co-ordinated with associated infrastructure and services. The broad approach to phasing is set out in Policy CS2, with more detailed requirements in the Site Allocations DPD.
	MC	14.14 The Council will maintain a continuous 5-year ¹ and 15-year rolling housing land supply. Housing supply will not be open-ended and will be managed in order to conserve land and make the most effective use of it. This applies throughout the plan period, and afterwards when it is anticipated there will continue to be housing needs which should be met. A regular supply of housing land will help promote activity in the construction industry, which is an important part of the local economy. Action may be required to influence factors governing the supply in the light of progress. This will be reported through the Annual Monitoring Report.
	E	Footnote to 14 This <u>will include</u> any additional percentage figure required by national policy.
	MC	14.15 Delivery will be phased so that the development of housing sites can be co-ordinated with associated infrastructure and services. The broad approach to phasing is set out in Policy CS2, with more detailed requirements in the Site Allocations DPD. The management of local allocations will build some flexibility into the housing programme (Policy CS3). However should supply fall significantly below expectations, the Council will take action to stimulate supply. A shortfall of 15% will be used as a trigger for action. The Council will consider the options that may be available at that time: e.g. release of its own land and/or investment in specific infrastructure to unblock a site. The management of local allocations, including possible release of a site earlier than intended, will build some flexibility into the housing programme (Policy CS3). Such circumstances and decisions will be reported through the Annual Monitoring Report.
Table 7	-	
Table 8	-	
Table 9	-	
Policy CS17	-	
Monitoring/Delivery	-	
Housing mix: 14.24-30	-	
Policy CS18	-	
Monitoring/Delivery	-	
Affordable housing: 14.31-38	-	
Policy CS19	MC	<p>Policy CS19: Affordable Housing</p> <p>Affordable homes will be provided:</p> <ul style="list-style-type: none"> • on sites of a minimum size 0.3ha or 10 dwellings (and larger) in Hemel Hempstead; and • elsewhere, on sites of a minimum size of 0.16ha or 5 dwellings (and larger). <p>A financial contribution will be sought in lieu of affordable housing on sites which fall below these thresholds.</p> <p>35% of the new dwellings <u>on sites</u> should <u>normally</u> be affordable homes. <u>On appropriate large sites, higher</u> Higher levels <u>may will be</u> sought: on sites which are <u>these sites will be specified by the Council in a the development plan. document provided development would</u></p>

Core Strategy Reference	Amendment Reference	Amendment
		<p>be viable and need is evident. On rural housing sites 100% of all new homes will be affordable on rural housing sites (Policy CS20) will normally be affordable (Policy CS20).</p> <p>On rural housing sites 100% of all new homes will be affordable on rural housing sites (Policy CS20) will normally be affordable (Policy CS20).</p> <p>A minimum of 75% of the affordable housing units provided should be for rent.</p> <p>Judgements about the level and mix of affordable homes will have regard to:</p> <ul style="list-style-type: none"> (a) the Council’s Housing Strategy and other evidence (see Policy CS18); (b) the potential to enlarge the site; (c) the overall viability of the scheme and any abnormal costs; and (d) more detailed guidance in the Affordable Housing Supplementary Planning Document. <p>Arrangements will be made to ensure that the benefit of all affordable housing units will pass from the initial occupiers of the property to successive occupiers.</p>
Policy CS20	-	
Monitoring/Delivery	-	
Travelling communities: 14.39-46	-	
Table 10	-	
Policy CS21	-	
Policy CS22	-	
Monitoring/Delivery	-	
15. Meeting community needs		
Delivering community services: 15.1-17	E	Delivering community services and facilities Social infrastructure
	MC	15.1 The fundamental day-to-day living needs and the well-being of society are dependent on having the appropriate social infrastructure. The infrastructure described in Figure 14 is essential to provide the facilities and services which underpin quality of life and deliver day-to-day living needs. to deliver the required social and community services and facilities. <u>The well-being of Dacorum’s communities depends on having the appropriate social infrastructure. The infrastructure described in Figure 14 is essential to provide the facilities and services which underpin quality of life and deliver day-to-day living needs.</u>
	MC	15.2 The Dacorum Sustainable Community Strategy and the local planning system both aspire <u>aspires</u> to promote and improve community well-being, although it recognises there are resource constraints. and help to provide the mechanisms to deliver the social infrastructure needed <u>The Council also aims to help</u> will work with the agencies who provide social infrastructure, to supply the right facilities in the right place.
	MC	15.3 Collaborative working, consultation and a variety of technical studies have helped to understand the opportunities and issues, and will continue to do so. concerning social infrastructure. <u>The first Infrastructure Delivery Plan has reviewed the existing social infrastructure in the borough and established future requirements of a growing population to 2031. Work on this plan</u> Through consultation with infrastructure providers, the work established where the demands for certain services and facilities were <u>are</u> not being met and where there was <u>are</u> any oversupply issues. Infrastructure providers’ future <u>The service plans of infrastructure providers</u> and requirements arising from projected population levels yield give a schedule of infrastructure requirements to 2031.
	MC	15.14 The ‘Place Shaping’ workshops around the borough identified a need to improve existing <u>community</u> facilities and consider further provision of community services and <u>both</u> facilities <u>and services</u> . These facilities should <u>were</u> primarily <u>be</u> for young people and the elderly. with the requirement <u>Specific needs</u> for new large community centres/halls <u>and</u> cultural centres, space for local faith groups, as well as <u>cultural centres</u> and more open space, <u>were</u> identified. Some new provision is indicated Specific needs are identified in the Place Strategies, and additions are possible.
Figure 14	MC	<p>Social infrastructure includes:</p> <ul style="list-style-type: none"> • early years education to further education; • primary and secondary health care; • open space, outdoor leisure and indoor sports facilities; • libraries; • community buildings and facilities for childcare, community care, general welfare, worship <u>and</u> social contact; culture, leisure and civic duties;

Core Strategy Reference	Amendment Reference	Amendment
		<ul style="list-style-type: none"> • specialist facilities such as a prison; • job centre and related facilities; and • cemeteries; and • premises for emergency services and related facilities such as fire hydrants. • <u>open space, outdoor leisure and indoor sports facilities;</u> • <u>libraries; and</u> • buildings and facilities for childcare, community care, general welfare, worship, social contact, culture, <u>including arts and entertainments,</u> leisure and civic duties.
Delivering leisure and facilities: 15.18-25	MC	Delivering leisure and cultural facilities
	MC	<p>15.23 There are a wide range of benefits in providing and promoting a variety of cultural activities and facilities. These include:</p> <ul style="list-style-type: none"> • creating a rich, vibrant and diverse mix of uses which can act as a catalyst for regeneration in town centres; • encouraging a sense of personal well-being, pleasure and enjoyment; • enriching the quality of life of the community and visitors to the borough; • generating tourism and creative industries which can contribute to the local economy; • <u>increasing awareness of the countryside, traditional crafts and local food production</u> • conserving the cultural and historic heritage; • improving mental and physical health of residents; • providing many and varied social benefits through the development of work and projects with local community organisations and with groups at risk of exclusion; • supporting citizenship and community identity and safer and stronger communities; and • providing an opportunity to build on Dacorum’s cultural diversity.
	MC	<p>15.24 The regeneration of Hemel Hempstead town centre is a springboard for the delivery of further cultural and tourist facilities. Its key ambitions include the provision of a new library, community facilities, additional open space and improvements to the accessibility of existing green space and the River Gade (see section 20). These will benefit the local communities and visitors alike.</p>
	MC	<p>15.25 New opportunities for heritage, arts and cultural <u>activities</u> businesses and links between local schools and communities will also be supported, particularly as part of mixed use developments and regeneration schemes.</p>
Policy CS23	-	
Monitoring/Delivery	-	
Looking after the Environment		
Strategic Objectives	-	
16. Enhancing the natural environment		
Text: 16.1	-	
Protecting/improving the landscape: 16.2-8	MC	<p>16.2 The majority of Dacorum is within the Chilterns National <u>Character Landscape</u> Area¹. Whilst the character of <u>the</u> south eastern section has been eroded through 20th century development, much of the remainder is protected by its designation as an Area of Outstanding Natural Beauty (AONB).</p>
	MC	<p>16.5 A more detailed landscape assessment² for Dacorum divides the borough’s countryside into 30 different landscape character areas. Footnote: ²<u>Landscape Character Assessment for Dacorum</u></p>
Map 2	MC	See Figure. Correct the notation for the Chilterns. Show additional scarp slope through Aldbury Nowers.
Green infrastructure: 16.9-16	-	
Map 3	MC	See Figure. Correct inconsistencies in the key – delete Wendover Woods and amend the Chiltern Woodlands (SAC) notation. Reposition the Tring-Wendover green infrastructure link to the south.
Biodiversity/geological conserv’n:16.17- 24	MC	<p>16.17 Biodiversity and geological resources are a key <u>an essential</u> component of green infrastructure. Their protection will vary <u>varies</u> according to their relative importance (see Figure 15), the highest being international importance.</p>

Core Strategy Reference	Amendment Reference	Amendment
	MC	New paragraph after 16.17 <u>Potential damage to the Chiltern Beechwoods (SAC) from development proposals will be subject to special assessment. A precautionary approach, avoiding damage and encouraging alternative natural greenspace, will be pursued: mitigation of damage may be appropriate, but only as a secondary option. The general principles of avoidance and mitigation will be applied by the Council, when considering impacts on any site of biodiversity or geological interest.</u>
	MC	Second new paragraph after 16.17 <u>Important landforms and geology will be designated as Regionally Important Geological and Geomorphological Sites, e.g. the Bourne gutter and pingos on Boxmoor. Their management and interpretation can provide local communities with enjoyment and an appreciation of the characteristics of the Chilterns chalk landscape and how it has evolved.</u>
	MC	16.18 The Habitat Survey for Dacorum ⁴ identified over 200 Wildlife Sites, some of which overlap with higher designations. This list is updated annually by the Hertfordshire Wildlife Sites Partnership, when new sites are identified or existing sites lose their nature conservation value.
	MC	16.19 Not all areas of importance to biodiversity are protected by <u>the</u> formal designations <u>shown in Figure 15.</u> Features such as the Grand Union Canal, river valleys, chalk streams, areas of ancient semi-natural woodland, orchards, nature reserves, important trees and hedges and other local green spaces within towns and villages are collectively very significant and need protection. Opportunities will be taken to create new greenspace, designate new Local Nature Reserves (LNRs) to meet the local accessibility standards set by Natural England and support countryside management initiatives. <u>Better management of the water resource and restoration of seasonal flows in the chalk streams, which are suffering from over-abstraction, will be critical.</u>
	MC	16.20 The increasing fragmentation of habitats will be addressed. Many areas have become isolated 'islands,' increasingly vulnerable to extreme weather conditions, disease and climate change. Habitat fragmentation is greatest <u>at Hemel Hempstead and in the southern and eastern part parts</u> of the borough.
	MC	16.21 Key Biodiversity Areas ⁵ are identified on Map 3. They contain particularly high concentrations of either woodland, wetland, grassland or a broader mosaic of habitats and have the greatest potential for joining fragments of habitats and creating, restoring and managing large areas of quality habitat. <u>Large scale biodiversity initiatives, such as the Living Landscapes Project, are expected to come from the national and local conservation bodies. They will help guide priorities for nature conservation and sympathetic land management, and will therefore be incorporated into the Green Infrastructure Strategy and related action plans.</u>
	MC	16.22 The Sustainability Offset Fund (Policy CS30) will help provide additional tree and woodland planting, to extend and supplement existing green corridors <u>and habitats</u> and to reinforce existing landscape belts. The biodiversity value of new landscaping and open space will be increased through careful design and the use of appropriate native species.
	MC	16.24 Geological conservation has been less researched. The two Regionally Important Geological and Geomorphological (RIGGS) sites within the borough – and puddingstone boulders at Castle Hill, Berkhamsted – will be added to in the light of further information.
Figure 15	MC	See Figure. Link 'County/subregional and Local'. Position RIGGSs below Wildlife Sites.
Policy CS24	-	
Policy CS25	-	
Policy CS26	-	
Monitoring/Delivery	MC	Delivery will be achieved through planning and land management, by: <ul style="list-style-type: none"> • identification of development sites and their requirements within the Site Allocations DPD and East Hemel Hempstead AAP; • <u>following</u> the Development Management DPD and supplementary planning documents; • <u>acting sensitively on the results of environmental assessments and analyses;</u> • the use of the Landscape Character Assessments (including historic characterisation); • implementation of the Green Infrastructure and Green Space Strategies and Biodiversity Action Plan objectives; • adherence to the Chilterns Building Design Guide and associated technical notes; • implementation of the Management Plan for the Chilterns Area of Outstanding Natural Beauty and associated guidance;

Core Strategy Reference	Amendment Reference	Amendment
		<ul style="list-style-type: none"> • partnership working with supporting broad based initiatives from national and local conservation organisations such as the Chilterns Conservation Board, Herts and Middlesex Wildlife Trust, Hertfordshire Biological Records Centre and the Hertfordshire Countryside Management Service, and working in partnership with them; • supporting measures which develop sound food and woodland economies and help maintain the countryside (e.g. farmers markets); • encouraging the take up of agri-environment grants through partners; and • implementation and monitoring of the Infrastructure Delivery Plan (IDP).
17. Conserving the historic environment		
Text: 17.1-17	E	17.5 High quality design and proper maintenance can prevent the loss of original character in buildings. Conservation Conversion of buildings to alternative uses can extend the life of buildings and is preferable to demolition. Infilling and replacement with new characterless buildings and public realm should be avoided. This applies to both designated and undesignated historic assets.
	MC	17.6 The Council needs to re-evaluate its historic heritage assets and their settings on a continual basis. This ongoing appraisal will inform further local designations and future management plans. This is a continual process and includes It will include a programme of Conservation Area Appraisals and a Heritage at Risk Review.
	MC	17.7 Conservation Area Appraisals will analyse the character and appearance of each Conservation Area and identify any negative features or issues that could be addressed through development. Boundaries of Conservation Areas will be reviewed. The 'Heritage at Risk' review will identify vulnerable historic heritage assets: the Council will act to ensure their protection, using enforcement action, Article 4 Directions, building preservation and urgent work notices, spot listing and applications for funding.
Policy CS27	MC	<p>Policy CS27: Quality of the Historic Environment</p> <p>All development will favour the conservation of historic heritage assets.</p> <p>The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced.</p> <p>Development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.</p> <p>Features of known or potential archaeological interest will be surveyed, recorded and wherever possible retained.</p> <p>Supplementary planning documents will provide further guidance.</p>
Monitoring/Delivery	MC	<p>Delivery will be achieved by:</p> <ul style="list-style-type: none"> • the Development Management DPD; • having regard to Conservation Area Appraisals; • developing the Historic Environment SPD; • developing the Urban Design SPD; • partnership working with the Archaeology team at the County Council; and • reviewing and maintaining inventories of historic heritage assets and management plans.
18. Using resources efficiently		
Text: 18.1-11	E	<p>Split paragraph 18.1 into two</p> <p>18.1 In providing for new homes, jobs and infrastructure, Local planning policies can help shape and design places with lower carbon emissions and renewable energy technologies, which are 'future-proofed'⁶ from the effects of climate change. 'Future proofing' development includes:</p> <ul style="list-style-type: none"> • minimising the use of natural resources; • reducing water run-off from hard surfaces and managing flood risk areas; • generating less waste from development; and

Core Strategy Reference	Amendment Reference	Amendment
		<ul style="list-style-type: none"> managing pollution.
	E	<p>New paragraph</p> <p>The benefits of reducing carbon emissions, and mitigating against and adapting the built environment for climate change include:</p> <ul style="list-style-type: none"> reduced heating and electricity bills due to better insulation and <u>more</u> efficient appliances; less reliance on fossil fuels; support for the local economy by increased use of locally sourced sustainable materials; reduced water consumption; 'greening' the built environment <u>by through</u> biodiversity enhancements; reduced 'heat stress'⁷ in urban environments; and an improved quality of life and feeling of well-being.
	E	<p>18.2 Key legislative and statutory directives aim to reduce <u>carbon dioxide (CO₂)</u> emissions globally by at least 50% by 2050. In the UK, this is being driven by the Climate Change Act (2008), which has committed the Government to reducing CO₂ emissions by 26% by 2020 and an 80% reduction in all greenhouse gas emissions by 80% by 2050 (both from a 1990 baseline).</p>
	E	<p>18.3 Apart from National mandatory standards, currently provided such as those provided for dwellings by the Code for Sustainable Homes, there will be similar mandatory standards for <u>will apply to</u> all other building types. Further changes are also expected to update the evolving national policy context National policy is evolving and further change is expected, including amendments to Building Regulations to further tighten standards.</p>
	E	<p>18.4 The Council's approach is <u>will aim</u> to <u>locate and design</u> encourage new development to be located and designed so as to optimise its carbon performance and <u>to</u> support the supply of decentralised, renewable and low carbon energy sources. The Regional Spatial Strategy (2008) set <u>sets</u> a target of generating 10% of the region's energy from renewable sources by 2010 and 17% by 2020 (excluding offshore wind). To help cut water consumption from 150 litres per person per day, it also sets <u>set</u> targets for a 25% reduction in new development and 8% in existing development on 2006 rates.</p>
	E	<p>18.5 In support of national and regional guidance and targets, the Hertfordshire Climate Change Partnership (HCCP) was set up to bring together the County's key organisations. HCCP has also been made responsible for the delivery of the Hertfordshire Local Area Agreement which commits to a 9.1% cut in CO₂ emissions (from a 2005 baseline) by 2011.</p>
	E	<p>18.6 The Council signed the Nottingham Declaration on Climate Change in 2007, and <u>has committed to</u> tackling climate change is a key priority of in the Dacorum Sustainable Community Strategy.</p>
	E	<p>18.7 The current energy performance of the borough has shown that, <u>despite progress on the reduction of domestic energy consumption,</u> there is a need to make improvements to domestic energy consumption, the existing housing stock, new development, and renewable and decentralised energy for the built environment.</p>
	E	<p>18.8 The borough currently shows very good performance on the reduction of domestic energy consumption. Over the 10 years from 1996, <u>domestic consumption has fallen</u> fell by more than 20%, in line with targets. This <u>was</u> has been achieved mainly through relatively cheap insulation and efficiency measures, but it is estimated that more expensive measures will be needed from around 2015 onwards in order to maintain momentum. The borough has below South East region average annual per head domestic energy consumption - gas consumption is 10% lower and electricity 13% lower (Low and Zero Carbon Study 2010). Consumption is also below most other regional averages in the country.</p>
	E	<p>18.9 Even <u>so,</u> though nearly 30% of carbon emissions arise <u>arose</u> from energy use in <u>Dacorum</u> our homes. There are <u>were</u> very few examples of private development in the borough <u>in 2011</u> that had <u>have</u> been built to reduce these emissions through higher energy efficient <u>energy</u> standards above <u>the</u> 2006 Building Regulations Part L, such as the Code for Sustainable Homes or BREEAM⁸.</p>
	E	<p>18.10 There are also <u>In 2011 there were</u> no significant examples of renewable energy generation in the borough, apart from a few small-scale wind turbines generating only a small amount of electricity.</p>
	E	<p>New heading after paragraph 18.10</p>

Core Strategy Reference	Amendment Reference	Amendment
		Carbon Emissions and Renewable Energy
	E	18.11 The Council's approach to carbon emissions and renewable energy will be guided by the Energy Hierarchy (Figure 16). This expects This means that carbon emission reductions to will be delivered primarily through improvements to the energy efficiency performance improvements to of the building fabric and ensuring that carbon emissions reductions are 'future-proofed' for the life of the development. This will include improving the air-tightness of the building, before resorting to renewable energy technologies in order to meet the requirements for carbon emission targets. reductions. set out in Policy CS28
Figure 16	-	
Renewable energy: 18.12-18	E	Renewable Energy
	MC	New paragraph after paragraph 18.11 Government policy intends that all new buildings should be built to a zero carbon standard within the next ten years, and at some point afterwards new development should normally have a neutral carbon impact. Minimum standards or targets will be identified through the Building Regulations and the Code for Sustainable Homes or equivalents. The pace of change and level of compliance will depend on: <ul style="list-style-type: none"> the timing of Government regulation or advice; the opportunity (to exceed the minimum); and cost affecting viability of schemes. Opportunity is related to size of scheme and location. There are opportunities in Dacorum to exceed the minimum pace of change, particularly for larger developments and where heat and energy demands will be relatively high.
	MC	Second new paragraph after paragraph 18.11 Zero carbon buildings will be achieved through control of building design and construction (e.g. the amount of insulation). This covers regulated emissions and is shown as Stage 3 in Table 11. Carbon neutral status can be reached, if, in addition, occupiers manage how they use their buildings and appliances (i.e. unregulated emissions) particularly carefully. If specific targets cannot be met, there are allowable solutions which can be used to compensate.
	MC	Third new paragraph after paragraph 18.11 The Council has adopted a progressive approach which minimises carbon dioxide emissions. The Council will accept the delivery of standards/targets in Table 11 and any supplementary guidance, as minimising CO ₂ emissions. Standards and targets will be used as guidelines, allowing a degree of flexibility so as not to prevent necessary development.
	E	Merge paragraphs 18.12 and 18.13 18.12 The A 'Low and Zero Carbon Study' has been undertaken at a county-wide level and includes maps of mapped existing CO ₂ emissions, and higher levels of levels of demand for electricity and heat, and opportunities and constraints for decentralised energy. demands in the borough. The maps demonstrate that Areas of high energy demand and related CO ₂ emissions from existing buildings are concentrated in the higher density areas of major settlements. 18.13 The Energy Opportunities Plan (Map 4) in the study demonstrates the opportunities and constraints for decentralised energy. The plan identifies District Heating Opportunity Areas The Study therefore suggested opportunities for district heating in the borough's town centres and Maylands Business Park and through any large-scale greenfield development. There are also It also suggested opportunities to harness wind power. However these opportunities have been identified Natural opportunities for wind power are in the countryside, particularly in the Green Belt (see Map 4): they are constrained by environmental policies (e.g. Policies CS5 and CS 24). clear justification is required to take these forward (Policy CS5).
	E	Merge paragraph with paragraph 18.17 18.14 Given the borough's rural and urban character, and prospects for urban regeneration in Hemel Hempstead, The Council considers that District Heating Opportunity Areas and Combined Heat and Power (CHP) should will be pursued in high density areas targeted for regeneration (see Map 4). There are also opportunities for these Systems could to be powered by local biomass ¹⁰ and appropriate waste that is not being recycled for other purposes. Micro-generation technologies, particularly solar water heating, photovoltaics and heat pumps will

Core Strategy Reference	Amendment Reference	Amendment																				
		also help reduce carbon emissions.																				
	E	18.15 Due to opportunities for high density development in some areas of the borough, combined with constraints elsewhere, there is justification for carbon reduction targets that exceed the mandatory stepped changes associated with Part L of Building Regulations. An appraisal of cost compliance is set out in the Low and Zero Carbon study.																				
	E	18.16 The stepped change away from Part L of Building Regulations (the Code for Sustainable Homes/ non residential equivalent) will be directed towards District Heating Opportunity Areas. New development outside the District Heating Opportunity Areas will be expected to comply with Building Regulations Part L as a minimum, with the exception of higher water efficiencies (Policy CS29), requirements to consider the whole life cycle of the building (Policy CS29) and delivering on-site carbon reductions (Policy CS28).																				
	E	18.17 Within the identified District Heating Opportunity Areas, major new development (10 dwellings and above/1000sqm of non-residential and above) will be expected to deliver networks of district heating to help the borough meet renewable energy targets and to improve energy efficiency (see Table 11). The proposed Green Energy Centre in the Maylands Business Park will help fulfil these ambitions and help raise awareness of best practise. Smaller developments in, or close to, District Heating Opportunity Areas should consider delivering suitable technologies to enable connection to district heating networks in the future.																				
	E	18.18 More detailed guidance about District Heating Opportunity Areas and Wind Opportunity Areas will be given in delivered through a Supplementary Planning Document.																				
Map 4	E	See Figure. Amend title: Energy Opportunities Plan Opportunities for Renewable Energy . Simplify map to show the principal district heating opportunity areas and opportunities for wind turbines only.																				
Table 11	MC	<p>Table 11: Progress towards Zero Carbon in New Development Step Changes in the Code for Sustainable Homes and Additional CO₂ Reductions compared to Building Regulations Part L 2010</p> <table border="1"> <thead> <tr> <th>Effects to new development in different parts of the borough Location</th> <th>From Oct 1st 2010 Stage 1 - 2011</th> <th>From 2013 Stage 2**</th> <th>From 2016*** or 2019 Stage 3 onwards***</th> </tr> </thead> <tbody> <tr> <td>For development <5 dwellings or non-residential development <235sqm</td> <td></td> <td></td> <td></td> </tr> <tr> <td>In the whole borough for development <5 dwellings or non-residential development <235sqm <u>Whole Borough</u></td> <td>A minimum of Code Level 3 (or equivalent) for residential development. Comply with Part L2A* 2010 Building Regulations as a minimum for non-residential development.</td> <td>A minimum of Code Level 4 (or equivalent) for residential development. Comply with Part L2A 2013 Building Regulations as a minimum for non-residential development.</td> <td>A minimum of Code Level 6 (or equivalent) for residential development. Comply with Part L2A 2019 Building Regulations (or equivalent guidance) as a minimum for non-residential development.</td> </tr> <tr> <td>For development ≥5 dwellings or non-residential development ≥235sqm</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Whole Borough except DHOAs Outside DHOAs² for development ≥5 dwellings or non-residential development ≥235sqm</td> <td>As above, plus an additional 5% CO₂ reductions for residential and non-residential development as a minimum.</td> <td>As above, plus an additional 5% CO₂ reductions for residential and non-residential development as a minimum.</td> <td>Progression through Code Levels 5 and 6 (or equivalent) for residential development. Comply with equivalent Building Regulations or standards as a minimum for non-residential</td> </tr> </tbody> </table>	Effects to new development in different parts of the borough Location	From Oct 1st 2010 Stage 1 - 2011	From 2013 Stage 2**	From 2016*** or 2019 Stage 3 onwards***	For development <5 dwellings or non-residential development <235sqm				In the whole borough for development <5 dwellings or non-residential development <235sqm <u>Whole Borough</u>	A minimum of Code Level 3 (or equivalent) for residential development. Comply with Part L2A* 2010 Building Regulations as a minimum for non-residential development.	A minimum of Code Level 4 (or equivalent) for residential development. Comply with Part L2A 2013 Building Regulations as a minimum for non-residential development.	A minimum of Code Level 6 (or equivalent) for residential development. Comply with Part L2A 2019 Building Regulations (or equivalent guidance) as a minimum for non-residential development.	For development ≥5 dwellings or non-residential development ≥235sqm				Whole Borough except DHOAs Outside DHOAs ² for development ≥5 dwellings or non-residential development ≥235sqm	As above, plus an additional 5% CO ₂ reductions for residential and non-residential development as a minimum.	As above, plus an additional 5% CO ₂ reductions for residential and non-residential development as a minimum.	Progression through Code Levels 5 and 6 (or equivalent) for residential development. Comply with equivalent Building Regulations or standards as a minimum for non-residential
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Core Strategy Reference	Amendment Reference	Amendment	
		<p>Inside DHOAs for development ≥ 5 dwellings or non-residential development $\geq 235\text{sqm}$</p>	<p>A minimum of Code Level 4 or equivalent for residential development. Comply with Part L2A 2010 Building Regulations plus an additional 25% CO₂ reductions as a minimum for non-residential.</p> <p>A minimum of Code Level 5 (or equivalent) for residential development. Comply with the CO₂ reductions associated with Code Level 5 (or equivalent) for non-residential development as a minimum.</p> <p>development.</p>
<p>Notes: * Building Regulations Part L2A relates to new non-residential development. ** This requirement will come into effect when the next update to Part L 2010 is published that is equivalent to Code Level 4 energy improvements i.e. expected to be Part L 2013. *** This requirement <u>These requirements</u> will come into effect when with successive updates to Part L 2013 of the Building Regulations (or equivalent) so that achieve energy improvements equivalent equal to Code Level 6 or zero carbon can be achieved. This is expected from 2016 for residential development and from 2019 for non-residential development. DHOA District Heating Opportunity Area References to Code Levels relate to the Code for Sustainable Homes.</p>			
	E	Footnote ² District Heating Opportunity Heating Areas identified in the Hertfordshire wide Low and Zero Carbon Study	
Sustainable design/construction:18.19-26	MC	<p>18.20 The way in which buildings are designed, constructed, operated and decommissioned has significant impacts on the built and natural environment, and requires major resource inputs such as energy, water and materials. Designing and constructing buildings that <u>which</u> help to minimise <u>the consumption</u> of these key resources and minimise construction waste from decommissioning buildings, can, not only, reduce the borough's carbon footprint, but also <u>reduce</u> costs for developers and occupiers. <u>Site waste management plans will help by encouraging reuse of materials, reduction of waste and recycling.</u> Therefore <u>Where practical,</u> developers should be <u>be</u> considering the refurbishment of existing buildings before considering demolition. <u>New development should provide the necessary physical infrastructure, including drainage and sewerage: developers should also provide adequate sewerage facilities for new development and ensure that there is sufficient capacity at the relevant wastewater treatment works (see section 28).</u></p>	
	MC	<p>18.22 Sustainable design and construction also provides an opportunity to retain and enhance biodiversity <u>includes</u> measures such as the <u>planting of native species, the nature of landscaping, "green" roof design, water management and the provision of nesting sites or roosts.</u> <u>These are recommended to help sites link with wildlife corridors and the wider natural environment. Enhanced biodiversity will improve the</u> Apart from improving <u>quality of life and property values, as well as enhanced biodiversity also delivers</u> <u>delivering</u> ecological benefits. While all living plant matter absorbs CO₂, trees process more due to their large size and extensive root structure¹². One hectare of woodland can absorb emissions equivalent of 100 family cars (with high emissions). Trees can also remove sulphur dioxide from the atmosphere, attenuate noise pollution, provide natural air conditioning and shade, and moderate the rate of water run-off through rainfall attenuation, which reduces the risk of flooding. Therefore, new development will be expected to retain and replace existing trees, and help to plant more trees to expand the tree canopy in the borough.</p>	
	E	<p>18.23 Developers will be expected to complete a Sustainability Statement and carbon compliance check online for <u>in support of</u> their proposals. <u>When the appropriate carbon reductions would not be delivered on site, compensation will be required in the form of payments</u> Payments will also be required into to a Sustainability Offset Fund. when the appropriate carbon reductions have not been delivered on site. The fund will be used to support initiatives that help <u>measures which</u> reduce carbon emissions in the existing building stock, fix or absorb carbon (for example, by planting trees) and support on and off-site renewable energy supply. Tree planting and other 'greening' <u>'greening'</u> initiatives will help to enhance biodiversity, improve quality of life and wellbeing and reduce 'heat stress' in <u>built up areas, the urban environment.</u></p>	
	E	<p>18.24 Payments may also be made to <u>put into</u> the Sustainability Offset Fund as part of the allowable solutions to deliver zero carbon development (see Table 11) in line with Building Regulation changes to Part L), although <u>and</u> carbon neutral development. The the following allowable solutions must <u>however</u> be considered first:</p>	

Core Strategy Reference	Amendment Reference	Amendment
		<ul style="list-style-type: none"> • carbon reductions on-site, through energy efficiency, low carbon and zero carbon technologies or on-site generation; • connection to a district heating network; • reduction of unregulated emissions through energy efficient appliances etc.; • exporting low carbon or renewable heat from the development site to other developments; and • investing in low and zero carbon community heat infrastructure.
	MC	<p>Merge paragraph with paragraph 18.26</p> <p>18.25 Further guidance <u>advice</u> will be provided to:</p> <ul style="list-style-type: none"> • <u>explain the Council's phased approach to zero carbon and carbon neutral developments;</u> • support the implementation of the <u>Sustainability Carbon-Offset Fund</u>; and • give further consideration to the allowable solutions required.
	E	<p>18.26 Further advice and practical sustainable development solutions are proposed in Hertfordshire's Building Futures Design Guide¹³ for use by developers, planners and the general public. The guide is an evolving website with provides practical case studies and is an evolving best practice guide <u>guidance</u> for new development.</p>
Policy CS28	-	
Policy CS29	MC	<p>Policy CS29: Sustainable Design and Construction</p> <p>New development will comply with the highest standards of sustainable design and construction possible. The following principles should normally be satisfied:</p> <ul style="list-style-type: none"> (a) Use building materials and timber from verified sustainable sources; (b) Minimise water consumption during construction; (c) Recycle and reduce construction waste which may otherwise go to landfill. (d) Provide an adequate means of water supply, surface water and foul drainage; (e) Plan to limit residential indoor water consumption to 105 litres per person per day until national statutory guidance supersedes this advice; (f) <u>Plan to minimise carbon dioxide emissions; Comply with CO₂ reductions as per Table 11;</u> (g) Maximise the energy efficiency performance of the building fabric, in accordance with the energy hierarchy set out in Figure 16; (h) Incorporate at least one new tree per dwelling/per 100sqm (for non residential developments) on-site; (i) <u>Minimise impacts on biodiversity and incorporate positive measures to support wildlife;</u> (j) Minimise impermeable surfaces around the curtilage of buildings and in new street design; (k) Incorporate permeable and lighter coloured surfaces within urban areas; and (l) Provide on-site recycling facilities for waste. <p>Buildings will be designed to have a long life and adaptable internal layout.</p> <p>Applicants will therefore need to explain how:</p> <ul style="list-style-type: none"> (a) they have considered the whole life cycle of the building and how the materials could be recycled at the end of the building's life; and (b) their design has been 'future proofed' to enable retrofitting to meet tighter energy efficiency standards and connection to decentralised community heating systems. <p>For specified types of development applicants should provide a Sustainability Statement.</p> <p><u>Where new development cannot meet on-site energy or tree canopy requirements, the applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.</u></p> <p>The However, the principles in this policy may be relaxed if the a scheme would be unviable or there is not a technically feasible approach, the principles in this policy may be relaxed. Where new development cannot meet on-site energy or tree canopy requirements, the</p>

Core Strategy Reference	Amendment Reference	Amendment
		applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.
Policy CS30	-	
Monitoring/Delivery	MC	<p>Delivery will be achieved by:</p> <ul style="list-style-type: none"> identifying key sites for decentralised renewable energy in the Site Allocations DPD; developing policy in the Development Management DPD and other guidance; <u>requiring Sustainability Statements and using a carbon compliance tool</u>requiring Sustainability Statements; adherence to the Hertfordshire Joint <u>Hertfordshire Joint</u> Municipal Waste Spatial <u>Management</u> Strategy; compliance with Building Regulations; use of <u>using</u> a Sustainability Offset Fund; public and private partnership to deliver community-scale infrastructure; and joint working with Council's Energy Conservation team and the Home Energy Conservation Association (HECA).
	E	<p>Merge paragraphs 18.31 and 18.32</p> <p>18.32 <u>New building will be directed away from areas vulnerable to flooding. The A Strategic Flood Risk Assessment, incorporating the sequential approach to flood risk and agreed with the Environment Agency, has informed the selection of the strategic development sites and broad locations the main areas for development in Dacorum. The sequential approach relating to flood risk set out in national policy has also informed the selection of sites. Most</u> The majority of the proposed development in Dacorum will be accommodated outside flood zone areas Flood Zones 2 and 3 (the main areas vulnerable to flooding), but there will be some exceptions. For example, redevelopment and change will occur in central areas such as Hemel Hempstead Town Centre. and any <u>Any new development in Flood Zones 2 or 3 within flood zones will be expected to must provide develop</u> appropriate mitigation measures to reduce the cause and or <u>and</u> risk of flooding This is to and avoid an any adverse impact on the quality of the groundwater source or a risk to its ability to maintain a the public water supply.</p> <p>18.33 Development will be directed away from Flood Zones 2 and 3. Some types of development (such as those categorised as 'Less Vulnerable' and 'Water Compatible') may be appropriate within Flood Zone 3.</p>
Sustainable resource managem't:18.27-41	E	<p>Merge paragraphs 18.34, 18.35 and 18.36</p> <p>18.34 A 'Water Cycle Study Scoping Report'¹⁵ has been jointly completed with Three Rivers District Council, St. Albans City & District Council, Welwyn Hatfield Borough Council and Watford Borough Council. The stakeholders involved in the process included the Environment Agency, Thames Water Utilities and Veolia Water Central amongst others. The study examined the condition of the existing distribution network and waste water treatment works and whether it <u>they</u> would be able to cope with additional development growth.</p>
	MC	<p>18.35 The Scoping Study concluded that work would need to be progressed to the next stage (the Water Cycle Study Outline Report) The study concluded that further work would be necessary to establish:</p> <ol style="list-style-type: none"> 1) if Maple Lodge or Blackbirds Waste Water Treatment Works would need to increase the Dry Weather Flow consent and introduce new physio-chemical standards; and 2) how extensive the upgrades need to be to the sewerage networks throughout Hemel Hempstead and Kings Langley; <u>and</u> 3) <u>whether any other sewerage upgrades were needed within the wider south and west Hertfordshire area.</u>
	E	<p>18.36 The local authorities and stakeholders involved will continue to plan for both of the necessary upgrades (see Section 28), as well as any other necessary action as an outcome of the Water Cycle Study Outline Report. This will be progressed with as part of the Site Allocations DPD.</p>
	E	<p>Footnote¹⁵ <u>Water Cycle Study Scoping Report, 2010 - a technical document supporting the Core Strategy , commissioned by Dacorum Borough Council, Three Rivers District Council, St. Albans City & District Council, Welwyn Hatfield Borough Council and Watford Borough Council, with the support and involvement of the Environment Agency, Thames Water Utilities and Veolia Water Central</u></p>
	E	<p>Split paragraph 18.39 into two.</p> <p>18.39 In Dacorum special consideration also needs to be given to:</p>

Core Strategy Reference	Amendment Reference	Amendment
		<ul style="list-style-type: none"> the quality of the groundwater supplying the chalk aquifer; protecting the habitat and biodiversity of chalk streams; the maintenance of higher quality agricultural areas and the sand and gravel belt; limiting the effects of noise and air pollution along major routes (i.e. road, rail and aircraft from Luton Airport); retaining tranquil parts of the Chilterns Area of Outstanding Natural Beauty and Boarscroft Vale; and the risks associated with Buncefield Oil Terminal.
	MC	<p>New paragraph (the second part of the original paragraph 18.39).</p> <p>The planning system has a role to play in the minimisation of waste at or near source and in <u>the</u> disposal of household, commercial and construction waste. Unnecessary waste should be reduced and managed nearer to its source. To avoid unnecessary waste going to landfill sites, developers will be expected to avoid potentially polluting developments, the creation of additional waste, and the location of new development near existing sources of pollution. This may involve <u>Where waste is unavoidable it will need to be transferred and managed.</u> <u>Waste recycling and management will be appropriate in many General Employment Areas. New facilities may be provided through the relocation of the existing Household Waste Recycling Centre and Waste Disposal Centre as part of a new Energy and Waste Park in the Maylands Business Park area in East Hemel Hempstead.</u></p>
	MC	<p>18.40 Hertfordshire County Council is the Waste Disposal Authority and the Waste Planning Management Authority for Dacorum Borough Council. The suite of waste related documents include The Waste Core Strategy and Development Management Policies, and Waste Site Allocations and Waste Development Policies documents form part of the Minerals and Waste Development Framework for Hertfordshire. The Development Plan Documents on waste set out the County Council's overall vision and strategic objectives for waste planning and establishes the broad locations for strategic waste facilities: <u>they also allocate sites, indicate areas of search for future waste uses, and contain</u> minerals and waste safeguarding areas. The Framework will be used as a basis for future waste planning, and will be used in the determination of planning applications across Hertfordshire.</p>
	E	<p>18.41 Air quality within Dacorum is generally good, with the main source of air pollution being from traffic emissions, specifically nitrogen dioxide. Following a programme of assessment, three areas were found to exceed air quality objectives for this gas and have been <u>In 2011 three areas were</u> designated as Air Quality Management Areas (AQMA) <u>because levels of nitrogen oxide exceeded air quality standards : i.e.</u></p> <ul style="list-style-type: none"> Lawn Lane, Hemel Hempstead; London Road, Apsley, Hemel Hempstead; and High Street, Northchurch. <p><u>The number and extent of AQMAs will change as a result of mitigation measures and continued monitoring of air quality.</u></p>
	E	<p>18.41 <u>18.42</u> Action plans will highlight mitigation measures for each AQMA. The planning system will be used to support these action plans. <u>It does not necessarily follow that development would be harmful in an area of poor air quality or that it should be banned in an AQMA. Here, the type, scale and location of development and its traffic generation will be managed sensitively. Greater weight will be given to the consideration and removal of air pollutants. National Air Quality Standards identify the planning system as one of the key mechanisms for achieving improvements in air quality. It is not necessarily the case that proposed development in an area of poor air quality will have a negative impact. Similarly, it does not mean that there should be a ban on development within that area, rather, that greater weight should be given to the consideration and removal of the impacts. Actions Plans for each AQMA will highlight appropriate mitigation measures.</u></p>
Policy CS31	-	
Policy CS32	-	
Monitoring/Delivery	E	<p>Delivery will be achieved by:</p> <ul style="list-style-type: none"> the restriction of development around the Buncefield Oil Depot through the East Hemel Hempstead AAP; the Development Management DPD; application of the Planning Obligations SPD; use of sustainability statements;

Core Strategy Reference	Amendment Reference	Amendment
		<ul style="list-style-type: none"> • partnership working with the Council's Environmental Health department, <u>the County Council</u>, the Countryside Management Service and with external agencies and water authorities, such as the Environment Agency, Thames Water and Veolia Water UK; • air quality monitoring undertaken across the borough; • monitoring and standards set by external agencies; and • Action Plans for designated Air Quality Management Areas
Place Strategies		
19. Introduction to Place Strategies		
Text	-	
Common Local Objectives	-	
20. Hemel Hempstead		
Context:20.1-5	-	
The Visions	-	
Local Objectives	-	
Delivering the town strategy: 20.6-11	MC	20.7 The supply of business premises and jobs will be diverse. While major growth in the office sector will be promoted in the Maylands Business Park, there is an important role for designated employment land in Two Waters and Apsley. This will normally be retained. <u>The heritage of the paper making industry will be conserved.</u> The roles of local centres and out of centre locations will be maintained through environmental improvements and management of new development. Most new shopping facilities will be directed to the town centre.
Delivering the town centre: 20.12-13	MC	20.13 Character Zones have been identified to guide regeneration in different parts of the town centre (described in Figure 17 and illustrated in Figure 21). Each <u>individual zone</u> will accommodate similar uses and/or a similar built or natural character. <u>Each zone will add something different to the centre, and collectively, the zones will complement each other. Large scale development in one zone should be sensitive to the character of the adjoining zone.</u> The Town Centre Master Plan will provide further guidance, particularly on the areas of greatest change and activity.
Figure 17	MC	The Old Town - is based around the High Street, Queensway and the northern tip of the Marlowes. The main businesses include professional services, quality specialist shops. There is a strong evening economy with a variety of pubs, restaurants, cafes and an arts centre. The quality of the built environment in this zone is recognised for its special architectural and historic importance and the notable landmark of St Mary's Church. The historic character offers further opportunities for uses which can attract visitors and new investment. <u>Sensitive improvements to north/south pedestrian links and the public realm are needed. Building frontages need careful attention: in particular, refurbishment of the building fascias along the northern tip of the Marlowes need refurbishing. improvement.</u>
	E	The Gade Zone - includes the north western section of the town centre from Queensway to <u>the Market Square Combe Street</u> . Notable features include the River Gade and the Marlowes Methodist Church. This zone holds significant regeneration opportunities, primarily for educational, civic, residential and community uses, along with opportunities for decentralised heating systems or Combined Heat and Power (CHP).
	MC	Original Marlowes Zone - contains part of the north eastern section of the Marlowes. Its notable feature is its listed villas. It includes services for the town centre such as a large doctors surgery and food stores, Asda and Iceland. This zone holds some redevelopment opportunities for residential, commercial and business uses, <u>and has the potential to become a more attractive link between the Marlowes Shopping Zone and the Old Town.</u> There are, <u>for example,</u> opportunities for better design and improvements to the building fascias of the listed buildings.
	MC	Jellicoe Water Gardens - encompasses the whole of the listed Water Gardens area designed by Jellicoe, running from Combe Street to Moor End Road. <u>The Gardens is one of the few surviving post war public landscapes specifically designed as part of the New Towns movement. It has the potential to become an outstanding public space again.</u> Within the zone there are <u>therefore</u> opportunities to restore the Water Gardens, <u>as well as rationalising rationalise</u> bus connections and interchanges and <u>improving improve</u> the pedestrian environment along Waterhouse Street. Subject to design considerations, this zone could provide an alternative location for civic uses. <u>The scale of surrounding new development should respect the special character of the Water Gardens.</u>
	E	The Marlowes Shopping Zone - is located around the Marlowes Shopping Centre, the pedestrian area and ramped area, and extends to Coombe Street. It is part of the prime retail pitch of the town centre and is in need of major investment. New stores can be accommodated. There is potential to create additional uses with active frontages and improve active frontages along the ramped area (at ground level) and Waterhouse Street. The area around the pedestrian gateway near the Market Square is a potential location for office uses. There are opportunities to create a new covered public meeting space along the pedestrianised area, make improvements to building fascias, de-clutter the pedestrian environment, revamp the children's play area and deliver decentralised heating systems or CHP. The southern end has

Core Strategy Reference	Amendment Reference	Amendment
		recently been enhanced by the Riverside retail development and riverside walk.
	MC	The Hospital Zone - includes the hospital site, Paradise Fields, Paradise employment area, and the offices, hotel and surgery opposite. The hospital zone holds significant regeneration opportunities for residential, education, health and business uses, along with opportunities for improved pedestrian/cycle links, and decentralised heating systems or CHP. Paradise Fields is mostly to be open land and contains a Wildlife Site: most of the open land will be retained as open space.
Delivering East Hemel: 20.14-19	MC	20.15 Planning East Hemel Hempstead is complex because of the range of issues. These include the size and character of the Maylands Business Park, both now and in the future, and also the range of facilities, transport and additional housing and services that help to support this businesses neighbourhood and the wider town. The area's location on the edge of the town, bordering the countryside, adds to the complexity. Close liaison is required between Dacorum Borough Council and St Albans City and District Council to ensure that the Maylands Business Park is allowed to grow and fulfil its potential as a premier business location in Hertfordshire and the wider region. For these reasons, East Hemel Hempstead will be the subject of a separate Area Action Plan (AAP), progressed jointly by the two Councils. <u>The boundary of the Area Action Plan is shown on the Proposals Map for Dacorum. However, its easterly extent will be determined by St Albans Council through collaboration. It is indicated in Figure 22 as an area within which certain issues arising in Dacorum can be addressed (see below).</u>
	MC	New paragraph after 20.18 <u>The North East Relief Road, park and ride, lorry parking and other proposals will be designed to accommodate and manage necessary traffic demands and their effects. The eastern side of Hemel Hempstead has been the subject of speculation for major growth. Past considerations have highlighted the need to think long term about the strategic road network and not to pre-empt future road layout and junctions, particularly as they affect Junction 8 of the M1. The potential impact on the strategic road network will therefore be carefully assessed.</u>
Figure 18	MC	Maylands Gateway - adjoins Breakspear Way, a primary route and green gateway into Maylands Business Park, and the town itself. This includes greenfield and some brownfield land, together with existing businesses. The area to the north of Breakspear Way offers opportunities to provide an additional access road into Maylands Business Park, deliver prestigious landmark buildings at key nodes and enhance open space. The types of uses suited to this area will be primarily HQ offices, conference facilities and a hotel. There may also be opportunities for other development that accords with its high-status and green character. such as a green energy centre, and a park and ride facility, along <u>There are with</u> opportunities for decentralised heating systems or combined heat and power (CHP). Development must be designed to integrate with and enhance the open land. Maylands Gateway offers around 29.7ha of developable land. This will deliver a large proportion of the Borough's employment needs over the plan period. (This excludes the as yet undeveloped People Building phases). Woodland and open space to the south of Breakspear Way will be retained.
Policy CS33	-	
Policy CS34	-	
Monitoring/Delivery	-	
Proposal LA1	-	
Proposal LA2	-	
Proposal LA3	-	
Figure 19: vision - built	-	
Figure 20: vision - natural	MC	See Figure. Identify Shrubhill Common Local Nature reserve and the full extent of the Regionally Important Geological Site at Boxmoor. Also, show open land at Paradise Fields, Hemel Hempstead Town Centre.
Figure 21: the town centre	E	See Figure. Extend the Gade Zone southwards to include the Market Square.
Figure 22: East Hemel	MC	See Figure. Amend the notation for the boundary of the Area Action Plan and key: at this stage the boundary is indicative within St Albans District.
21. Berkhamsted		
Context: 21.1	-	
The Vision	-	

Core Strategy Reference	Amendment Reference	Amendment
Local Objectives	-	
Delivering the Vision: 21.2-14	MC	21.6 New development must <u>respect and</u> maintain the distinctive physical and historic character of the town and its valley setting, <u>including the landscape setting of the castle.</u> It and will not be supported where it has an adverse impact on the sensitive open valley sides and ridge top locations. <u>The green swathe between the town and the A41 will be maintained.</u> Views across the valley and along the valley floor will be safeguarded. A cautious approach will be taken to flood risk for development close to the canal embankment and any proposals will be subject to a flood risk assessment, and any necessary mitigation measures.
	MC	21.12 The castle is an important landmark <u>and significant historical asset</u> , whose position and heritage will be protected. Visitors will be encouraged to make use of public transport access.
Strategic Site SS1	MC	<p>Principles</p> <ul style="list-style-type: none"> To provide a mix of two storey housing including around 40% affordable homes, and informal open space. A contribution must be made towards educational and community facilities. The development is in a sensitive ridge top and edge of town location, adjacent to existing housing. The layout, design, density and landscaping must therefore safeguard the amenities of nearby housing and create a soft edge with the proposed leisure space and adjoining countryside. The impact of the scheme on the local road network must will need to be mitigated through promoting by supporting sustainable transport options, reinforcing providing pedestrian/cycle links through the site and funding improvements to <u>appropriate junctions nearby, in particular</u> the Shootersway/Kingshill Way and Durrants Lane/ High Street junctions. The main access is to will be taken from Shootersway, <u>with</u> a secondary access <u>possible</u> from Durrants Lane. The impact of school traffic must be tackled by providing new drop off facilities for pupils and through preparing and submitting <u>implementing</u> a Green Travel Plan. Grim's Ditch <u>will be retained as a</u> is an important archaeological feature of the site. An archaeological assessment must set out measures to mitigate the impact of the development on it and <u>consider</u> the need to preserve remains in situ. The development must <u>be planned to enable secure funds for</u> the refurbishment of the school on its existing site. The scheme must secure additional areas of informal and formal leisure space and ensure their long term management. All formal leisure space should be made available for public use.
	MC	<p>Delivery (bullet points 1 – 3)</p> <ul style="list-style-type: none"> A comprehensive planning framework is needed to link the three main land uses and their timing i.e. housing, school with playing fields and new leisure space. Development will be programmed in order to enable the completion of 180 homes and other uses by 2014/15 The priority is to deliver the school playing fields <u>first, i.e. before the refurbishment of the school.</u> Housing will be phased to allow <u>the playing fields to be relocated first, this to be delivered and to generate funds for refurbishment of the school.</u>
	E	<p>Delivery (bullet points 4 – 7)</p> <ul style="list-style-type: none"> The Masterplan provides <u>A master plan will provide</u> a detailed planning framework, sufficient to take forward the scheme <u>forward</u> through to a planning application. The planning application will be processed <u>progressed</u> under a Planning Performance Agreement. Joint working with the landowners will ensure delivery of the scheme, secure necessary developer contributions and ensure that long term management of all open spaces, including Cox Dell and The Plantation, is in place. The Council will work with Hertfordshire County Council to identify the level and type of contributions required towards sustainable transport measures, local highway works and additional educational and community facilities.
Proposal LA4	MC	<p>Principles</p> <ul style="list-style-type: none"> A mix of two storey housing including around 40% affordable homes. A contribution must be made towards educational and community facilities. The layout, design, density and landscaping must create a soft edge with the adjoining countryside and secure a long term Green Belt boundary. Development must respect the setting of the adjoining British Film Institute site. The impact on the local road network will be mitigated through the promotion of by supporting sustainable transport options-measures and funding improvements to the Shootersway / Kingshill Way junction. This will include securing additional land to improve the junction within the existing boundary. The main access taken from Shootersway. Access to the rear of Hanburys to be considered to allow for allotments and other possible uses.

Core Strategy Reference	Amendment Reference	Amendment
Vision Diagram (Fig 23)	-	
22. Tring		
Context: 22.1-2	-	
The Vision	MC	<p>Tring remains a successful compact market town, surrounded by farmland and delivering a high quality of life and prosperity for its residents and business community. Its built and natural heritage has been retained and enhanced. Accessibility to services and facilities has been improved, whilst promoting sustainable forms of travel.</p> <p>This has been achieved by delivering a greater range of high quality housing to suit long-term local needs that integrates with the character of the town. Small-scale business activity is encouraged and advantage taken of tourist attractions, such as the Zoological Museum, the town's green hinterland and Tring Reservoirs. Additional social facilities have also been sought for the young and elderly, with improved outdoor leisure facilities.</p>
Local Objectives	MC	<ul style="list-style-type: none"> • Provide around 480 new homes between 2006 and 2031. • Provide new open space as part of development of the local allocation (Icknield Way, west of Tring). • Accommodate the expansion of Extend Tring School by up to 2 forms of entry and deliver new detached playing fields. • Safeguard unique uses, such as the Zoological Museum and the auction rooms. • Maintain the current level of employment provision.
Delivering the Vision: 22.3-9	MC	<p>22.3 Tring will deliver around 480 new homes. This includes approximately 150 homes through a local allocation on the western edge of the town, together with affordable housing and new open space, including playing fields.</p>
	MC	<p>22.4 As a result of Hertfordshire County Council's assessment of school places in the borough, Facilities for Tring Secondary School will need to be extended, probably by up to 2 forms of entry and with additional, new detached playing fields provided. The location of these new playing fields will be identified through the Site Allocations DPD: dual use will be sought.</p>
	MC	<p>New paragraph after 22.4</p> <p><u>An active sporting community wants to promote indoor and outdoor sport. Investment, which helps to maintain facilities, provides appropriate new space and benefits the town, will be supported.</u></p>
	MC	<p>22.5 New development will maintain the distinctive compact nature of this market town, particularly the historic High Street and 'Tring Triangle', and its countryside setting, supporting the maintenance of viable farmland and protecting landscape features, such as Tring Park and Tring Reservoirs. Views along the High Street and from Icknield Way will be safeguarded.</p>
Proposal LA5	MC	<p>Principles</p> <ul style="list-style-type: none"> • A mix of two storey housing, including around 40% affordable homes. • A contribution must be made towards educational and community facilities (i.e. both buildings and space). • The layout, design, density and landscaping must create a soft edge and transition with the Area of Outstanding Natural Beauty and secure a strong defensible long term Green Belt boundary • Impact on the local road network mitigated through the promotion of sustainable travel options, including pedestrian links onto Highfield Road.
Vision Diagram (Fig 24)	-	
23. Kings Langley		
Context: 23.1	-	
The Vision	-	
Local Objectives	-	
Delivering the Vision: 23.2-6	-	
Vision Diagram (Fig 25)	-	
24. Bovingdon		
Context: 24.1	-	
The Vision	-	
Local Objectives	-	<ul style="list-style-type: none"> • Provide around 130 new homes between 2006 and 2031. • Seek to provide a residential care home • Provide new open space as part of development of the local allocation (Chesham Road / Molyneux Avenue). • Safeguard the unique employment uses, such as Bovingdon Brickworks and HMP The Mount.

Core Strategy Reference	Amendment Reference	Amendment
		<ul style="list-style-type: none"> Resolve parking issues along the High Street.
Delivering the Vision: 24.2-5	-	
Proposal LA6	-	
Vision Diagram (Fig 26)	-	
25. Markyate		
Context: 25.1-4	-	
The Vision	-	
Local Objectives	-	
Delivering the Vision: 25.5-10	-	
Strategic Site SS2	MC	<p>Delivery</p> <ul style="list-style-type: none"> Development will be programmed in order to enable the completion of 90 homes and other uses by 2013/14. The master plan provides a detailed planning framework sufficient to take forward the scheme through to a planning application in 2011/12. The planning application will be processed under a Planning Performance Agreement. A phasing plan will demonstrate how the development will be delivered. Joint working with the landowners will ensure delivery of the scheme and secure necessary developer contributions. The Council will work with Hertfordshire County Council to identify the level and type of contributions required towards sustainable transport measures, local highway works and additional educational and community facilities. The Council will work closely with the Primary Care Trust and landowner in delivering a new health facility. The Council developer will liaise with the Environment Agency to ensure flooding, deculverting and the relevant drainage issues are addressed.
Vision Diagram (Fig 27)	MC	See Figure. Extend the centre zone into the site so as to include the doctors' surgery and small shops.
26. Countryside		
Context: 26.1-3	-	
The Vision	-	
Local Objectives	-	
Delivering the Vision: 26.4-18	MC	26.11 The potential for 'sustainable tourism' in the Chilterns is recognised and appropriate schemes that support this will be supported. A range of visitor accommodation is already available including hotels and bed and breakfast accommodation. The Grand Union Canal is an important historic, environmental and leisure asset. A number of boating facilities are available in the area and additional mooring basins will not be supported <u>in open countryside.</u>
	MC	New paragraph after 26.14 <u>The countryside has been subject to human activity from prehistory to modern times. There are numerous areas with existing or high potential for heritage assets. Some are of national importance and require particular protection. All heritage assets affected by development should be subject to assessment and appropriate mitigation measures. Some rural practices, such as bio-fuel production and forestry, can damage archaeological features and their impact may therefore merit careful consideration.</u>
	MC	26.15 <u>Horse riding is a popular activity, and improvements to the bridleway network will be sought.</u> The impact of equine activities on the landscape <u>can be a problem and it will be mitigated in sensitive areas, especially the Chilterns Area of Outstanding Natural Beauty.</u> The Chilterns Conservation Board provides good practice advice.
	MC	26.18 The tranquillity of the countryside will be recognised and protected. The impact of <u>noise, light and visual intrusion from the main transport routes in terms of noise, and light and visual intrusion</u> will be reduced through additional landscaping. <u>Existing light pollution will be managed and not worsened through new development.</u> Proposals to change aircraft routes, resulting in more traffic flying over the Chilterns at lower levels, will be opposed.
Table 12	-	
Vision Diagram (Fig 28)	MC	See Figure. Add countryside RIGGs, Icknield Way regional path and the missing countryside nature reserve – Millhoppers
Part C – Implementation and Delivery		
Strategic Objectives	-	
27. Delivery		

Core Strategy Reference	Amendment Reference	Amendment
Text: 27.1-4	-	
Partnership Working: 27.5-8	-	
Key Projects: 27.9-10	-	
Flexibility & contingency: 27.11-14	-	
28. Infrastructure		
Text: 28.1-2	-	
Infrastructure requirements: 28.3-6	-	
Developer contributions: 28.7-11	-	
Policy CS35	-	
Monitoring/Delivery	-	
29. Monitoring		
Text	-	
Part D - Appendices		
1. Superseded Policies	-	
2. Housing Trajectory	-	
3. Delivery Mechanisms		
4. Glossary	E To amend	<p>Affordable Housing Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households who needs are not met by the market. The term does not include low cost open market housing. Affordable housing should:</p> <ul style="list-style-type: none"> • Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. • Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision’. <p><i>(PPS3: Housing 2006)</i></p>
	MC	<p>Appropriate Assessment (also referred to as Habitats Regulations Assessment) <u>This assessment is required under The Conservation of Habitats and Species Regulations 2010. Its purpose is to analyse a plan or proposals and ascertain whether there would be any significant effects on internationally important nature conservation sites (also referred to as Natura or European sites).</u></p>
	E To amend	<p>Annual Monitoring Report (AMR) Monitors the Local Development Framework and its key policies and proposals. Information in this document will show trends and highlight possible problem areas which future changes to planning policy will seek to address.</p>
	MC	<p>Area of Outstanding Natural Beauty (AONB) Dacorum borough includes part of the Chilterns AONB. This is a precious landscape whose distinctive character and natural beauty are so outstanding that it is in the nation’s interest to safeguard it. The AONB is managed by the Chilterns Conservation Board. <u>The Board was set up by a Parliamentary Order under the Countryside and Rights of Way Act 2000. Its primary purpose is to conserve and enhance the natural beauty of the AONB. However it does have other purposes – i.e. to increase the public’s understanding and enjoyment of the AONB and to foster the economic and social well-being of communities within the AONB. The Council must also have regard to the primary purpose of conserving and enhancing the natural beauty in exercising its functions.</u></p>
	E To amend	<p>Dacorum Borough Local Plan (DBLP) This current adopted Local Plan for Dacorum Borough used to determine planning applications. Only some of the policies have been saved for use. The DBLP will be replaced gradually by the Local Development Framework.</p>
	E	<p>Department for Communities and Local Government (DCLG) The department with responsibility for planning and local government. It replaced the former Office of the Deputy Prime Minister in May 2006.</p>
	E To amend	<p>Development Plan Document (DPD) A collective term for the statutory development plan parts of the Local Development Framework, including the core strategy, allocated sites, and general policies documents.</p>

Core Strategy Reference	Amendment Reference	Amendment
	E To amend	Green Infrastructure (GI) Green Infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. (<i>Government Guidance, PPS12, Local Development Frameworks</i>)
	E	Gypsies and Travellers Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently. The definition excludes travelling showpeople. A pitch is the space occupied by one family or household: it may accommodate one or more caravans. (<i>Planning Policy for Traveller Sites March 2012 Planning for Gypsy and Traveller Caravan Sites – ODPM Circular 01/2006</i>) A pitch is the space occupied by one family or household: it may accommodate one or more caravans.
	MC	Heritage assets This is a general term for all the valued components of the historic environment – buildings, monuments, sites, places and landscape – which merit particular consideration in planning decisions. Some are designated nationally or through national legislation – e.g. scheduled ancient monuments and listed buildings, conservation areas. Others are identified by the Council or County Council through normal decision making or plans – e.g. buildings of local importance, areas of archaeological importance.
	E To amend	Local Development Document (LDD) A collective term for any documents that make up the Local Development Framework. This includes development plan documents and supplementary planning documents.
	E To amend	Local Development Planning Framework (LDF) An umbrella term for all documents which make up the new local planning policy context.
	E To amend	Local Development Scheme (LDS) The detailed timetable and project plan showing all documents that are to be produced to make up the Local Development Framework.
	E To amend	Local Strategic Partnership (LSP) The Dacorum LSP is a partnership of public and private organisations and community groups. One of its main tasks is to prepare and implement the Sustainable Community Strategy.
	E To insert	Major Developed Sites
	E To insert new text	National Planning Policy Framework (NPPF)
	E To amend	Planning Policy Guidance (PPG) A series of documents setting out the Government's national policy and advice on planning issues such as housing, transport, conservation etc.
	E To amend	Planning Policy Statement (PPS) Guidance documents that replace PPGs.
	MC	Site of Special Scientific interest (SSSI) SSSIs are designated by English Nature under the Wildlife and Countryside Act 1981 (as amended). They comprise land, which is important nationally for its flora, fauna or geology.
	MC	Special Area of Conservation (SAC) SACs are designated under the European Union's Habitats Directive. They are of especial European importance and should be protected for their wildlife and habitat value.
	E To amend	Supplementary Planning Document (SPD) More detailed planning guidance to supplement what is in the development plan documents. These are part of the LDF.
	E	Travelling Showpeople Members of the a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently. It excludes Gypsies and Travellers as defined above. A plot means a pitch for travelling showpeople. A plot may need to incorporate space for the storage and maintenance of equipment. A pitch can be

Core Strategy Reference	Amendment Reference	Amendment
		defined as the area of land for which a site licence is paid. (<i>Planning Policy for Traveller Sites; March 2012 for Travelling Showpeople—CLG Circular 04/2007</i>) A plot means a pitch for travelling showpeople. A plot may need to incorporate space for the storage and maintenance of equipment. A pitch can be defined as the area of land for which a site licence is paid.
	MC	Wildlife Site Wildlife Sites are the most important places for wildlife outside legally protected land such as Nature Reserves or Sites of Special Scientific Interest. There are almost 2,000 Wildlife Sites in Hertfordshire, totalling 17,215ha, and covering over 10% of the county. 246 of these sites are in the Dacorum District, covering 3,131.5ha. They include meadows, ponds, woodland and urban green space. This county-based system is now acknowledged and promoted nationally by DEFRA and applied across England. The Wildlife Sites Partnership in Hertfordshire includes HMWT, HBRC, Natural England, the Countryside Management Service, Chilterns AONB, FWAG and the Environment Agency, and is led and coordinated by HMWT.
	E	Windfalls Sites that come forward for development after receiving planning permission, but have not been formally identified as having development potential within the Strategic Housing Land Availability Assessment. Sites of <u>less than 5</u> 4 or more units are always considered as windfalls.
Proposals Map		
General (including omissions)	-	
SS1: Shootersway	-	
SS2: Hicks Road	-	
Conservation Areas	-	
Trunk Roads	-	

❖ **Figures illustrating Changes to Maps and Diagrams**

- Map 1
- Map2
- Map3
- Map4
- Figure 2
- Figure 15
- Figure 20
- Figure 21
- Figure 22
- Figure 27
- Figure 28

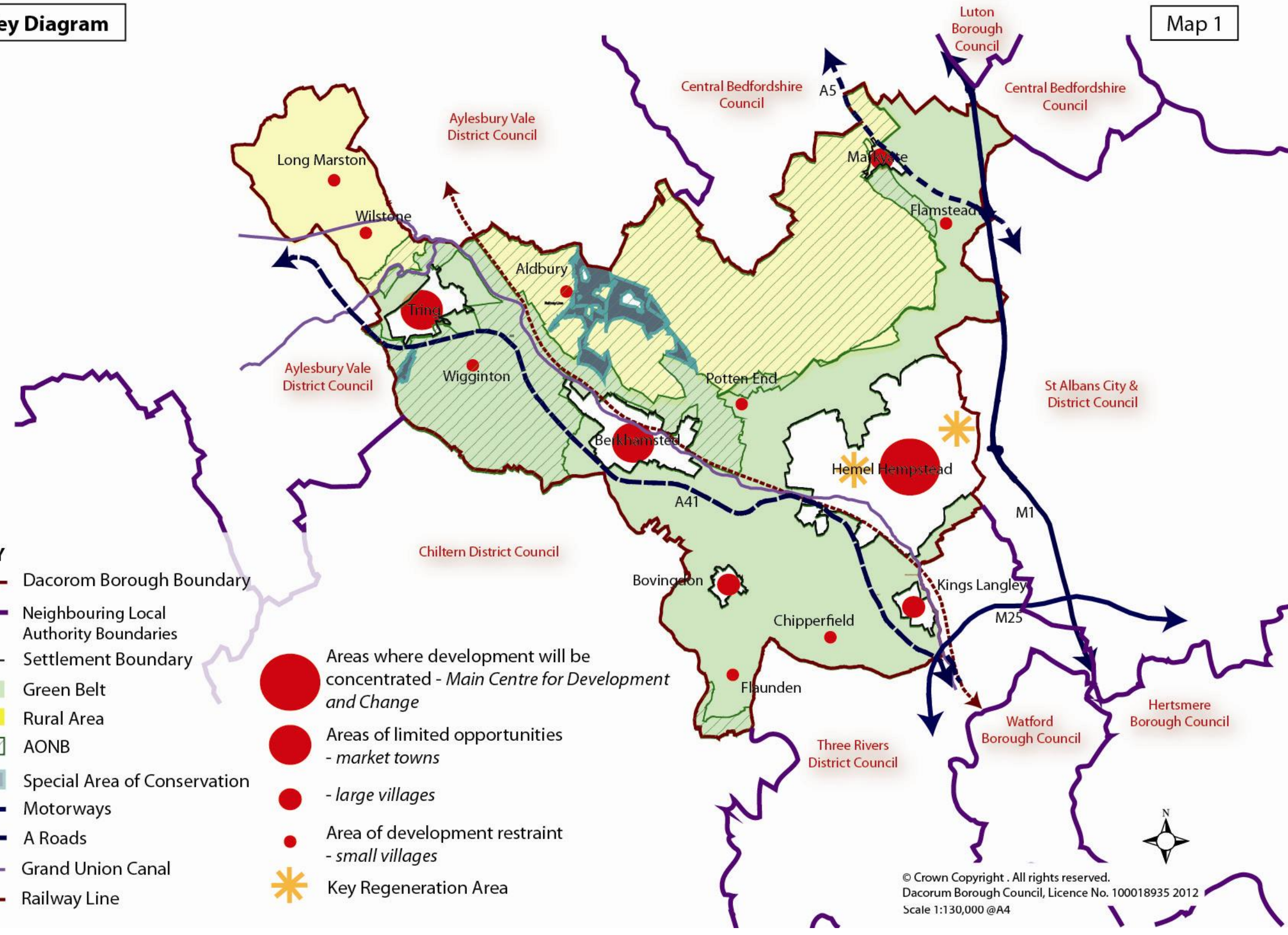
Key Diagram

Map 1

KEY

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

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




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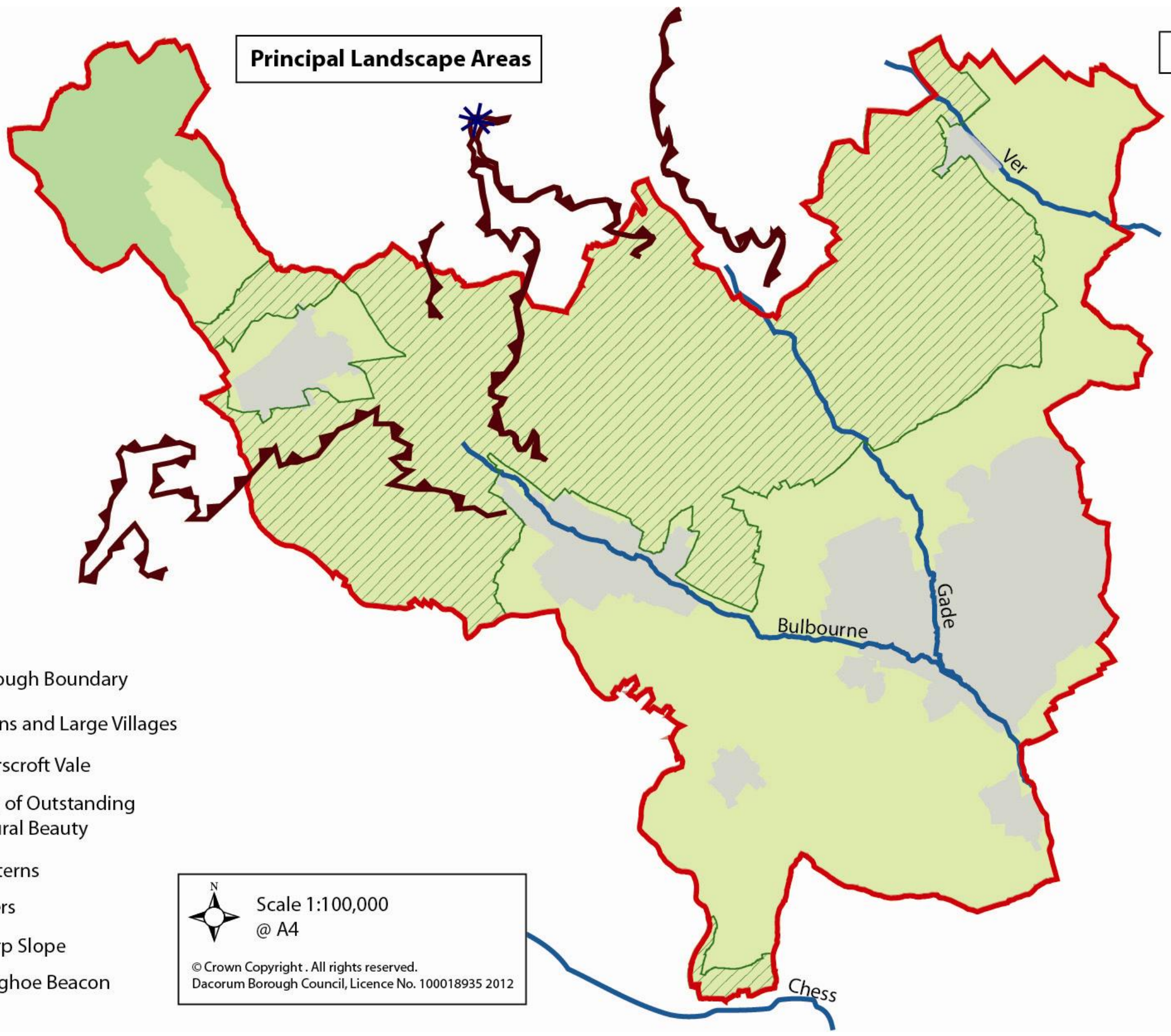
Principal Landscape Areas

Map 2

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

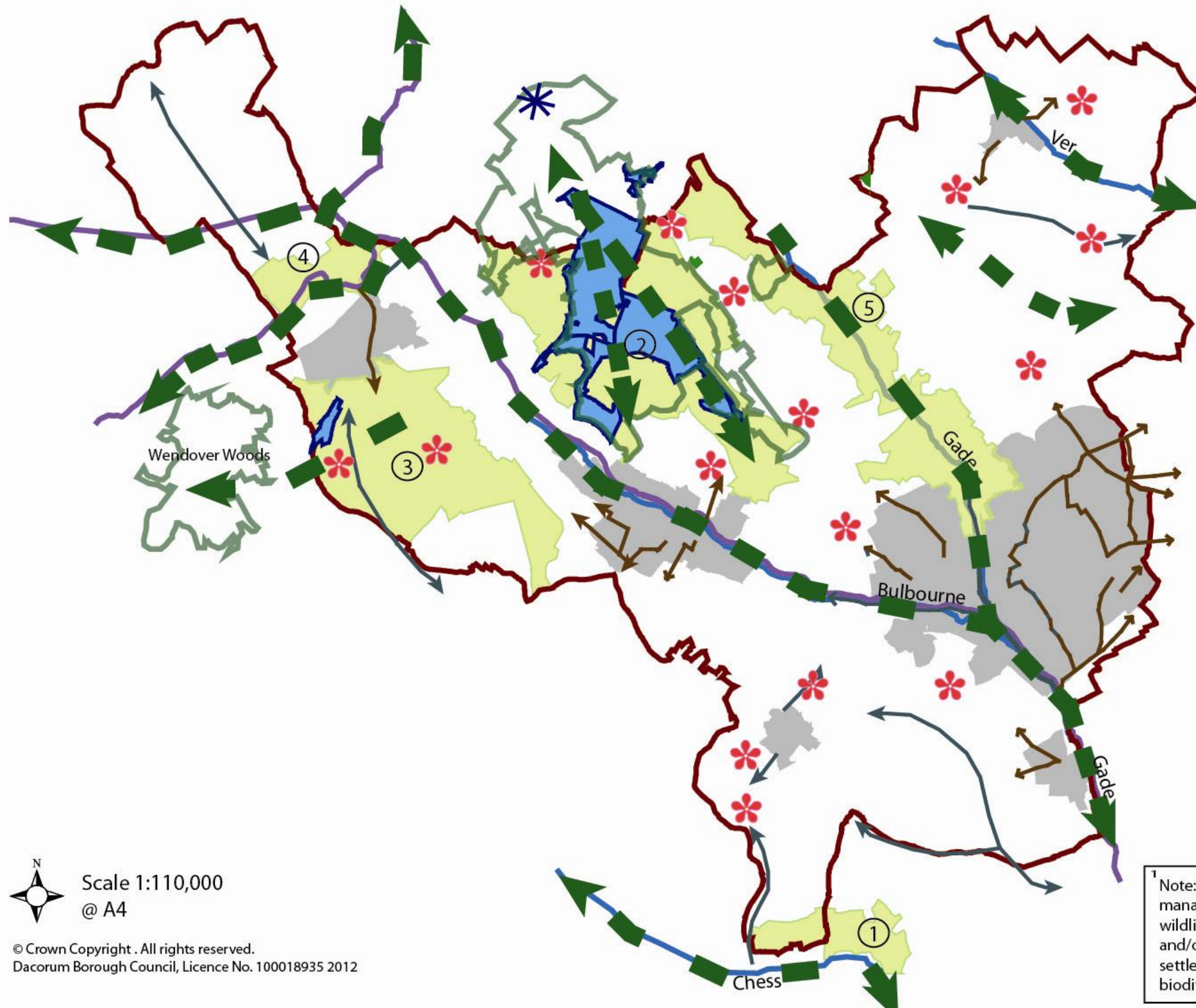
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High Level Green Infrastructure Network

Map 3



Key

- Borough Boundary
- Towns and Large Villages
- Strategic Open Spaces
- Ivinghoe Beacon
- Special Area of Conservation (Chiltern Beechwoods)
- Strategic Wildlife Corridors
- Selected Local Wildlife Corridors:
 - Countryside
 - Urban
 - Grand Union Canal
 - River
- Key Biodiversity Areas
 - ① River Chess Valley (wetlands, grasslands)
 - ② Ashridge/Berkhamsted Common/ Aldbury Nowers (beech woodland, heath, chalk grassland)
 - ③ Tring Park/ High Scrubs (beech woodland, chalk grassland)
 - ④ Tring Reservoirs (wetland)
 - ⑤ Upper Gade Valley (mosaic of wetlands, grassland and woodland)
- Area of Biodiversity Opportunity¹

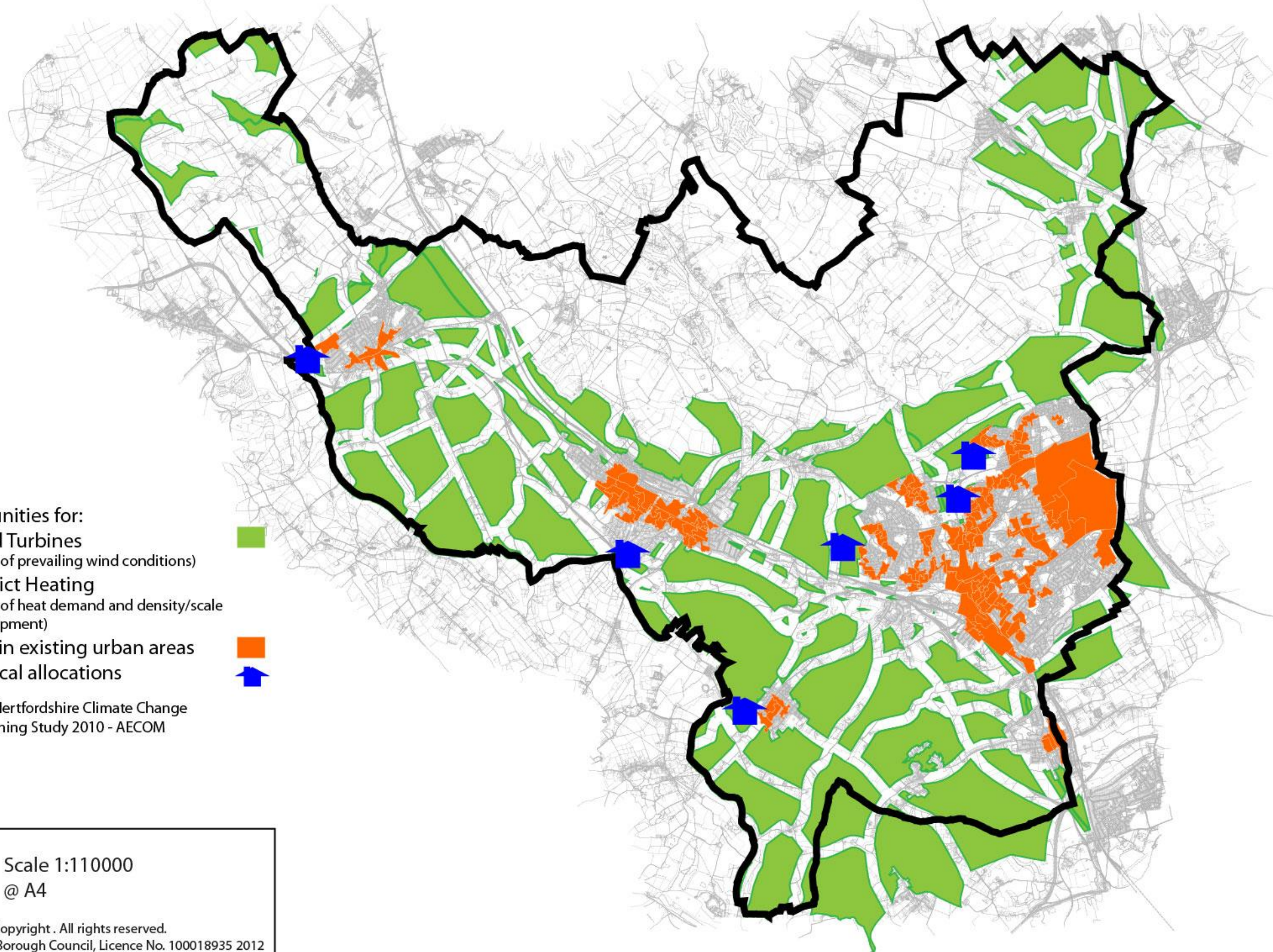


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¹ Note: These are locations where investment and management could secure significant habitat and wildlife benefits. Investment would consolidate and/or link key biodiversity areas, improve links to settlements and provide a new habitat resource in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

Map 4:
Opportunities for Renewable Energy



KEY

- Opportunities for:
1. Wind Turbines
(because of prevailing wind conditions)
 2. District Heating
(because of heat demand and density/scale of development)
- a) within existing urban areas
b) at local allocations



Source: Hertfordshire Climate Change and Planning Study 2010 - AECOM












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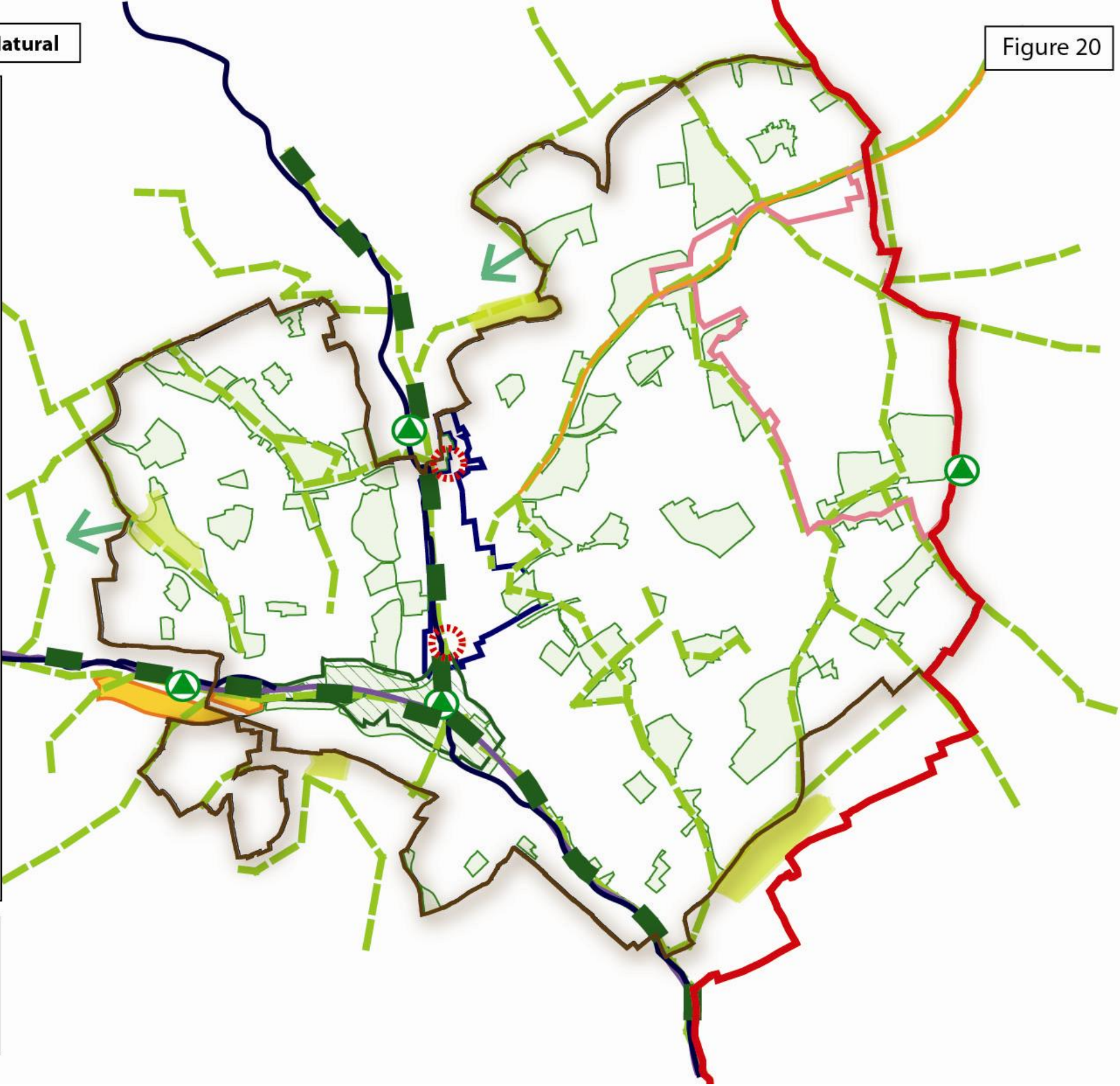
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Figure 20

Hemel Hempstead Vision Diagram: Natural

KEY

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



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Figure 21

Hemel Hempstead Town Centre Vision Diagram

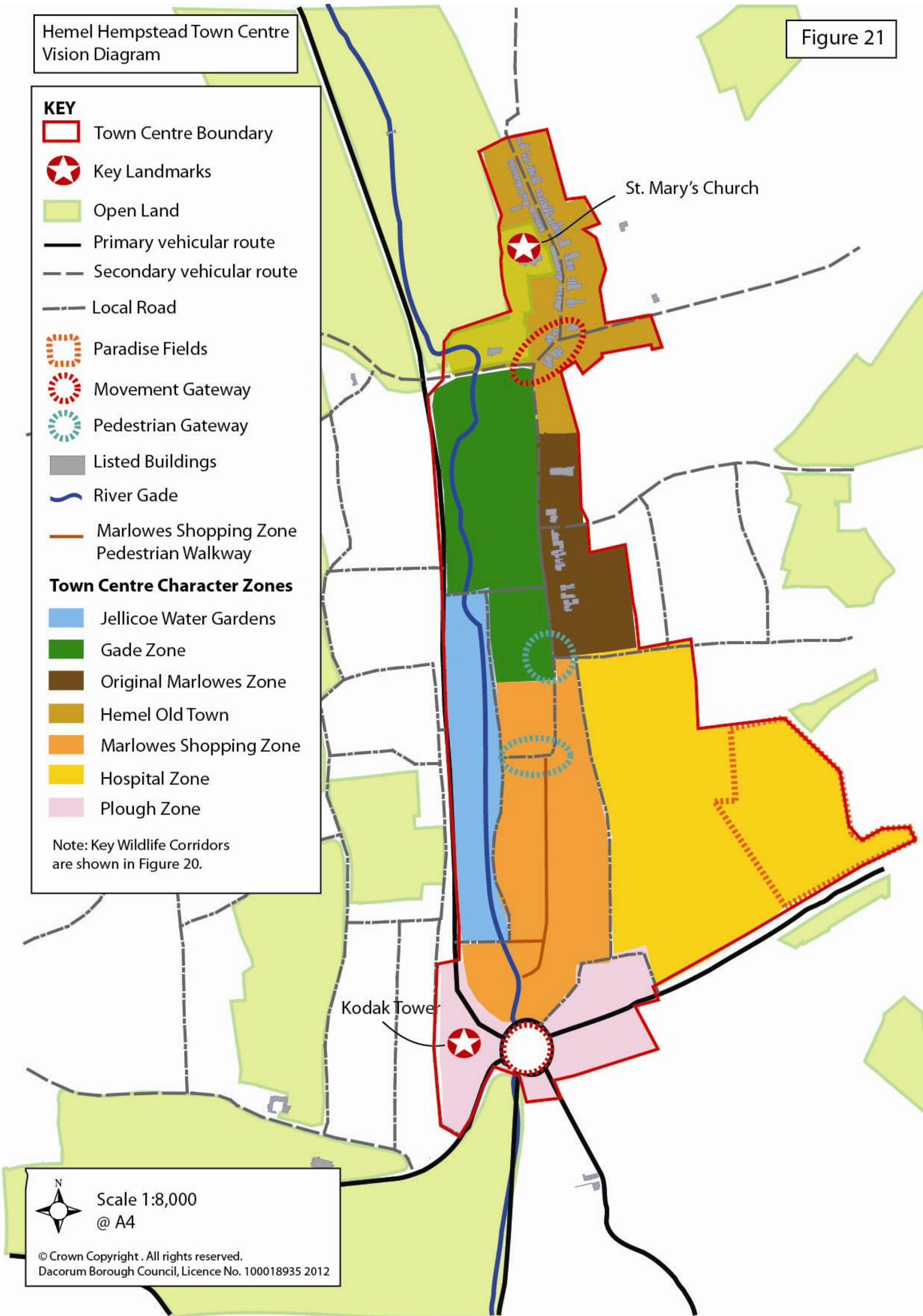
KEY

-  Town Centre Boundary
-  Key Landmarks
-  Open Land
-  Primary vehicular route
-  Secondary vehicular route
-  Local Road
-  Paradise Fields
-  Movement Gateway
-  Pedestrian Gateway
-  Listed Buildings
-  River Gade
-  Marlowes Shopping Zone Pedestrian Walkway

Town Centre Character Zones

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

Note: Key Wildlife Corridors are shown in Figure 20.



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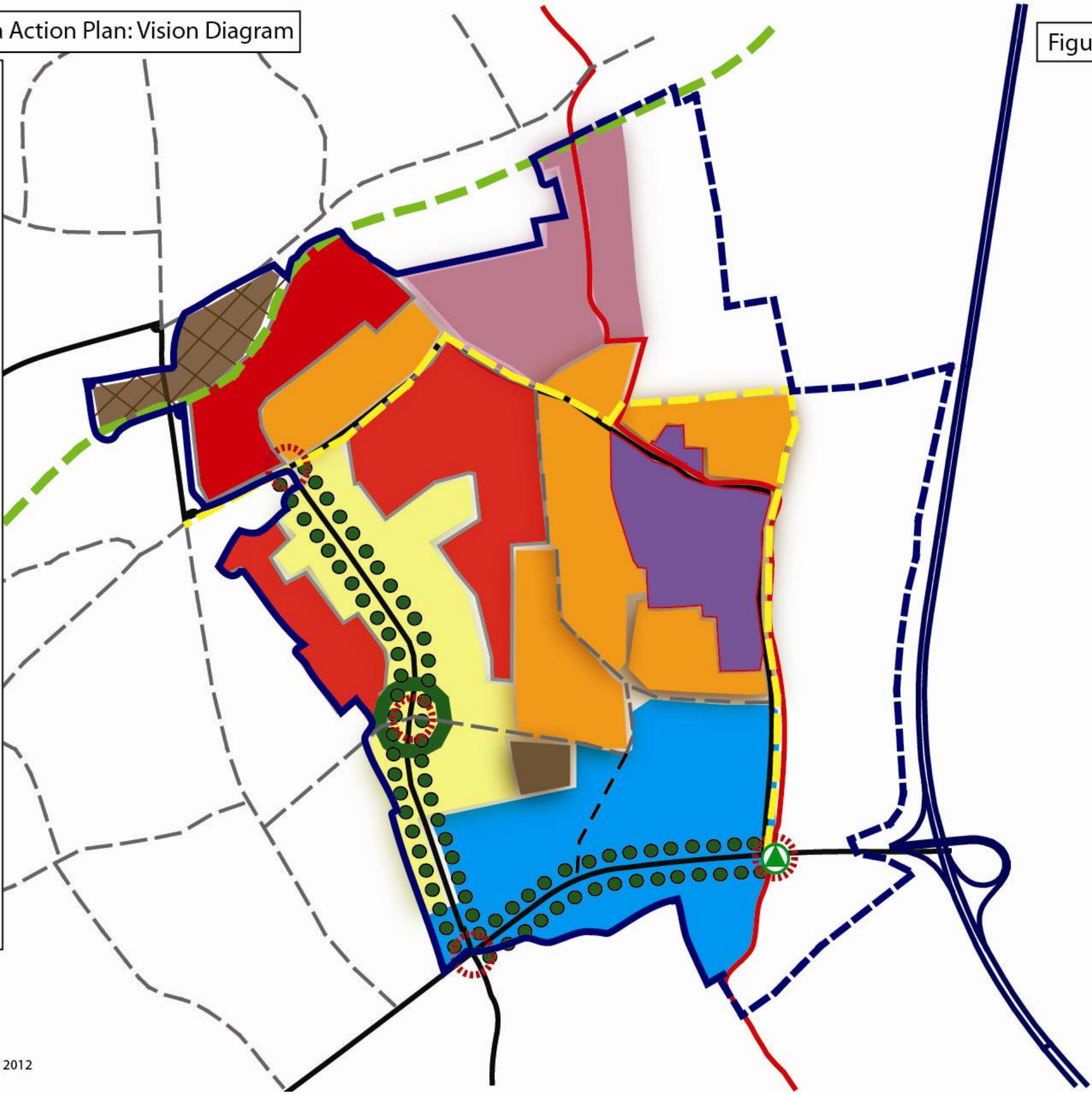
East Hemel Hempstead Area Action Plan: Vision Diagram

Figure 22

KEY

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

Note: key Wildlife Corridors are shown in Figure 20.



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Figure 27

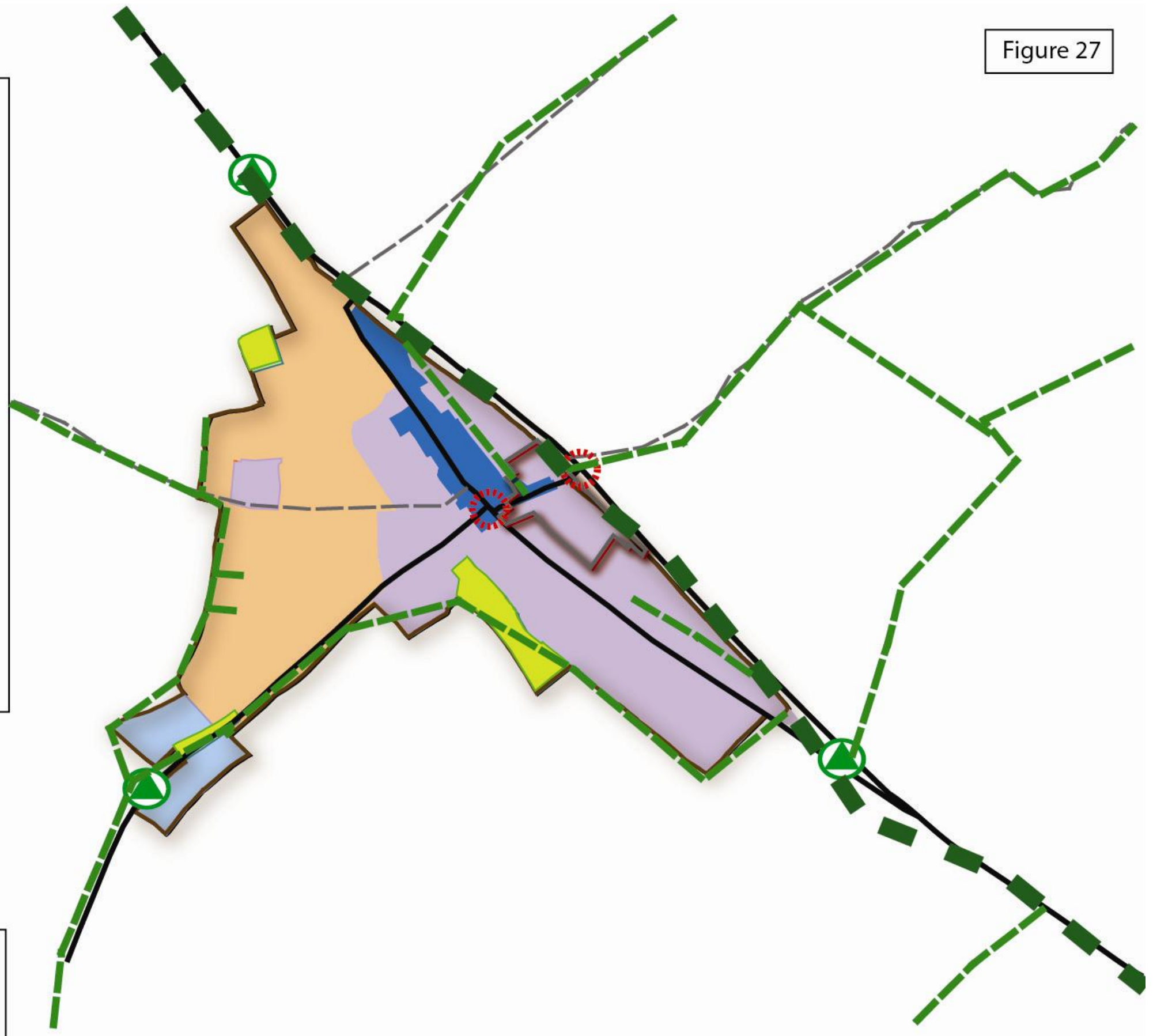
Markyate Vision Diagram


KEY

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

Urban Design Zones

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



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Figure 28

Countryside Vision Diagram

