

Appendix 1: Main Modifications

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

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

Ref	Policy/ Paragraph	Main Modification	Wording
MM1	New policy in Section 7	Model sustainability policy	<p><u>POLICY NP1: Supporting Development</u></p> <p><u>The Council will take a positive approach to the consideration of development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants to find solutions for development proposals that help to improve the economic, social and environmental conditions in Dacorum.</u></p> <p><u>Proposals which accord with the development plan will be brought forward and approved unless material considerations indicate otherwise.</u></p> <p><u>If the development plan contains no policy relevant to the consideration of a planning application or policies are out of date, the Council will grant permission unless</u></p>

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			<ul style="list-style-type: none"> • <u>policies in the National Planning Policy Framework¹, or</u> • <u>other material circumstances</u> <p><u>indicate otherwise.</u></p> <p>¹ <u>This element of the policy means that planning permission can be refused if:</u></p> <ul style="list-style-type: none"> - <u>there are specific policies in the National Planning Policy Framework (NPPF) which indicate development should be restricted, or</u> - <u>there are adverse impacts which would demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.</u>
MM2	8.16	Facilitation and management of development	<p><i>New paragraph after 8.16</i></p> <p><u>Development will be facilitated and managed throughout the plan period. The Council will monitor that programme, collaborating with landowners/developers and registered (housing) providers to encourage delivery. Most development will be regulated by market mechanisms, infrastructure needs, the views of landowners on delivery and the resources available to builders/ providers and users/purchasers. The Council will use its powers to facilitate development, through:</u></p> <ul style="list-style-type: none"> • <u>positive and sensitive negotiation;</u> • <u>the use of briefs or master plans on more complex sites;</u> • <u>co-operation with infrastructure providers; and</u> • <u>where appropriate and possible, ‘pump priming’ measures.</u>

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			<p><u>Local allocations will be held back to encourage urban sites to come forward earlier, to retain countryside for longer and to ensure an appropriate contribution to land supply in the later part of the plan period.</u></p>
MM3	CS3	Delivery of local allocations	<p>Local allocations will be <u>delivered from 2021</u>. Those required in the plan period are listed in Table 9: they will be held in reserve and managed as countryside ¹³ until needed for development.</p> <p>The release <u>date</u> for each development will be <u>set out in the Site Allocations DPD and be guided by:</u></p> <p>(a) the availability of infrastructure in the settlement; (b) the relative need for development at that settlement; <u>and</u> (c) the benefits it would bring to the settlement. ; <u>and</u> (d) the intended release date set out in the Site Allocations DPD.</p> <p><u>The release date of any local allocation may be brought forward in order to maintain a five year housing land supply. The Council will take this decision through its Annual Monitoring Report process.</u></p>
MM4	CS5	Small scale development	<p>The strict application of Council will apply national Green Belt policy which permits appropriate development will be used to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements.</p> <p><u>There will be no general review of the Green Belt boundary</u></p>

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			<p><u>through the Site Allocations DPD, although local allocations (under Policies CS2 and CS3) will be permitted.</u></p> <p><u>Within the Green Belt, small-scale development will be permitted: i.e.</u></p> <ul style="list-style-type: none"> (a) <u>building</u> for the uses defined as appropriate in national policy; (b) for the replacement of <u>existing buildings for the same use; existing houses (on a like for like basis); and</u> (c) for limited extensions to existing buildings; (d) <u>the appropriate reuse of permanent, substantial buildings; and</u> (e) <u>the redevelopment of previously developed sites¹⁴, including major developed sites which will be defined on the Proposals Map</u> <p>provided that:</p> <ul style="list-style-type: none"> i. there is <u>it has</u> no significant impact on the character and appearance of the countryside; and ii. if relevant, the development will <u>it supports</u> the rural economy and maintenance of the wider countryside. <p><u>Further guidance will be provided.</u></p> <p>No general review of the Green belt boundary is proposed, although local allocations (under Policies CS2 and CS3) will</p>

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			<p>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><u>Footnote: ¹⁴ Excluding temporary buildings</u></p>
MM5	CS7	Small scale development	<p>Within the Rural Area, the following uses are acceptable:</p> <ul style="list-style-type: none"> (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>Small-scale development will be permitted: <u>i.e.</u></p> <ul style="list-style-type: none"> i. for the above uses; ii. <u>for the replacement of existing buildings for the same use; houses (on a like for like basis); and</u> iii. <u>for limited extensions to existing buildings;</u> iv. <u>the appropriate reuse of permanent, substantial buildings; and</u>

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			<p>v. <u>the redevelopment of previously developed sites</u>¹⁵</p> <p><u>provided that:</u></p> <p>i. <u>it has no significant impact on the character and appearance of the countryside;</u> <u>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>
MM6	9.3	Managing car parking	<p>National policy is no longer aimed at catering for the unrestrained growth of road traffic. Travel demand needs to be managed in a way that is more sustainable and delivers carbon reductions. This approach includes:</p> <ul style="list-style-type: none"> • reducing the need to travel (by both car and non-car mode); • managing existing road capacity; • carefully locating development so that it is accessible to all

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			<p>users;</p> <ul style="list-style-type: none"> • <u>managing public parking both on street and off the street;</u> • controlling and managing new car parking spaces; • encouraging fewer car journeys; • promoting non-car travel; and • implementing Green Travel Plans.
MM7	9.8	Managing car parking	<p>The impact of any development, either alone or cumulatively with other proposals, must be addressed through:</p> <ul style="list-style-type: none"> • providing new and improving existing pedestrian and cycle routes; • contributions towards strategic transport improvements; • implementing local highway works; • <u>managing car parking provision according to location and use;</u> • minimising private car parking through the availability of car clubs and pool cars; or • developing car free developments in the borough's most accessible locations.
MM8	11.3	Strengthening advice on non B class uses	<p><i>New paragraph following 11.3</i></p> <p><u>Around 60% of the estimated employment growth is in non-B class uses, such as hotels and catering, construction, education, healthcare, retailing and leisure. Appropriate allocations for non-B class uses will therefore be included in the Site Allocations and</u></p>

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			<u>East Hemel Hempstead Area Action Plan Development Plan Documents (DPDs). The Council will monitor the effectiveness of the Core Strategy's policies in supporting the growth of such jobs.</u>
MM9	12.5	Office	<p><i>New paragraph following 12.5</i></p> <p><u>It is recommended in the Employment Land Update 2011 that the Council should adopt the figure of 131,000 sq. metres of net additional floorspace as a land provision target for the Core Strategy. However, this report stated that planning policy should allow for the possibility that the forecast demand may not materialise. Therefore, it advised that office development should be phased over the plan period; targets and allocations should be reviewed regularly in the light of actual take-up, market conditions and the latest economic forecasts; and there may be managed release of office sites which are no longer attractive, viable or suitable for offices.</u></p>
MM10	CS15	Flexibility in office floorspace target	<p><i>First part</i></p> <p>A minimum supply area of land will be identified and retained for B class uses. It comprises:</p> <ul style="list-style-type: none"> • General Employment Areas; • employment proposal sites; • land in town and local centres; and • employment areas in the Green Belt. <p>Provision will be made to meet a long term target of at least 131,000 sq m (net) additional office floorspace. There will be no net loss of industry, storage and distribution floorspace</p>

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			<p>over the plan period.</p> <p><u>The area will be managed so that between 2006 and 2031:</u></p> <ul style="list-style-type: none"> • <u>a target of around 131,000 sq m (net) additional office floorspace can be met: and</u> • <u>the stock of floorspace for industry, storage and distribution remains broadly unchanged.</u>
MM11	CS16	The main retail hierarchy	<p><i>New paragraph at the beginning</i></p> <p><u>The main retail hierarchy of town centres and local centres (listed in Table 5) will be strengthened by encouraging appropriate new retail development and retaining sufficient existing shops in these centres.</u></p>
MM12	14.14	Management and phasing of housing land supply	<p>The Council will maintain a continuous 5-year¹ and 15-year rolling housing land supply. However supply needs to be managed in order to conserve land and make the most effective use of it. <u>The broad approach to phasing is set out in Policy CS2, with more detailed requirements in the Site Allocations DPD. Housing supply will be expressed in terms of five year phases in the Site Allocations DPD. The programme will be monitored and managed in collaboration with landowners/developers and registered (housing) providers to encourage delivery. Most development will be regulated by market mechanisms, any specific infrastructure issues, the views of landowners on delivery and the resources available to builders/ providers and users/purchasers. This approach applies throughout the plan period, and even though supply is not open-ended it also applies afterwards: it is anticipated</u></p>

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			<p>there will continue to be some housing needs which should be met after 2031. A regular supply of housing land will help promote activity in the construction industry, which is an important part of the local economy. Action may be required to influence factors governing supply in the light of progress. This will be reported through the Annual Monitoring Report.</p>
MM13	14.15	Management and phasing of housing land supply	<p>Delivery will be phased so that the development of housing sites can be co-ordinated with associated infrastructure and services. The broad approach to phasing is set out in Policy CS2, with more detailed requirements in the Site Allocations DPD. The management of local allocations will build some flexibility into the housing programme (Policy CS3). Should supply fall significantly below expectations, the Council will take action to stimulate supply. The Council will consider the options that may be available at the time: e.g. release of its own land and/or investment in specific infrastructure to unblock a site. The management of local allocations, including possible release of a site earlier than intended, will build some flexibility into the housing programme (Policy CS3). Such circumstances and decisions will be reported through the Annual Monitoring Report.</p>
MM14	CS17	Phasing	<p>An average of 430 net additional dwellings will be provided each year (between 2006 and 2031).</p> <p><u>The new housing will be phased over the plan period and a five year supply of housing maintained.</u> is planned to come forward in phases. Should housing completions fall below 15% of the housing trajectory at any time and review of the</p>

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			<p>deliverability of planned sites indicates that the housing trajectory is unlikely to be recovered over the next 5 years, the Council will take action to increase the supply of deliverable housing sites.</p> <p>Existing housing land and dwellings will normally be retained.</p>
MM15	CS19	Assessing the affordable housing requirement	<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 should be affordable homes. Higher levels may will be sought on sites which are specified <u>by the Council</u> in a development plan document, provided development would be viable and need is evident. <u>On rural housing sites</u> 100% of all new homes will be affordable on rural housing sites (Policy CS20) <u>will normally be affordable (Policy CS20)</u>.</p> <p>A minimum of 75% of the affordable housing units provided should be for rent.</p>

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			<p>Judgements about the level, and mix <u>and tenure</u> of affordable homes will have regard to:</p> <ul style="list-style-type: none"> (a) the Council's Housing Strategy, <u>identified housing need</u> and other <u>relevant</u> 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 <u>arrangements to ensure that the benefit of all affordable housing units passes from the initial occupiers of the property to successive occupiers</u> <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> <p><u>Further, detailed guidance is provided in the Affordable Housing Supplementary Planning Document.</u></p>
MM16	CS22	Gypsy and Traveller pitches	<p><u>The target for new pitches will be set according to the most recent Gypsy and Traveller Needs Assessment agreed by the Council. The target will be progressively met through the provision and management of new sites.</u></p>

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			<p>New sites will be:</p> <ul style="list-style-type: none"> (a) distributed in a dispersed pattern around settlements; (b) located close to facilities; (c) of varying sizes, not normally exceeding a site capacity of 15 pitches; (d) planned to allow for part occupation initially, allowing subsequent growth to full site capacity; and (e) designed to a high standard with: <ul style="list-style-type: none"> (i) an open frontage similar to other forms of housing; and (ii) landscaping or other physical features to provide an appropriate setting and relationship to existing residential areas. <p>Priority will be given to the provision of sites which are defined on the Proposals Map. If other proposals come forward, they will be judged on the basis of the need for that provision.</p> <p>Any new transit pitches should also:</p> <ul style="list-style-type: none"> (a) achieve good access to the M1 or A41 main roads; and (b) minimise potential disturbance to adjoining occupiers.
MM17	15.3	Social infrastructure clarification	<p><i>New paragraph after 15.3</i></p> <p><u>The Government asks councils to plan positively for the provision and use of shared space and social infrastructure (facilities and services). The Council will therefore be guided by the relevant</u></p>

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			<p><u>infrastructure providers for some types of facility and for others will undertake its own assessment (e.g. for leisure). Up to date information will help determine future provision and opportunities. Particular importance is attached to the delivery of school places and health services. Linking planning policy with infrastructure capacity and spending will help resources to be more effectively deployed and thus support healthy, inclusive communities. Effective use of facilities is important. The retention of existing facilities, whether in their present use or a suitable alternative, is encouraged. New facilities should be capable of dual use and multipurpose use where reasonable. Multipurpose use can more readily be achieved in buildings and leisure space, but is not always possible (for example, in some single faith buildings).</u></p>
MM18	CS23	Social infrastructure clarification	<p>Social infrastructure providing services and facilities to the community will be encouraged.</p> <p>New infrastructure will <u>be</u>:</p> <ul style="list-style-type: none"> • be located to aid accessibility; and • <u>provide for designed to allow for different activities the multifunctional use of space.</u> <p>The dual use of new and existing facilities will be <u>promoted encouraged wherever possible.</u></p>

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			<p>The provision of new school facilities will be supported on Open Land and in defined zones in the Green Belt. Zones will be defined in the Green Belt where there is clear evidence of need: the effect of new building and activity on the <u>Green Belt countryside</u> must, however, be minimised.</p> <p>Existing social infrastructure will be protected unless appropriate alternative provision is made, or satisfactory evidence is provided to prove the facility is no longer viable. The re-use of a building for an alternative social or community service or facility is preferred.</p> <p>All new development will be expected to contribute towards the provision of social infrastructure. For larger developments this may include land and/or buildings.</p>
MM19	17.2	Heritage assets protection	<p><i>New paragraph after 17.2</i></p> <p><u>All heritage assets are important and should be conserved. The weight given to the specific form of protection or conservation will vary according to the importance of that asset.</u></p>
MM20	18.23	Offsetting	<p>Developers will be expected to complete a Sustainability Statement and carbon compliance check online for <u>in support of</u> their proposals. <u>When the appropriate carbon reductions would not be delivered on site, appropriate compensation will be sought. This will be in the form of sustainability offsetting measures. What will constitute appropriate offsetting measures is expected to</u></p>

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			<p><u>evolve over the plan period: Government regulation and policy will guide what measures may be feasible. Payments will also be required into to a Sustainability Offset Fund when the appropriate carbon reductions have not been delivered on-site. The Council will provide further guidance on offsetting, keeping its approach up-to-date. Offsetting may involve a direct contribution on another site (e.g. through tree planting). It may involve a contribution to a Sustainability Offset Fund, perhaps via the community infrastructure levy. The Council may be able to add other resources to the Sustainability Offset Fund. The fund will can then be used to support initiatives that help measures which reduce carbon emissions in the existing building stock, fix or absorb carbon (for example, by planting trees) and support on and off-site renewable energy supply and efficiency measures. Tree planting and other 'greening' initiatives will help to enhance biodiversity, improve quality of life and wellbeing and reduce 'heat stress' in built up areas. the urban environment.</u></p>
MM21	CS29	Criterion on biodiversity	<p>New development will comply with the highest standards of sustainable design and construction possible. The following principles should normally be satisfied:</p> <p>(a) Use building materials and timber from verified sustainable sources;</p> <p>(b) Minimise water consumption during construction;</p> <p>(c) Recycle and reduce construction waste which may otherwise go to landfill.</p>

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			<p>(d) Provide an adequate means of water supply, surface water and foul drainage;</p> <p>(e) Plan to limit residential indoor water consumption to 105 litres per person per day until national statutory guidance supersedes this advice;</p> <p>(f) <u>Plan to minimise carbon dioxide emissions; Comply with CO₂ reductions as per Table 11;</u></p> <p>(g) Maximise the energy efficiency performance of the building fabric, in accordance with the energy hierarchy set out in Figure 16;</p> <p>(h) Incorporate at least one new tree per dwelling/per 100sqm (for non residential developments) on-site;</p> <p>(i) <u>Minimise impacts on biodiversity and incorporate positive measures to support wildlife;</u></p> <p>(j) Minimise impermeable surfaces around the curtilage of buildings and in new street design;</p> <p>(k) Incorporate permeable and lighter coloured surfaces within urban areas; and</p> <p>(l) Provide on-site recycling facilities for waste.</p> <p>Buildings will be designed to have a long life and adaptable internal layout. Applicants will therefore need to explain how:</p> <p>(a) they have considered the whole life cycle of the building and how the materials could be recycled at the end of the</p>

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			<p>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> <p>For specified types of development applicants should provide a Sustainability Statement.</p> <p><u>Where new development cannot meet on-site energy or tree planting requirements, the applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.</u></p> <p>The principles in this policy may be relaxed if the <u>If a</u> scheme would be unviable or there is not a technically feasible approach, the principles in this policy may be relaxed. <u>Where new development cannot meet on-site energy or tree canopy requirements, the applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.</u></p>
MM22	CS30	Offsetting	<p>Sustainability Offset Fund <u>Offsetting</u></p> <p><u>The contribution of development towards sustainability offsetting measures will be determined in accordance with</u></p>

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			<p><u>prevailing regulation and planning policy. Offsetting may include off-site work and planting, and contributions to a Sustainability Offset Fund.</u></p> <p><u>Details on the Council’s approach to sustainability offsetting, including the operation of the Sustainability Offset Fund, will be set out in further guidance.</u></p> <p>The Sustainability Offset Fund will be used to fund and help deliver:</p> <ul style="list-style-type: none"> • energy and water efficiency improvements in the borough’s existing housing and public building stock; • on-site and appropriate off-site renewable energy supply systems; and • new tree planting and habitat improvements. <p>Details regarding the operation of the Sustainability Offset Fund will be set out in further guidance.</p>
MM23	Fig 17	Gade zone – leisure, foodstore, walk and cycleway	<p><i>The Gade Zone</i> – includes the north western section of the town centre from Queensway to <u>the Market Square</u>. Gombe Street Notable features include the River Gade and the Marlowes Methodist Church. This zone holds significant regeneration opportunities, primarily for educational, civic, residential and community, leisure and cultural, business and retail uses (including</p>

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			<p>a foodstore), along with opportunities for decentralised heating systems or Combined Heat and Power (CHP). There are opportunities for better design, improvements to the building fascias of the listed buildings and the creation of a riverside walk and cycleway.</p>
MM24	CS33	New superstore	<p><i>Second paragraph</i></p> <p>The principles guiding development are to:</p> <p>1. use:</p> <ul style="list-style-type: none"> (a) secure additional retail stores in the Marlowes Shopping Zone <u>including a new food store</u>; (b) deliver a mix of uses to support the prime retail function; (c) encourage an attractive evening economy along Waterhouse Street; (d) deliver a range of new homes; (e) create new offices; (f) deliver new leisure, education and cultural facilities, including a primary school and library; (g) keep a public sector presence; (h) restore the Water Gardens, and retain and create other public spaces; <p>2. movement:</p> <ul style="list-style-type: none"> (a) secure an integrated public transport hub and circulation within the centre; (b) provide better east-west links, particularly for

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			<p>pedestrians;</p> <p>(c) continue the riverside walk from the Plough Zone to Gadebridge Park;</p> <p>(d) improve cycling provision;</p> <p>3. design:</p> <p>(a) emphasise pedestrian movement gateways through bold building design, height and landscaping;</p> <p>(b) provide active frontages;</p> <p>(c) apply a co-ordinated approach to building and streetscape design;</p> <p>(d) use high quality materials and public art to complement the existing palette of materials and features;</p> <p>(e) restore artwork and create new complementary pieces of art; and</p> <p>(f) deliver district heating and additional large-scale / high capacity renewable energy generation technologies.</p>
MM25	21.12	Berkhamsted archaeological assets	<p><u>Berkhamsted contains the remains of a late Saxon/medieval town. Its archaeological interest is potentially of national importance and will be a constraint on the extent and layout of new development. The castle was the site of the surrender of the Anglo-Saxon army to William the Conqueror in 1066. The castle is an important landmark and significant historical asset, whose position and heritage will be protected. Visitors to the site will be encouraged to</u></p>

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			make use of public transport access.
MM26	Sec 23	Kings Langley archaeological assets	<p><i>New paragraph after 23.6:</i></p> <p><u>The remains of a medieval royal palace and Dominican priory lie on Langley Hill. These sites are nationally important. The archaeological interest associated with this area will be protected, constraining the extent and design of new development.</u></p>
MM27	26.14	Heritage assets protection	<p><i>New paragraph after 26.14</i></p> <p><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></p>
MM28	New sub-section in Section 29	Partial review text	<p><u>Review</u></p> <p><u>29.7 A proactive monitoring system will help the Council review its planning policies and keep them up-to-date, identifying potential adjustments to policies if appropriate and/or other necessary action.</u></p> <p><u>29.8 The Council is committed to a partial review of the Core Strategy (i.e. after completion of the Site Allocations and</u></p>

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			<p><u>Development Management DPDs). Evidence gathering will begin in 2013. The purpose of the review is to reconsider housing need and investigate ways of meeting that need more fully.</u></p> <p><u>29.9 The Localism Act 2011 places a “duty to co-operate” on local authorities and other specified organisations. Dacorum’s local planning framework should therefore be based on joint working and co-operation with neighbouring authorities to address larger than local issues. The obligation stretches from plan-making to implementation, and will be explained in successive Annual Monitoring Reports. The partial review of the Core Strategy will be undertaken in co-operation with neighbouring authorities, taking account of their progress with development plan documents.</u></p> <p><u>29.10 Through the partial review, the Council will assess:</u></p> <ul style="list-style-type: none"> <u>(a) household projections;</u> <u>(b) the role and function of the Green Belt affecting Dacorum, including long term boundaries and the potential to identify safeguarded land beyond 2031; and more significantly,</u> <u>(c) the role that effective co-operation with local planning authorities could play in meeting any housing needs arising from Dacorum. This element will include St Albans district and relevant areas lying beyond the Green Belt.</u> <p><u>The outcome of the review cannot be prejudged.</u></p>