

Dacorum Local Development Framework Core Strategy – Submission Stage

Sustainability Appraisal Report Addendum

Appendices

Appendix 1

Update to Review of Policies, Plans and Programmes

Appendix 2

Pre-Submission Representations

Appendix 3

Additional and Amended Local Allocations Assessment

Appendix 4

**Screening of the Proposed Amendments to
the Pre-Submission Core Strategy**

June 2012

This page is intentionally blank

Appendix 1: Update to Review of Policies, Plans and Programmes

1 National

National Planning Policy Framework (2012)	
<p>The National Planning Policy Framework (NPPF) sets out the Government’s economic, environmental and social planning policies for England. Taken together these policies articulate the Government’s vision for sustainable development, which should be interpreted and applied locally to meet local aspirations. The framework replaces all existing Planning Policy Statements, Planning Policy Guidance Notes and some circulars.</p> <p>At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.</p> <p>For plan-making this means that:</p> <ul style="list-style-type: none"> • Local planning authorities should positively seek opportunities to meet the development needs of their area; • Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: <ul style="list-style-type: none"> ○ Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or ○ Specific policies in this Framework indicate development should be restricted. <p>For decision-taking this means:</p> <ul style="list-style-type: none"> • Approving development proposals that accord with the development plan without delay; and • Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: <ul style="list-style-type: none"> ○ Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or ○ Specific policies in this Framework indicate development should be restricted. <p>The NPPF contains a set of 12 core planning principles that should underpin both plan-making and decision-taking.</p> <p>The bulk of the NPPF provides the policy in 13 topic areas for ‘Achieving Sustainable Development’.</p>	
Objectives, Targets, Indicators	Implications for Plan and SA
<p>The NPPF provides policy detail for the 13 topics listed below. It does not include specific objectives for these topic areas.</p> <p>The following provides a selective and high level summary of what is included under each topic. It will be necessary to refer to the NPPF itself to obtain the full picture of the NPPF’s requirements.</p>	<p>The Core Strategy and all subsequent development plans will need to comply with the requirements of the NPPF.</p> <p>The NPPF has implications for all of the objectives in the Dacorum SA Framework.</p>

<ol style="list-style-type: none"> 1. Building a strong, competitive economy Local Plans should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. 2. Ensuring the vitality of town centres Local Plans should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. 3. Supporting a prosperous rural economy Plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas. 4. Promoting sustainable transport Local Plans should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. 5. Supporting high quality communications infrastructure Local Plans should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate. 6. Delivering a wide choice of high quality homes Local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. 7. Requiring good design Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. 8. Promoting healthy communities Through meeting community needs; providing safe and accessible 	
---	--

environments and developments; delivering the social, recreational and cultural facilities and services the community needs; providing a sufficient choice of school places; and providing access to open spaces and green spaces.

9. Protecting Green Belt land

Local planning authorities should plan positively to enhance the beneficial use of the Green Belt. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

10. Meeting the challenge of climate change, flooding and coastal change

Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

11. Conserving and enhancing the natural environment

In preparing plans to meet development needs, the aim should be to minimise pollution; encourage the effective use of land by re-using land that has been previously developed; plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty; the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

12. Conserving and enhancing the historic environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.

13. Facilitating the sustainable use of minerals

Local Plans should identify and include policies for extraction of mineral resource of local and national importance in their area, but should not identify new sites or extensions to existing sites for peat extraction.

Documents that the NPPF replaces

The following documents have been replaced by the NPPF. Therefore, for those documents that have been included in previous SA reviews of other plans, policies and programmes, that earlier assessment is no longer valid.

1. Planning Policy Statement: Delivering Sustainable Development (31 January 2005)
2. Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1 (17 December 2007)
3. Planning Policy Guidance 2: Green Belts (24 January 1995)
4. Planning Policy Statement 3: Housing (9 June 2011)
5. Planning Policy Statement 4: Planning for Sustainable Economic Growth (29 December 2009)
6. Planning Policy Statement 5: Planning for the Historic Environment (23 March 2010)
7. Planning Policy Statement 7: Sustainable Development in Rural Areas (3 August 2004)
8. Planning Policy Guidance 8: Telecommunications (23 August 2001)
9. Planning Policy Statement 9: Biodiversity and Geological Conservation (16 August 2005)
10. Planning Policy Statement 12: Local Spatial Planning (4 June 2008)
11. Planning Policy Guidance 13: Transport (3 January 2011)
12. Planning Policy Guidance 14: Development on Unstable Land (30 April 1990)
13. Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (24 July 2002)
14. Planning Policy Guidance 18: Enforcing Planning Control (20 December 1991)
15. Planning Policy Guidance 19: Outdoor Advertisement Control (23 March 1992)
16. Planning Policy Guidance 20: Coastal Planning (1 October 1992)
17. Planning Policy Statement 22: Renewable Energy (10 August 2004)
18. Planning Policy Statement 23: Planning and Pollution Control (3 November 2004)
19. Planning Policy Guidance 24: Planning and Noise (3 October 1994)
20. Planning Policy Statement 25: Development and Flood Risk (29 March 2010)
21. Planning Policy Statement 25 Supplement: Development and Coastal Change (9 March 2010)
22. Minerals Policy Statement 1: Planning and Minerals (13 November 2006)
23. Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction In England. This includes its Annex 1: Dust and Annex 2: Noise (23 March 2005 - Annex 1: 23 March 2005 and Annex 2: 23 May 2005)
24. Minerals Planning Guidance 2: Applications, permissions and conditions (10 July 1998)
25. Minerals Planning Guidance 3: Coal Mining and Colliery Spoil Disposal (30 March 1999)
26. Minerals Planning Guidance 5: Stability in surface mineral workings and tips (28 January 2000)
27. Minerals Planning Guidance 7: Reclamation of minerals workings (29 November 1996)

28. Minerals Planning Guidance 10: Provision of raw material for the cement industry (20 November 1991)
29. Minerals Planning Guidance 13: Guidance for peat provision in England (13 July 1995)
30. Minerals Planning Guidance 15: Provision of silica sand in England (23 September 1996)
31. Circular 05/2005: Planning Obligations (18 July 2005)
32. Government Office London Circular 1/2008: Strategic Planning in London (4 April 2008)
33. Letter to Chief Planning Officers: Town and Country Planning (Electronic Communications) (England) Order 2003 (2 April 2003)
34. Letter to Chief Planning Officers: Planning Obligations and Planning Registers (3 April 2002)
35. Letter to Chief Planning Officers: Model Planning Conditions for development on land affected by contamination (30 May 2008)
36. Letter to Chief Planning Officers: Planning for Housing and Economic Recovery (12 May 2009)
37. Letter to Chief Planning Officers: Development and Flood Risk – Update to the Practice Guide to Planning Policy Statement 25 (14 December 2009)
38. Letter to Chief Planning Officers: Implementation of Planning Policy Statement 25 (PPS25) – Development and Flood Risk (7 May 2009)
39. Letter to Chief Planning Officers: The Planning Bill – delivering well designed homes and high quality places (23 February 2009)
40. Letter to Chief Planning Officers: Planning and Climate Change – Update (20 January 2009)
41. Letter to Chief Planning Officers: New powers for local authorities to stop ‘garden- grabbing’ (15 June 2010)
42. Letter to Chief Planning Officer: Area Based Grant: Climate Change New Burdens (14 January 2010)
43. Letter to Chief Planning Officers: The Localism Bill (15 December 2010)
44. Letter to Chief Planning Officers: Planning policy on residential parking standards, parking charges, and electric vehicle charging infrastructure (14 January 2011)

Appendix 2: Dacorum Pre-Submission Core Strategy

SA/SEA Representations

C4S responses to issues raised in the representations

Representations requiring response or further action	C4S response to representation
Natural England	
<p>It is not clear why appropriate mitigation measures to deal with uncertain and minor adverse impacts have not been included in the SA Report and through suitable policy wording.</p> <p>Recommend that the relevant policies are amended to require that development is subject to suitable environmental assessment and to ensure mitigation and enhancement is provided where appropriate.</p>	<p>The Core Strategy contains policies that seek to protect, conserve and enhance the natural environment. More detail will be provided in the Development Management DPD and, where relating to specific development sites, the Site Allocations DPD. The SA/SEA of these DPDs will ensure that mitigation of potentially adverse effects is given full consideration.</p>
Hertfordshire County Council - Strategic Land Use and Transport Planning team	
<p>The quality of the assessment of the historic environment in the supporting text (The SEA) is not adequate and is misleading. There is a very significant bias towards the historic built heritage of the Borough with insufficient information regarding archaeology. PPS 5 and the draft NPPF give policy weight to archaeology and a high proportion of the Borough is known to have high archaeological potential.</p>	<p>The approach taken in undertaking assessment of the Pre-Submission Core Strategy in relation to the historic environment is consistent with that used for all previous rounds of assessment (Issues and Options, May 2006; Emerging Core Strategy June 2009; and Draft Core Strategy, November 2010). The SA Framework has been the subject of consultation with key organisations, including English Heritage.</p> <p>Information provided by the County Archaeologist in relation to potential development sites has been used to inform the final stages of the SA of the Core Strategy, particularly that relating to areas of high archaeological potential. Information provided by the County Archaeologist has also been included in the Council's 'Assessment of Strategic Sites and Local Allocations' which has informed the choice of</p>

	<p>development locations.</p> <p>It is important to note that Policy CS27 of the Core Strategy is not intended to supersede the existing detailed policy relating to archaeological issues within the Local Plan (Policy 118). This Local Plan policy is saved until replaced through a policy or policies in a subsequent DPD.</p>
<p>A particular point that needs correcting is the term 'historic asset'. This should be replaced with 'heritage asset' which allows Borough policies and proposals to be tied back into national legislation.</p>	<p>Noted. The SA Report and Core Strategy will be updated to reflect this recommendation. (See Table 3 of the Council's Report of Representations).</p>
<p>Savills on behalf of Grand Union Investments</p>	
<p>The vast majority of the SA/SEA is robust; there are effectively only two issues that haven't been sufficiently assessed:</p> <ul style="list-style-type: none"> • The amount of population growth that the Core Strategy should plan for and which settlements it derives from; thereby measuring the level of local need. • Alternative patterns of development across the Borough, in the absence of the RSS policy for Hemel Hempstead, thus reducing the emphasis on growth at Hemel Hempstead. 	<p>Please see responses below that deal with these two points.</p>
<p>From the outset the SA/SEA should have considered different development distribution options</p>	<p>The SA/SEA did consider different development distribution options right from the outset, with a Core Strategy Issues & Options Sustainability Appraisal Working Note being prepared in May 2006 to accompany the Issues and Options consultation. The results of this assessment are summarised below.</p> <p>Under Issues 5.1, 5.2 & 7.2 the SA appraised the Spatial Strategy options of either concentrating development at Hemel Hempstead or distributing development between Hemel Hempstead, Tring and Berkhamsted. The appraisal was undertaken by SA objective, with the former option being favoured due to increased potential for developing on brownfield sites, the greater potential for town centre development, with an associated reduction in the need to travel, as</p>

	<p>well as the reduction in the pressure for developing urban extensions on greenfield sites.</p> <p>With specific reference to housing locations, Issue 6.3 in the Core Strategy Issues & Options Paper considered the options of focusing development within Hemel Hempstead or distributing housing requirement beyond Hemel Hempstead. The SA findings favoured the focusing of housing growth at Hemel Hempstead due to the reduced need to travel to access jobs, services and amenities (with associated benefits for greenhouse gas emission levels and air quality), increased potential to use brownfield sites, thereby reducing the demand for greenfield development.</p> <p>Issue 6.3 also considered the options of locating greenfield extensions in Hemel Hempstead, Tring, Berkhamsted and other settlements outside the Green Belt. The assessments for the options to extend at Hemel Hempstead, Tring, and Berkhamsted were all similar in their findings, with the assessment marginally favouring extensions at Hemel Hempstead due to increased access to community facilities. As this was an early Issues and Options stage assessment, there were no locational assumptions made in terms of the sites to be used for any greenfield extensions.</p>
<p>When the policy relating to Hemel Hempstead had been struck out of the RSS the SA/SEA should have been revisited to consider the distribution of development with less emphasis on focusing development on Hemel Hempstead</p>	<p>Following a successful legal challenge some sections of text have been removed from the East of England Plan. Policy LA2: 'Hemel Hempstead Key Centres for Development and Change' remains in place, although it is subject to certain amendments as set out in the High Court Judge's transcript. The requirement for the majority of Dacorum's development to be focussed in Hemel Hempstead still remains, as outlined by the following text that remains in the policy:</p> <p><i>"...overall housing growth in Dacorum of 12,000 by 2021, concentrated mainly at Hemel Hempstead"</i>.</p> <p>There is therefore no basis on which to revisit the earlier SA/SEA. The distribution of development and settlement hierarchy contained in the Core Strategy is considered to remain appropriate in sustainability terms.</p>

<p>In June 2009, the SA/SEA Working Note considered the housing targets as robust and by virtue of this presumed that they were sufficient to meet the population growth of the Borough</p>	<p>The June 2009 SA/SEA Working Note that accompanied the consultation on the Emerging Core Strategy found that that providing a minimum of 9,000 dwellings over the period 2006 – 2031 would support (minor positive) the SA housing objective (SA15). This housing target was put forward for consideration during a period of uncertainty following a judicial review of the East of England plan in the High Court and was based on the assumption that there would be no major incursion into the Green Belt at Hemel Hempstead. In arriving at this assessment finding, the sustainability appraisal did not draw the conclusion, one way or other, that the housing target was robust and sufficient to meet the population growth of the Borough. The Emerging Core Strategy itself made it quite clear that the issue of strategic growth at Hemel Hempstead may be reintroduced or need to be reconsidered (page 90).</p>
<p>It was not until November 2010 that the SA/SEA itself different levels of housing growth (sic). However the third option (natural population growth) was not considered to the same level of detail as the other two options, leading it to score poorly in respect of greenfield land release. In all other aspects it performed equally or better than the other options. As a result of the lack of detail the SA/SEA did not recommend a change to the Core Strategy.</p>	<p>All three options in the November 2010 SA were assessed at the same level of detail (see assessment table for Policy CS17 in Appendix E of the Pre-Submission SA Report). Whilst the third option did not have a map to indicate where the extra growth would be distributed, the assumption was made that additional (non-specific) greenfield sites at Hemel Hempstead would be required to deliver this higher level of growth.</p>
<p>The Mounts Resident Association</p>	
<p>The Sustainability Report deemed that the land at all four sites / options [in Bovingdon] were of equal biodiversity value. This was a desk based study and was clearly a decision made by individuals who had never physically visited the land. We would therefore question the credibility of this element of research report and the robustness of the evidence base used to make this decision to choose this land as the allocated site for development.</p>	<p>This response is based on the assumption that the representation is referring to the assessment undertaken in 2009 on the Emerging Core Strategy. The Pre-Submission Core Strategy includes just one site in Bovingdon, this being a part of one of the 2009 options (Option 4).</p> <p>The Sustainability Report produced in June 2009 that compared the four potential options for housing growth in Bovingdon was informed by information provided by Dacorum BC officers for each option. This information was reproduced in the “Pros and Cons” tables for development options that were included in the Emerging Core Strategy document. Where appropriate, this included reference to wildlife corridors identified in the Urban Nature Conservation Study</p>

	<p>produced for the Council by its ecological adviser from the Hertfordshire Biological Records Centre (HBRC).</p> <p>The Council has also produced an 'Assessment of Strategic Sites and Local Allocations' in which the conclusions from the sustainability report form part of a wider site assessment.</p>
Mr Nick Hanling	
<p>Comment relates to Proposal SS1: Land at Durrants Lane / Shootersway, Berkhamsted (Egerton Rothesay School)</p> <p>The environmental impact report commissioned by the landowners and published in 2008 assessed the impact of 100 homes. No environmental assessment of the impact of the proposed development of 180 homes has been published as part of this or previous consultations.</p>	<p>A number of assessments have been undertaken on the proposed development at Durrants Lane / Shootersway, Berkhamsted, covering a range of housing numbers.</p> <p>The Sustainability Appraisal undertaken in February 2010 on Additional Strategic Development Sites compared the options of developing the site as proposed in the Local Plan (100 dwellings) with a new proposal by the landowner for 220 dwellings.</p> <p>The Sustainability Appraisal undertaken for the Draft Core Strategy (November 2010) provided an assessment of the effects of developing 200 – 240 new dwellings.</p> <p>An assessment of the effects of developing 180 dwellings on the site was undertaken alongside the development of the Pre-Submission DPD. The assessment was summarised in section 6.7.2. of the SA Report (September 2011), with detail being provided in Appendix F.</p>
Transition Town Berkhamsted	
<p>Representation from Transition Town Berkhamsted suggests a different approach to assessing sites. This is based on looking at carbon emissions.</p>	<p>The approach to assessing the sites through the SA/SEA uses the SA framework that has looked at all aspects of sustainability. This framework has taken into account the results of consultation with key consultees, including the Environment Agency, Countryside Agency and English Nature (now both part of Natural England), and English Heritage. This framework includes the effects on greenhouse gas emissions and implications for climate change adaptation, but does not give these topics extra 'weight' over the other SA objectives.</p>
Boyer Planning on behalf of W.Lamb Ltd	
<p>3.4.8 - Sustainability Appraisal: it is said that the November 2010 Sustainability Appraisal (SA) report</p>	<p>C4S are uncertain as to which section and of which Sustainability Report the text in quotation marks (from representation para 3.4.8)</p>

<p>concluded that there were no significant sustainability issues arising from a level of growth equivalent to that now proposed. However, the SA identified that if housing provision was increased to 500 dwellings per annum "there would be a significant adverse effect upon the local landscape. This would be much worse if 13,400 dwellings were provided (in accordance with the latest ONS Household Projections)."</p> <p>3.4.9 - In our submission this is a fundamentally flawed conclusion because it does not reflect a sufficiently detailed examination of the landscape issues on which it relies. The analysis underpinning the SA Report is far too coarse-grained to substantiate a claim that any particular increase in housing provision would be unacceptable in principle.</p>	<p>has been taken.</p> <p>However in response to the general thrust of the comment, in assessing the different options for levels of housing growth the sustainability appraisal has been based on the assumption that the higher levels of growth will inevitably require the release of additional Green Belt sites for development. This assessment has been generically strategic in nature and has not been informed by the locations for these additional sites. Nevertheless, it identifies the potential issues associated with the higher levels of growth in relation to the sustainability appraisal objectives and in so doing has informed the development of the Core Strategy.</p>
<p>5.3.4 The Council's Sustainability Appraisal of the Pre Submission Core Strategy does not evaluate Shendish as it is not currently a proposal. However to complete the evidence base, and utilising the assessments conducted on behalf of W Lamb Ltd., the site has been analysed using the Council's Sustainability Appraisal Matrix. This is attached as Appendix 3 to this Statement.</p>	<p>The Shendish site was assessed as a potential new neighbourhood in the SA working note that accompanied the Emerging Core Strategy – Growth at Hemel Hempstead (November 2006). This considered the site as whole in the context of the Question 12 of the consultation which asked 'Do you think a new neighbourhood should be built at Shendish?'</p> <p>The Shendish site was assessed again as part of the SA Working Note that accompanied the 2010 Draft Core Strategy. This assessment considered the site in two parts – the north and the south – to reflect the land ownership and the fact that it was not at that time being promoted as a single development site.</p> <p>During the final stages of the sustainability appraisal prior to submission, an assessment has been undertaken on the combined Shendish site as presented in the representation from Boyer Planning (on behalf of W.Lamb Ltd). This new assessment updates that carried out in 2006 and was available to inform the Council's decision as to whether to make any changes to the choice of Local Allocations as a result of Pre-Submission representations.</p> <p>The major differences between the Boyer Planning and C4S assessments for this site are as follows:</p>

	<p>SA Objective 2 (Water): Boyer Planning reported neutral effects whilst C4S predicted negative effects as the site falls within a Groundwater Protection Zone.</p> <p>SA Objective 7 (Air Quality): Boyer Planning reported positive effects due to the site's location near to local facilities which could decrease the need to travel. C4S have predicted negative effects. Whilst also acknowledging the site's location close to facilities, development at this location could increase congestion on London Road with associated implications for local air quality. An Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and additional traffic created by the development at Shendish could add to existing problems.</p> <p>SA Objective 9 (Resource efficiency): Boyer Planning reported neutral effects whilst C4S predicted negative effects as the site falls within the sand and gravel belt, which could have implications for safeguarding mineral reserves. In addition, a new railway bridge and road infrastructure would be needed to support development at this location.</p> <p>SA Objective 12 (Health): Boyer Planning reported positive effects, as the site's location could encourage walking and cycling. C4S identified mixed effects against this objective including an adverse effect relating to the impact on the recreational value of footpaths through the area, which could reduce opportunities for healthy lifestyles and in addition road safety implications were identified, associated with development of this site in relation to the junction with London Road.</p> <p>SA Objective 14 (Equality and social exclusion): Boyer Planning reported positive effects relating to the site's location near facilities and amenities. The C4S assessment also identified this positive effect, but countered it with potential negative effects relating to the two local primary schools already being at capacity, and the location of the site to the south of the railway meaning that the area is relatively isolated from the rest of Hemel Hempstead.</p>
<p>In comparing their client's site at Shendish with the West Hemel Hempstead site that is included in the Pre-Submission Core strategy, Boyer Planning makes</p>	<p><u>Shendish</u></p> <p>Please see comment above relating to Boyer Planning's appraisal of</p>

<p>reference to the sustainability appraisals undertaken on these two sites.</p> <p>In the case of Shendish, the SA considered the site as two separate sites (north and south), but as the new representation for Shendish now covers the combined area, Boyer Planning has produced an SA that appraises the site as a whole.</p> <p>In relation to the West Hemel Hempstead site, the representation notes that the sustainability appraisal was undertaken on the whole site, even though "... <i>the Council have in the past acknowledged that there are marked differences between the northern and southern parts of the area in terms of their suitability to accommodate development</i>".</p>	<p>the Shendish site.</p> <p><u>West Hemel Hempstead</u></p> <p>An assessment of the whole of the West Hemel Hempstead site formed part of the SA Working Note that accompanied the Emerging Core Strategy - Growth at Hemel Hempstead (November 2006).</p> <p>The Sustainability Appraisals undertaken on additional Green Belt sites (April 2010) and the Draft Core Strategy (November 2010) did consider the West Hemel Hempstead northern and southern options as two separate sites. The assessment findings for the two sites were similar across the majority of SA objectives, with the major difference relating to the greater impact on the landscape objective of the southern site due to the greater visual impact that development would have on the landscape of Bulborne Valley as well as the nearby Chilterns AONB.</p> <p>The Sustainability Appraisal undertaken on the Pre-Submission Core Strategy in September 2011 provided an assessment of the combined site. This updated the findings of the earlier 2006 assessment and reflected the scale of the Local Allocation contained in the Pre-Submission Core Strategy.</p>
--	---

Response to Savills' representation regarding Land to South of Berkhamsted

As part of their representation to the Pre-Submission Core Strategy, Savills (on behalf of Grand Union Investments) provided a Sustainability Appraisal Review (December 2011) that "... *considers the overall process of producing the SA and the veracity of the information on which it is based*". The text below provides a response to the issues raised in each of the sections of the Savills SA Review.

The SA Review is 44 pages long and it has therefore not been reproduced in full in this document. Instead a summary of the points raised in each section of the review is provided, with a response to each point following on. The full review can be accessed at the DBC consultation portal at the following link:

http://consult.dacorum.gov.uk/common/search/advanced_search.jsp?id=0&eventId=14097&page=0&pageSize=250&sortMode=response_date&lookingFor=representations&tab=find&searchQuery=savills

Section 1: Introduction

This section of the SA Review provides background information, including a table (Table 1.1) that lists the plan making and SA/SEA documents produced.

SA/SEA work on the Core Strategy has been iterative, with assessments (referred to in the early stages as 'Working Notes') informing all key stages in the development of the Core Strategy, culminating in the SA Report (September 2011) which accompanied the Pre-Submission Core Strategy.

It is noted that Table 1.1 of the SA Review does not make reference to the SA Working Notes that were produced in May 2006 (to accompany the 'Issues and Options Paper') and in November 2006 (to accompany the 'Supplementary Issues and Options Consultation – Growth at Hemel Hempstead'). Both these SA Working Notes are available in the Local Development Framework section of the Dacorum Borough Council website.

Of particular relevance to the representation from Savills is the May 2006 Working Note. This is because one of the main thrusts of the Savills' SA Review is that from the outset the SA/SEA should have considered different development distribution options so that the implications of alternative patterns of development across the Borough could be examined. The May 2006 SA Working Note does exactly this and it is therefore assumed that Savills were not aware of this SA Working Note when formulating their representation.

Section 2: Legislation, Policy and Guidance

This section provides generic information relation to the plan making process.

No comments required.

Section 3: Issues, Options and Scoping

Scoping Report

The SA Review finds the Scoping Report is lacking in terms of setting a framework for the assessment of housing. Paragraph 3.2.2 makes reference to SA/SEA Objective 15, stating that the criteria are prescriptive in that they focus on types and tenure of housing. The criterion to which this comment relates is "*Promote a range housing types and tenure, including high quality affordable and key worker housing*". This specific criterion was selected, and agreed through consultation, as a key issue in terms of housing identified for the Borough at the scoping stage was that 'additional growth is likely to increase pressure on affordable housing in the borough'. The assessments of policies against SA15 have not however been restricted to the consideration of affordable and key worker housing but have also considered the wider need for housing across the general population.

The Issues and Options Papers

This section of the SA Review is based on the contents of the Core Strategy Issues and Options Paper and not on the SA that was produced alongside that Core Strategy document. As noted above it has been assumed that Savills have neither seen nor reviewed the SA Working Note (May 2006) and the lack of any reference to that document in this section of the SA Review confirms this assumption.

Section 4: The Emerging Core Strategy and its SA/SEA

The SA/SEA Working Note, June 2009

The review makes reference to the report not forming a 'formal' part of the SA/SEA process. This is referring to the fact that the introductory text states that the document "*does not form a formal part of the SA/SEA reporting process*". This text was provided in the context that under the SEA Regulations¹ an Environmental Report has to be produced to accompany the consultation on the preferred options of a draft Plan. In terms of a Development Plan Document this stage was originally identified in Government guidance² as being at the Regulation 26 (Public participation on preferred options). Following changes to the DPD preparation process this was changed to being at the new Publication stage (Regulation 27). This working note was produced at an earlier stage in the plan making process to these prescribed stages and has therefore been described as 'informal' in the context that it is not required by legislation. However, this and other working notes produced during the preparation of the Core Strategy form an integral part of the ongoing SA/SEA process and the assessments that they include should therefore be viewed as such.

The SA Review mentions that the assessment of Alternative Growth Options at Hemel Hempstead does not seem to have been considered in the SA/SEA. A separate SA Working Note 'Housing Growth Options at Hemel Hempstead' was produced in August 2009, following the preparation of the SA Working Note for the Emerging Core Strategy.

The review also makes reference to a lack of analysis of different strategic spatial options in the SA/SEA. This assessment was undertaken in the SA/SEA for the Issues and Options consultation in May 2006.

The SA/SEA Report, November 2010

The review makes reference to the report being the first 'formal' version of the SA/SEA and should therefore have considered a series of options before selecting the most preferred. However, as described above the use of the term 'informal' in relation to earlier SA/SEA outputs does not mean that they do not form an integral part of the ongoing SA/SEA process. These earlier SA/SEA documents have provided assessments of options, and indeed summaries of these assessments are provided in Sections 5 and 6 of the SA/SEA Report (November 2010) to which this section of the SA Review refers.

The review makes reference to the third option for growth not being considered evenly with the other two options, based on the fact that a spatial plan was not provided for this third option. It is stressed that all three options in the November 2010 SA were assessed at the same level of detail (see assessment table for Policy CS17 in Appendix E of the SA Report). Whilst the third option did not have a map to indicate where the extra growth would be distributed, the assumption was made that additional (non-specific) greenfield sites at Hemel Hempstead would be required to deliver this higher level of growth.

¹ The Environmental Assessment of Plans and Programmes Regulations 2004, Statutory Instrument 2004 No. 1633.

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005

The SA/SEA did not recommend the higher Option (Option 3). It was not included as a formal option in the Core Strategy consultation due to the significant environmental effects identified. It was therefore not considered to be a realistic option. The 2010 consultation process did allow respondents to suggest a higher level of development than the two options proposed if they considered this to be more appropriate. A level of growth higher than the Option 3 level had already been consulted upon – with a figure of approximately 18,000 (2001-2031) being considered as part of the Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006). This growth level was subject to SA.

The SA/SEA Report, October 2011

The review finds that the results of the sustainability appraisal on the Pre-Submission Core Strategy are exactly the same as those from the previous assessment (November 2010). This is not entirely the case, and whilst the majority of the findings are the same (given the similarity between the levels of growth assessed) the main difference between the assessments relates to the potential imbalance between the higher levels of housing growth and the provision of jobs, with associated implications on the level of out-commuting from the Borough.

Section 5: Remedies to the SA/SEA

The SA Review states that:

“The vast majority of the SA/SEA is robust; there are effectively only two issues that haven’t been sufficiently assessed:

- *The amount of population growth that the Core Strategy should plan for and which settlements it derives from; thereby measuring the level of local need.*
- *Alternative patterns of development across the Borough, in the absence of the RSS policy for Hemel Hempstead, thus reducing the emphasis on growth at Hemel Hempstead.”*

With relation to the former point, the SA/SEA has provided several assessments relating to different options for the level of housing growth within the Borough.

With specific regard to Berkhamsted, the Emerging Core Strategy states (para 3.4) that the Council has considered the level of opportunities to deliver housing through a detailed assessment of site identified through consultation on the Issues and Options paper, to the Site Allocations DPD and the Strategic Housing Land Availability Assessment (SHLAA). This has been tested against different assumptions for growth in the town that have suggested levels varying from 750 (to maintain the existing population) to 1,500 (natural change) homes to 2031. Similar growth assumptions were tested for the other towns and large villages as part of this process. This consultation document asked a specific question regarding whether respondents agreed with the proposed level of growth in each settlement and for also referred to alternative directions the town could grow in (para 3.10). This was followed by a table setting out the reasons for rejecting a number of sites, including those which broadly equate to the land area now being promoted by Grand Union Investments. A question asking if respondents agreed that we should rule out these locations was included within the consultation. These questions, and the content of the Emerging Core Strategy as a whole, were subject to SA. In relation to the latter point the SA Working Note in May 2006 provided an assessment of

alternative patterns of development across the Borough. Savills do not appear to have been aware of the existence of this SA document when preparing their representation.

With regard to the assessment summary tables provided (Tables 5.1 and 5.2) please find below comments relating to the more detailed assessment matrices from which these tables have derived their information (Appendices 2-4).

Consideration of Alternative Directions of Growth in Berkhamsted (Table 5.1 and Appendix 3)

We agree that the other three directions for growth in Berkhamsted are less suitable than the southern option for development, largely due to the strong landscape constraints in the west, north and east options. This conclusion does not however mean that the SA supports the *level* of growth proposed in the southerly direction.

Comparison of Land South of Berkhamsted to proposed Hemel Hempstead Local Allocations (Table 5.2 and Appendices 2 & 4)

The assessments provided for the three sites (Land South at Berkhamsted, Marchmont Farm and West Hemel Hempstead) have been undertaken by Savills and differ from those undertaken by C4S and published in the SA Reports/Working Notes.

It is noted that in Appendix 3 two of the options are linked to previous options for growth, these being "Directing Growth to the North of the Town (Be Option 1)" and "Directing Growth to the West of the Town (Be Option 4)". Given their locations, it is assumed that the 'Be Options' referred to here are the Berkhamsted options for growth put forward in the June 2009 Core Strategy, namely "Option 1 Land off New Road" and "Option 4 Land adjacent to Blegberry Gardens, Shootersway". If this assumption is correct the link between the options shown in Figure 5.1 of the SA Review and those considered in the June 2009 consultation should be made clear, as the footprints of the options shown in Figure 5.1 are considerably larger than those considered in June 2009, with the result that they spread into the AONB and in the case of Option 1 into a site of European importance for nature conservation (Chilterns Beechwoods SAC). If the "Be Options" do not relate to the 2009 options, then the reference is not sufficiently clear to enable any further comment to be made.

Land South at Berkhamsted, Marchmont Farm and West Hemel Hempstead

The assessments for objective SA5 (greenhouse gas emissions) across the three sites differ in approach to those included in the C4S SA Reports. The Land South at Berkhamsted has been scored with a significant positive for SA5 on the basis that the site is well located to local facilities/services, employment and the train station, whilst Marchmont Farm and West Hemel Hempstead have been allocated 'scores' of neutral (-) and minor positive (✓) respectively on the basis that they are not so well located in terms of access, particularly to a train station. This assessment for the Land South at Berkhamsted seems to assume that those moving into the new housing will either work in Berkhamsted or commute to other locations using the train, which is unlikely to be the case. The assessment also does not take into account that the gradient between the site and the town centre is likely to discourage walking and cycling between the new housing and the town centre.

The Land South at Berkhamsted has also been scored with a significant positive for SA15, compared to the two Hemel Hempstead sites Marchmont Farm (✓) and West Hemel Hempstead (-). This compares to the C4S SA Reports that scored all the sites as a minor positive (✓). The argument used to provide 'lesser' scores to the Hemel Hempstead sites is that the housing analysis undertaken by Grand Union Investments has found that there is sufficient brownfield land to meet the natural housing growth requirements of Hemel Hempstead. Whether or not this is the case, this factor should not be used to influence the

assessment of an individual site. The assessment needs to compare all sites on an equal basis, in terms of the effects that they would have in progressing the SA objective. The argument put forward in the Savill's assessment is of a strategic nature and not relevant for the assessment of a particular site.

Section 6: Conclusions

The SA Review includes the following text relating to the SA/SEA.

"6.1.2 As a result of the issues set out above, the SA/SEA failed to consider the following:

- From the outset the SA/SEA should have considered different development distribution options whilst maintaining the focus of development on Hemel Hempstead in accordance with the RSS.*
- When the RSS had been successfully challenged in May 2009 (on the basis that its SA/SEA of spatial options around Hemel Hempstead was non compliant) and the policy relating specifically to Hemel Hempstead had been struck out, the SA/SEA should have been revisited to consider the distribution of development with less emphasis on focusing development on Hemel Hempstead.*
- Also in June 2009, the SA/SEA Working Note considered the housing targets as robust and by virtue of this presumed that they were sufficient to meet the population growth of the Borough.*
- It was not until November 2010 that the SA/SEA itself [sic] different levels of housing growth. However, the third option (natural population growth) was not considered to the same level of detail as the other two options, leading it to score poorly in respect of greenfield land release. In all other aspects it performed equally or better than the other options. As a result on the lack of detail the SA/SEA did not recommend a change to the Core Strategy."*

Taking each point in turn:

- As mentioned on several previous occasions in this response, the May 2006 SA Working Note assessed different options for the distribution of growth in the Borough;
- Hemel Hempstead remains as a key centre for development in the RSS and therefore there is no need to revisit the earlier assessments;
- The June 2009 SA/SEA Working Note that accompanied the consultation on the Emerging Core Strategy found that that providing a minimum of 9,000 dwellings over the period 2006 – 2031 would support (minor positive) the SA housing objective (SA15). This housing target was proposed for consideration during a period of uncertainty following a judicial review of the East of England plan in the High Court and was based on the assumption that there would be no major incursion into the Green Belt at Hemel Hempstead, although such growth could potentially be reintroduced at a future date. In arriving at this assessment finding, the Sustainability Appraisal did not draw the conclusion, one way or other, that the housing target was robust and sufficient to meet the population growth of the Borough;

- The assessment of the third option for growth was considered at the same level of detail as the other options. The Supplementary Issues and Options – Growth at Hemel Hempstead (November 2006) considered a significantly higher housing level for the Borough (18,000 between 2001 and 2031), as then potentially required by the RSS.

The SA review identifies that the Core Strategy would be remedied by the inclusion of the Land South of Berkhamsted as a Local Allocation, pointing out that the SA/SEA analysis undertaken by Savills on the site and its alternatives shows that it performs better than other potential directions of growth in Berkhamsted as well as the two larger proposed greenfield allocations in Hemel Hempstead. As identified in our comments relating to Section 5 we agree that the other three directions for growth in Berkhamsted are less suitable for development due to their strong landscape constraints. However, we do not agree that this means that developing the Land South of Berkhamsted should be taken forward, as sites in Hemel Hempstead have been shown by the ongoing sustainability appraisal process to be more sustainable options. The SA work supports the settlement hierarchy which directs the largest amount of growth towards Hemel Hempstead – an approach that continues to be supported by the Regional Spatial Strategy (post legal challenge).

Appendix 1: Initial Ranking Assessment of Alternative Green Belt, Greenfield Sites in Berkhamsted, October 2011

This appendix is related to site selection methodologies and is not specific to the Sustainability Appraisal.

Appendix 2: Land South of Berkhamstead (Be/h2)

See section 5 comments above.

Appendix 3: Berkhamsted Options for Growth

See section 5 comments above.

Appendix 4: Review of Hemel Hempstead Draft Local Allocations

For responses to the alternative assessments provided in Appendices 2 -4, see comments for Section 5 above.

Appendix 3
Additional and Amended Local Allocations
Assessment

Appendix 3 Contents

1 INTRODUCTION

- 1.1 BACKGROUND
- 1.2 ASSESSMENT METHODOLOGY

2 ASSESSMENT RESULTS

- 2.1 INTRODUCTION
- 2.2 HASLAM FIELD, SHOOTERSWAY
- 2.3 HOME FARM, PEA LANE, NORTHCHURCH
- 2.4 IVYHOUSE LANE, BERKHAMSTED
- 2.5 LAND SOUTH OF BERKHAMSTED
- 2.6 LAND AT THE FORMER AIRFIELD, BOVINGDON
- 2.7 LAND AT DUCK HALL FARM, BOVINGDON
- 2.8 LAND AT LOWER ROAD, NASH MILLS
- 2.9 LAND AT RED LION LANE, NASH MILLS
- 2.10 LAND AT LOWER ROAD AND LAND AT RED LION LANE, NASH MILLS
- 2.11 SHENDISH, HEMEL HEMPSTEAD
- 2.12 STATION ROAD, TRING (SOUTH)
- 2.13 STATION ROAD, TRING (NORTH)

APPENDIX 3A: ADDITIONAL LOCAL ALLOCATIONS OPTIONS ASSESSMENT

- KEY TO ASSESSMENT SCORES
- SA OBJECTIVES

APPENDIX 3B - INFORMATION ON ADDITIONAL AND AMENDED LOCATIONS (PROVIDED BY DACORUM BOROUGH COUNCIL)

Sub-Appendices

Appendix 3A: Assessment of Additional and Amended Local Allocations Options

Appendix 3B: Information on Additional and Amended Locations

1 Introduction

1.1 Background

Dacorum Borough Council (DBC) published its Pre-Submission Core Strategy for consultation in November 2011 and this was accompanied by a Sustainability Appraisal Report (incorporating Strategic Environmental Assessment). The SA Report outlined the findings of the Sustainability Appraisal (SA) on the Pre-Submission Core Strategy.

This Addendum to that report summarises the findings of the Sustainability Appraisal on a number of additional and amended Local Allocations, in particular those which:

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

This Addendum, including its appendices, should be read alongside the Pre-Submission Core Strategy SA Report and its accompanying appendices (published November 2011), which can be accessed on the Dacorum Borough Council website (<http://www.dacorum.gov.uk/>). Information on the additional and amended locations to be appraised (supplied by DBC) is provided in Appendix 3B.

1.2 Assessment Methodology

The appraisal approach taken within this Addendum utilises the SA/SEA Framework Objectives that were developed for the Sustainability Appraisal Scoping Report for Dacorum Borough Council.

The additional and amended Local Allocations have been assessed against the SA/SEA framework objectives in terms of their overall performance ranked from 'very sustainable' to 'very unsustainable', using the scoring criteria outlined below.

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

2 Assessment Results

2.1 Introduction

The following section provides a summary of the assessment results for the new and amended Local Allocations, as identified below. Full assessment tables providing more detailed information can be found in Appendix 3A.

The following new sites have been assessed:

- Haslam Field, Shootersway;
- Home Farm, Pea Lane, Northchurch;
- Ivyhouse Lane, Berkhamsted;
- Land at the former airfield, Bovingdon; and
- Land at Lower Road, Nash Mills.

The following sites have been re-assessed as additional information has been made available:

- Station Road, Tring (south);
- Station Road, Tring (north);
- Land south of Berkhamsted;
- The combined 'Lower Road, Nash Mills' and 'Land at Red Lion Lane, Nash Mills' sites;
- Shendish, Hemel Hempstead; and
- Land at Duck Hall Farm, Bovingdon.

2.2 Haslam Field, Shootersway

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	?	x	x	x	x	✓	-	-	✓	✓	✓

Adverse effects have been forecast for the biodiversity; soils; use of brownfield sites; and landscape objectives, as the site is greenfield, within the Green Belt and would therefore result in loss of landscape character, loss of habitats and soil sealing. Development of the site could also impact on the setting of the British Film Institute (BFI) site. The area is classified in the Hertfordshire Historic landscape Characterisation (HLC) as "built up modern", however the County Archaeologist has identified that there is a potential that

archaeological remains are present in this area of Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation in situ. Uncertain effects have therefore been forecast for historic and cultural assets.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy.

With regard to greenhouse gas emissions and air quality, the site is located at a distance from the town centre, which could encourage greater car use thereby leading to increased emissions. The gradient between the town centre and site may also make walking and cycling difficult and there is also a poor bus service.

Developing this site for housing would result in the loss of informal open space and playing pitches, in which the town is already deficient. This site is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents. The location of the site and the topography of Berkhamsted have also led to the allocation being forecast as likely to have adverse effects on health, as active travel such as walking and cycling would be discouraged.

2.3 Home Farm, Pea Lane, Northchurch

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	?	xx	x	x	x	✓	-	-	✓	✓	✓

The site is located in the Green Belt and the Chilterns AONB and therefore development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to the landscape and townscape objective. Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield and its development would therefore result in loss of habitats and soil sealing.

The County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation in situ. Uncertain effects have therefore been forecast for historic and cultural assets.

With regard to greenhouse gas emissions and air quality, the site is located at a distance from the town centre which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase, giving an increase in emissions. However, the site is located close to a number of local shops (in Northchurch) which could help to reduce these effects. An Air Quality Management Area (AQMA) was

designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Pea Lane could add to existing problems.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy. The location of the site at a distance from the town centre has however resulted in adverse effects being identified for the health; sustainable locations; and equality & social exclusion objectives.

2.4 Ivyhouse Lane, Berkhamsted

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	-	x	x	x	x	✓	-	-	✓	✓	✓

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield and its development would therefore result in loss of habitats and soil sealing. The site lies in the Green Belt and it is also immediately adjacent to the Chilterns AONB and therefore its development could impact on the character of the designation. As a result adverse effects have been forecast for landscape.

The site is located at a distance from the town centre which would discourage walking and cycling. Its location on a valley side would also make walking and cycling difficult. The site has poor accessibility to local facilities, especially primary schools. This could all mean that the use of the car would increase, giving an increase in greenhouse gas emissions and airborne emissions. Buses do however run within 300m of the site which would enable the use of public transport, and the railway station is relatively close to the site. Both would help towards offsetting growth in emissions.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy. The location of the site at a distance from the town centre however resulted in adverse effects being identified for the health; sustainable locations; and equality & social exclusion objectives.

2.5 Land south of Berkhamsted

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	-
4. Soils	x
5. GHG Emissions	x ✓
6. Climate Change Proof	-
7. Air Quality	?
8. Use of brownfield sites	x
9. Resource Efficiency	-
10. Historic & Cultural Assets	x ?
11. Landscape & Townscape	x
12. Health	x ?
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	✓
15. Good Quality Housing	✓
16. Community Identity and Participation	✓
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	✓

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives. The site is greenfield within the Green Belt, and its development would therefore result in loss or damage of habitats, including potential effects on two wildlife sites, as well as soil sealing. Developing at this site would also affect the 'Green Gateway' and could impact upon the transition area from urban to countryside, therefore affecting local landscapes.

Part of the option is located in an area of archaeological significance and therefore adverse effects have been identified for historic and cultural assets. Additional uncertain effects are also identified for the whole site, as the County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation in situ.

With regard to greenhouse gas emissions, a mixed assessment has been forecast. This option is located some distance from the town centre and the gradient between the town centre and the site is likely to discourage walking and cycling, which could result in increased car use and growth in the level of greenhouse gas emissions. In addition, the scale of development at this site is out of scale with the employment opportunities in Berkhamsted and therefore it is likely that many of the new dwellings will be occupied by commuters to other towns/areas for work. Whilst the site is situated within 2km of the railway station there remains the likelihood that a high proportion will commute to work by private car. This has resulted in negative effects being identified for the greenhouse gas emissions objective. However it is also recognised that a circular bus route is proposed within the scheme, so this could increase use of public transport over private car use, depending on the uptake of this mode. In addition, there are also plans for a local centre which could provide the amenities required, thereby reducing the need to travel for some day to day needs. These factors could help reduce the growth in emissions and thereby positive effects have been forecast in relation to these mitigatory factors.

Uncertain effects have been identified for air quality due to the uncertainties in relation to increased car use and uptake of public transport. The large number of new dwellings proposed for this site could exacerbate the air quality issues in Northchurch, where an Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street. Additional traffic created by any development at Land South of Berkhamsted could add to the existing problems.

As the site is located at a distance from the town centre this could discourage walking and cycling thereby having an adverse effect on health. The site's location near to the A41 could result in noise levels that could also adversely affect health and wellbeing. There are plans for enhanced sports facilities, however it is uncertain what these facilities will be and whether they would encourage residents to have more active lifestyles.

Positive effects have been forecast against the majority of the social and economic objectives, including the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The site will provide a large amount of new housing, including a proportion of affordable housing and the provision of this additional housing means there would be more residents in the community making facilities and shops more viable. This would help support the local economy. The provision of a new local centre, with local community facilities, should have a positive effect on community identity and participation.

2.6 Land at the former airfield, Bovingdon

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality// Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	✓	-	?	x	?	x	?	✓	-	x	✓	✓	✓

Adverse effects have been forecast for biodiversity, as a result of the northern section of the site being greenfield and the southern section being within or adjacent to a high value local wildlife corridor. Adverse effects have also been forecast for soils as a result of soil sealing; landscape & townscape as the site is located within the Green Belt; and air quality and greenhouse gas emissions as the site is located at a distance from the village centre facilities and is separated from the village by a busy road, which could discourage cycling and walking. In addition, there is traffic congestion in the village, which may increase with more people locating to the area, and this could result in a decline in local air quality and increased greenhouse gas emissions.

Part of this site is currently in low grade use (a speedway track and a derelict WWII building) which provides opportunities for development to make environmental improvements. As a result positive effects have been identified for use of brownfield sites. However, the site's location on the WWII airfield and the potential for prehistoric and Roman sites to be found, means that there may some risk that archaeological remains that are worthy of preservation in situ, may be present. Uncertain effects have therefore been forecast for historic and cultural assets.

Positive effects have been forecast for some of the social and economic objectives. For example the provision of additional housing would mean that there are more residents in Bovingdon, making facilities and shops more viable. This would help with the local economy. In addition, developing this site would also provide some affordable housing. However,

there is a busy road separating the site from the village centre which may discourage the elderly, disabled people and children from moving around freely in the area. This has resulted in an uncertain finding against the health objective. An adverse effect has been identified in relation to crime as the site is located near the prison which could result in anxiety related to the fear of crime.

2.7 Land at Duck Hall Farm, Bovington

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	-
4. Soils	x
5. GHG Emissions	✓ x
6. Climate Change Proof	-
7. Air Quality	✓ x
8. Use of brownfield sites	x
9. Resource Efficiency	-
10. Historic & Cultural Assets	x
11. Landscape & Townscape	x
12. Health	?
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	✓
15. Good Quality Housing	✓
16. Community Identity and Participation	✓
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	✓

Adverse effects have been forecast for the biodiversity; soils; use of brownfield sites; and landscape objectives, as the site is greenfield and is located in a high value local wildlife corridor within the Green Belt. Its development would therefore result in a loss of landscape character, loss of habitats and soil sealing.

Both positive and negative effects have been identified with regard to greenhouse gas emissions and air quality. The site is located close to the village centre, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in emissions, although the busy road between the site and village centre may act as a deterrent for some (e.g. elderly and disabled). However, there is traffic congestion in the village, which may increase with more people locating to the area and this could result in an increase in the level of emissions and declining air quality.

The site contains the historic farmstead of Duckhall Farm which includes two listed buildings, dating from the late medieval and early post medieval periods. It is considered likely that evidence relating to occupation during the medieval period survives within the allocation site and therefore there is a high risk that archaeological remains are present on the site, including the possibility of nationally important remains that may be worthy of preservation in situ. Negative effects have therefore been forecast for the historic and cultural assets objective.

Positive effects have been identified for the majority of the social and economic objectives, mainly as a result of the new housing meaning more residents who would help to make local facilities more viable. Uncertain effects have been forecast on the health objective as although development of the site could provide opportunities for open space (depending on the number of houses built), and encourage walking and cycling, there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area. An adverse effect has been identified in relation to crime as the site is located near the prison which could result in anxiety related to the fear of crime.

2.8 Land at Lower Road, Nash Mills

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	x
4. Soils	x
5. GHG Emissions	✓
6. Climate Change Proof	-
7. Air Quality	x
8. Use of brownfield sites	x
9. Resource Efficiency	x
10. Historic & Cultural Assets	?
11. Landscape & Townscape	x
12. Health	✓ x
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	?
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	x

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield, and therefore its development would result in loss of habitats and soil sealing. The site is also adjacent to the Grand Union Canal wildlife site which could be adversely affected. The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal and a negative assessment has therefore been provided for the flood risk objective. As the Green Belt is narrow at this location development here (if combined with development to the north at Red Lion Lane) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal. Negative effects have therefore also been identified for the landscape objective.

Positive effects have been identified for greenhouse gas emissions, as although the site is located at a distance from the town centre there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre, which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in greenhouse gas emissions. With regard to air quality, although the effects discussed above for greenhouse gas emissions would be relevant, an Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.

The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves and thereby negative effects are forecast for the resource efficiency objective. Uncertain effects have been identified for historic and cultural assets as a result of there being a high risk that heritage assets with archaeological interest are present in the area, including the possibility that any assets present may be worthy of designation.

Both positive and negative effects have been identified for health. The site is located near facilities and amenities, which could encourage walking and cycling; however, development of this site would result in the loss of informal open space and part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing. In addition a fuel pipeline runs inside the southern perimeter of the site which may have implications for health and wellbeing.

Positive effects are forecast for the housing and the sustainable prosperity and growth objectives, as the increase in local residents would make facilities and local amenities more viable and development would create some affordable housing. However development at this edge of town location does not support the objective to focus new development in the centre of urban areas. Uncertain effects have been identified for the equality and social exclusion objective, as although the site is located near facilities and amenities, (including a community centre, Apsley Station and bus routes), the local primary schools are at capacity and there is a need for a new school.

2.9 Land at Red Lion Lane, Nash Mills

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	x
4. Soils	x
5. GHG Emissions	✓
6. Climate Change Proof	-
7. Air Quality	x
8. Use of brownfield sites	x
9. Resource Efficiency	x
10. Historic & Cultural Assets	?
11. Landscape & Townscape	x
12. Health	✓ x
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	?
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	x

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is mainly greenfield (part of the site is a vacant car park), and therefore its development would result in loss of habitats and soil sealing. The site is also adjacent to the Grand Union Canal wildlife site which could be adversely affected. The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal and a negative assessment has therefore been provided for the flood risk objective.

As the Green Belt is narrow at this location development here (if combined with development to the south at Lower Road) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal. Negative effects have therefore been identified for the landscape objective.

Positive effects have been identified for greenhouse gas emissions, as although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre, which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in greenhouse gas emissions. With regard to air quality although the effects discussed above for greenhouse gas emissions would be relevant, an Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.

The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves and thereby negative effects are forecast for the resource

efficiency objective. Uncertain effects have been identified for historic and cultural assets as a result of there being a high risk that heritage assets with archaeological interest are present in the area, including the possibility that any assets present may be worthy of designation.

Both positive and negative effects have been identified for health. The site is located near facilities and amenities, which could encourage walking and cycling; however, development of this site would result in the loss of informal open space and part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing. In addition a fuel pipeline runs inside the southern perimeter of the site which may have implications for health and wellbeing.

Positive effects are forecast for the housing and the sustainable prosperity and growth objectives, as the increase in local residents would make facilities and local amenities more viable and development would create some affordable housing. However development at this edge of town location does not support the objective to focus new development in the centre of urban areas. Uncertain effects have been identified for the equality and social exclusion objective, as although the site is located near facilities and amenities, (including a community centre, Apsley Station and bus routes), the local primary schools are at capacity and there is a need for a new school.

2.10 Land at Lower Road and Land at Red Lion Lane, Nash Mills

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	x
4. Soils	x
5. GHG Emissions	✓
6. Climate Change Proof	-
7. Air Quality	x
8. Use of brownfield sites	x
9. Resource Efficiency	x
10. Historic & Cultural Assets	?
11. Landscape & Townscape	x
12. Health	✓ x
13. Sustainable Locations	✓
14. Equality/ Social Inclusion	?
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	x

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is largely greenfield and therefore its development would result in loss of habitats and soil sealing. The site is also adjacent to the Grand Union Canal wildlife site which could be adversely affected. The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal and a negative assessment has therefore been provided for the flood risk objective. As the Green Belt is narrow at this location development here would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal. Negative effects have been identified for landscape.

Positive effects have been identified for greenhouse gas emissions as although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the

uptake of these modes, thereby decreasing the growth in greenhouse gas emissions. With regard to air quality although the effects discussed above for greenhouse gas emissions would be relevant an Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.

The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves and thereby negative effects are forecast for the resource efficiency objective. Uncertain effects have been identified for historic and cultural assets as a result of there being a high risk that heritage assets with archaeological interest are present in the area, including the possibility that any assets present may be worthy of designation.

Both positive and negative effects have been identified for health. The site is located near facilities and amenities, which could encourage walking and cycling; however the western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.

Positive effects are forecast for the housing and the sustainable prosperity and growth objectives, as the increase in local residents would make facilities and local amenities more viable and development would create some affordable housing. However development at this edge of town location does not support the objective to focus new development in the centre of urban areas. Uncertain effects have been identified for the equality and social exclusion objective, as although the site is located near facilities and amenities, (including a community centre, Apsley Station and bus routes), the local primary schools are at capacity and there is a need for a new school.

2.11 Shendish, Hemel Hempstead

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	x	-	x	✓	-	x	x	x	x	x	✓	✓	✓	✓	-	-	✓	✓	x
											?		x						
											x								

This option is forecast as having positive effects on greenhouse gas emissions as the site has good access to local facilities in Apsley. The site is also located close to a train station and there is potential for the creation of a public transport link through Manor Estate, both of which could encourage a shift from private car use to public transport. However, the potential for additional congestion on London Road (part of which is designated as an Air Quality Management Area) has led to an adverse assessment in relation to air quality.

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives. The site is greenfield and would therefore result in loss or damage of habitats as well as soil sealing. The option is also located within a sand and gravel belt, which could have implications for safeguarding mineral reserves, resulting in adverse effects for the resource efficiency objective. Development of this option would have a visual impact on the landscape of Gade Valley, and could have a potential impact on the setting of Shendish Manor. The retention of the golf course (although smaller in size) and Hen’s Head Wood in the north (as proposed in the Illustrative Masterplan) would help to reduce these effects. Development in this area of the Green Belt would decrease the gap between Hemel Hempstead and Rucklers Lane. The site is located near Shendish Manor, which is a Grade II listed building and therefore adverse effects have been identified for historic and cultural assets.

The option is located near local facilities, which could encourage walking and cycling, although the topography of the site may discourage these modes. The site’s location near to the A41 could result in noise levels that could also adversely affect health and wellbeing, although preliminary assessment suggests that effects may be neutral. Developing this site would impact on the recreational value of footpaths through the area, which could reduce opportunities for healthy lifestyles, thus having adverse impacts on health and wellbeing. There are also road safety implications associated with development of this site in relation to the junction with London Road.

The option is located near a local centre which would result in a positive effect on equality and social exclusion. However, the two local primary schools are already at capacity and the location means that the area is relatively isolated from the rest of Hemel Hempstead.

Positive effects have been forecast against the majority of the social and economic objectives, including housing; sustainable prosperity and growth; and fairer access to services. The option will provide approximately 900 units of housing which would provide a large amount of affordable housing. The provision of additional housing means there will be more residents in the community making facilities and shops more viable. This would help support the local economy. However, this option would result in adverse effects on the ‘revitalise town centres’ objective, as by developing new homes in the Green Belt around Hemel Hempstead is not encouraging development in the centre of urban areas.

2.12 Station Road, Tring (South)

SA Objectives (Abridged)	
1. Biodiversity	x
2. Water quality/quantity	-
3. Flood risk	-
4. Soils	x
5. GHG Emissions	x
6. Climate Change Proof	-
7. Air Quality	x
8. Use of brownfield sites	x
9. Resource Efficiency	-
10. Historic & Cultural Assets	x
11. Landscape & Townscape	x x
12. Health	✓
13. Sustainable Locations	x
14. Equality/ Social Inclusion	x
15. Good Quality Housing	✓
16. Community Identity and Participation	-
17. Crime and Fear of Crime	-
18. Sustainable Prosperity and Growth	✓
19. Fairer Access to Services	✓
20. Revitalise Town Centres	✓

Adverse effects have been forecast for the biodiversity; soils; and use of brownfield sites objectives, as the site is greenfield, with significant tree cover and there would therefore be

loss of some habitats and soil sealing. The location of the site within the Green Belt and the Chilterns AONB has resulted in significant adverse effects being forecast for landscape, as development would have an effect on the character of the designation. Adverse effects have been forecast for historic and cultural assets as the site adjoins an Area of Archaeological Significance and the setting of Pendley Manor, a Listed Building, could be affected.

With regard to greenhouse gas emissions and air quality, as the site is located at a distance from the town centre and employment opportunities the development is likely to encourage greater car use thereby leading to increasing emissions. However, the site is located reasonably close to the railway station, and there are existing cycle links to the station and town centre which could encourage more sustainable travel which would reduce the levels of growth in emissions. The effect on emissions depends on whether these sustainable options being taken up. The location of the site at a distance from the town centre has also resulted in adverse effects being forecast for the sustainable locations and equality & social exclusion objectives.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy.

2.13 Station Road, Tring (North)

SA Objectives (Abridged)																			
1. Biodiversity	2. Water quality/quantity	3. Flood risk	4. Soils	5. GHG Emissions	6. Climate Change Proof	7. Air Quality	8. Use of brownfield sites	9. Resource Efficiency	10. Historic & Cultural Assets	11. Landscape & Townscape	12. Health	13. Sustainable Locations	14. Equality/ Social Inclusion	15. Good Quality Housing	16. Community Identity and Participation	17. Crime and Fear of Crime	18. Sustainable Prosperity and Growth	19. Fairer Access to Services	20. Revitalise Town Centres
x	-	-	x	x	-	x	x	-	x	x	✓	x	x	✓	-	-	✓	✓	✓

Adverse effects have been forecast for the biodiversity; soils and use of brownfield sites objectives, as the site is greenfield and there would therefore be loss of some habitats and soil sealing. The site is adjacent to two wildlife sites. The location of the site within the Green Belt and adjacent to the Chilterns AONB and Grand Union Canal has resulted in adverse effects being forecast for landscape, as the setting of both would be affected. Although the proposed location of the new housing is planned to be on the western side of the site, closest to Tring, development would extend outside the town's current built form and would therefore have some adverse effects on landscape character. Adverse effects have also been forecast for the historic and cultural assets objective as part the site is within an Area of Archaeological Significance and the setting of Pendley Manor, a Listed Building, could also be affected.

With regard to greenhouse gas emissions and air quality, as the site is located at a distance from the town centre and employment opportunities the development could encourage greater car use thereby leading to increasing emissions. However the site is located reasonably close to the railway station, and there are existing cycle links to the station and

town centre which could encourage more sustainable travel which would reduce the levels of growth in emissions. The effect on emissions depends on whether these sustainable options being taken up. The location of the site at distance from the town centre has also resulted in adverse effects being forecast for the sustainable locations and equality & social exclusion objectives.

Positive effects have been forecast for the housing; sustainable prosperity and growth; fairer access to services; and revitalise town centres objectives. The provision of additional housing means there will be more residents in the community making facilities and shops more viable and this would help to support the local economy. Development of the site could allow for the provision of just under 1ha of recreational space which could have a positive effect on the health and wellbeing of residents.

Appendix 3A: Additional Local Allocations Options Assessment

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

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

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

Key to Assessment Scores

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

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

SA Objectives

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

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

Berkhamsted Spatial Strategy: Haslam Field, Shootersway

SA Objective		Haslam Field, Shootersway	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. Although the closely mown improved grassland may be of limited biodiversity value it could still be an important reservoir for wildlife. The perimeter hedgerows and trees will also provide important habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre, which would discourage walking and cycling. In addition there are poor bus services. This could mean that the use of the car would increase, giving an increase in ghg emissions. The gradient between the town centre and the site may also make walking and cycling difficult. These factors could mean that there is an increase in the level of ghg emissions.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre, which would discourage walking and cycling, and there are poor bus services. This could mean that the use of the car would increase. The gradient between the town centre and the site may make walking and cycling difficult. There could be adverse effects on air quality due to a possible increase in emissions. An Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Haslam Field could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The area is classified in the Hertfordshire Historic Landscape Characterisation (HLC) as "built up modern". However, the County Archaeologist has identified that there is a potential that archaeological remains are present in this area of Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application.	?
11	Landscape & Townscape	The site is located in the Green Belt and could also impact on the setting of the British Film Institute (BFI) site. There could also be an effect on the transition area from urban to countryside.	x

SA Objective		Haslam Field, Shootersway	
12	Health	Developing this site for housing would result in the loss of informal open space and playing pitches in which the town is already deficient. This site is close to the A41, which means there would be noise disturbance which could affect the health and well-being of the new residents. The site is located at a distance from the town centre, which could discourage walking and cycling and the gradient between the town centre and the site may exacerbate this issue.	x
13	Sustainable locations	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which would reduce the need to travel for those working at the site.	✓
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
		The site is located close to the BFI site which reduces the need to travel by employees who occupy the new housing.	✓
15	Good quality housing	Developing this site would provide some affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

Berkhamsted Spatial Strategy: Home Farm, Pea Lane, Northchurch

SA Objective		Home Farm, Pea Lane, Northchurch	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase, giving an increase in ghg emissions. However, the site is located close to a number of local shops (in Northchurch) which could help to reduce these effects.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase. There could be adverse effects on air quality due to a possible increase in emissions. However, the site is located close to a number of local shops (in Northchurch) which could help to reduce these effects. An Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Pea Lane could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified as approximately 50% "pre 18 th century enclosure" and 50% 20 th century agriculture (HLC). The County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application.	?
11	Landscape & Townscape	The site is located in the Green Belt and the Chilterns AONB. Development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to this objective.	xx

SA Objective		Home Farm, Pea Lane, Northchurch	
12	Health	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities.	x
13	Sustainable locations	The site is located at a distance from the town centre.	x
14	Equality & social exclusion	The site is located at a distance from the town centre.	x
15	Good quality housing	Developing this site would provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

Berkhamsted Spatial Strategy: Ivyhouse Lane, Berkhamsted (new site)

SA Objective		Ivyhouse Lane, Berkhamsted	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the town centre which would discourage walking and cycling. Its location on a valley side would also make walking and cycling difficult. The site has poor accessibility to local facilities, especially primary schools. This could all mean that the use of the car would increase, giving an increase in ghg emissions. Buses do however run within 300m of the site which would enable the use of public transport and the railway station is relatively close to the site.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre which would discourage walking and cycling. Its location on a valley side would also make walking and cycling difficult. The site has poor accessibility to local facilities, especially primary schools. This could all mean that the use of the car would increase and there could therefore be adverse effects on air quality from vehicle emissions. Buses do however run within 300m of the site which would enable the use of public transport. An Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street in Northchurch and additional traffic created by the development at Ivyhouse Lane could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	The site is classified as "pre 18 th century enclosure" (HLC).	-
11	Landscape & Townscape	The site lies in the Green Belt. It is also immediately adjacent to the Chilterns AONB and therefore its development could impact on the character of the designation.	x
12	Health	Although the site is located 1km from the railway station and 1.25km from the town centre its location on a valley side may discourage residents from walking and cycling.	x

SA Objective		Ivyhouse Lane, Berkhamsted	
13	Sustainable locations	The site is at a distance from the town centre.	x
14	Equality & social exclusion	The site is at a distance from the town centre.	x
		The site has poor accessibility to local facilities, especially primary schools	x
15	Good quality housing	Developing this site would provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Developing this site could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

Berkhamsted Spatial Strategy: Land South of Berkhamsted

SA Objective		Land South of Berkhamsted	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats. The site also includes Long Green wildlife site and Brickhill Green wildlife site, which could be affected by development.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located some distance from the town centre and the gradient between the town centre and the site is likely to discourage walking and cycling, which could result in increased car use and growth in the level of ghg emissions. In addition, the scale of development at this site is out of scale with the employment opportunities in Berkhamsted and therefore it is likely that many of the new dwellings will be occupied by commuters to other towns/areas for work. Whilst the site is situated within 2km of the railway station there remains the likelihood that a high proportion will commute to work by private car.	x
		A circular bus route is proposed within the scheme, so this could increase use of public transport over private car use, depending on the uptake of this mode. There are also plans for a local centre which could provide the amenities required, thereby reducing the need to travel for some day to day needs. These factors could help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located a distance from the town centre, so there could be an increased use of the car. However, a circular bus route is proposed within the scheme, as well as provision of a local centre, both helping to reduce the need to travel. There could be beneficial implications for air quality depending on the uptake of this mode and the provision of services in the local centre being adequate for the needs of the local community. The large number of new dwellings proposed for this site could exacerbate the air quality issues in Northchurch, where an Air Quality Management Area (AQMA) was designated in 2011 for part of the High Street. Additional traffic created by any development at Land South of Berkhamsted could add to the existing problems.	?
8	Use of brownfield sites	This option uses a greenfield site for development.	x

SA Objective		Land South of Berkhamsted	
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	Part of the site (the area of Be/h2d Land west of Chesham Road) is located in an area of archaeological significance.	x
		The 'Land South of Berkhamsted' area is classified as "pre 18 th century enclosure" (40%), "20th century agriculture" (15%), "woodlands" (10%) and "parks, gardens, recreation" (35%) (HLC). The County Archaeologist has identified that there is a potential that archaeological remains are present in the area between the A41 and Berkhamsted, including the possibility of nationally important remains that may be worthy of preservation <i>in situ</i> . Archaeological assessment would therefore be required before the submission of a planning application.	?
11	Landscape & Townscape	The option is located in the Green Belt and would also impact on the Green Gateway. There could be a possible impact on the transition area from urban to countryside.	x
12	Health	The option is located at a distance from the town centre, which could discourage walking and cycling. The site is located near the A41 which could result in noise levels that could affect health and wellbeing even with the proposed acoustic bunds in place.	x
		There are plans for enhanced sports facilities, however it is uncertain what these facilities will be and whether they would encourage residents to have more active lifestyles.	?
13	Sustainable locations	The option is located at a distance from the town centre, however there is a local centre planned which will meet some day to day needs. There is a local school, with a new primary school proposed as part of the development. However the option could impact on school places available, as these are already under pressure in Berkhamsted.	✓
		The option is located close to the British Film Institute (BFI) site which should reduce the need to travel for any new residents working at the site.	✓
14	Equality & social exclusion	The option is located at a distance from the town centre, however a local centre is planned which will meet some day to day needs. There is a local school, with a new primary school proposed as part of the development. However the option could impact on school places available, as these are already under pressure in Berkhamsted.	✓
15	Good quality housing	This option covers a large area, and should provide a large amount of affordable housing.	✓
16	Community Identity & participation	A new local centre is planned with community facilities such as a local community hall. This should make the area a more attractive place to live and work.	✓
17	Crime and fear of crime	Neutral effects.	-

SA Objective		Land South of Berkhamsted	
18	Sustainable prosperity & growth	As this should provide a large amount of additional housing, this increased number of residents in the town would make facilities and shops more viable. The option also includes a local centre which could offer employment opportunities. The option could also support the expansion of the BFI site, which is a key local employer. This could create more jobs, helping the local economy.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	The option could help to revitalise the town or local centres by providing additional housing to help maintain community vibrancy and vitality.	✓

Bovingdon Spatial Strategy: Land at the former airfield, Bovingdon

SA Objective		Land at the former airfield, Bovingdon	
1	Biodiversity	The northern section of this site is greenfield and there would therefore be loss of some habitats. Part of the southern end of the site is located within or adjacent to a high value local biodiversity wildlife corridor.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	This site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This northern section of this site is greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	The site is located at a distance from the village centre facilities, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase, giving an increase in ghg emissions. However the area between the site and the village centre is relatively flat, which makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor. There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions. The site is close to a bus route which would enable the use of public transport to other settlements.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located at a distance from the town centre, which would discourage walking and cycling to main services and facilities. This could mean that the use of the car would increase. There could be adverse effects on air quality due to a possible increase in emissions. The topography makes it feasible for walking and cycling access to the village. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists. The effect is considered to be minor. There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline in local air quality.	x
8	Use of brownfield sites	Part of this site is currently in low grade use (a speedway track and a derelict WWII building) which provides opportunities for development to make environmental improvements.	✓
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified approximately 90% "communications" (airfield) and 10% "built-up modern" (HLC). Bovingdon airfield is important in terms of WWII history. In addition, the County	?

SA Objective		Land at the former airfield, Bovingdon	
		Archaeologist has identified that there is a potential for prehistoric and Roman sites to be found, and there may some risk that archaeological remains that are worthy of preservation in situ, may be present. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted.	
11	Landscape & Townscape	This site is within the Green Belt and therefore its development could have an adverse effect on this SA objective.	x
12	Health	Developing this site would provide opportunities for open space, and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area. If the primary school were to be relocated from its existing location to this new site there is the potential for the provision of new open space on the current school site.	?
13	Sustainable locations	This site is located at a distance from the village, so facilities would be harder to access, and there is a busy road between the site and the village centre which may restrict the easy movement of people.	x
14	Equality & social exclusion	The provision of a site for a replacement primary school could have positive effects on this objective although moving the school out of the centre of village would reduce its accessibility.	?
15	Good quality housing	Developing this site for 100 new homes will provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	The site is located near the prison which could result in anxiety related to the fear of crime.	x
18	Sustainable prosperity & growth	Provision of additional housing would mean that there are more residents in Bovingdon, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	Developing this site would support provision of and access to jobs and services.	✓
20	Revitalise town centres	Developing this site could help promote the role of the local centre, providing services, housing and employment.	✓

Bovingdon Spatial Strategy: Land at Duck Hall Farm, Bovingdon

SA Objective		Land at Duck Hall Farm, Bovingdon	
1	Biodiversity	This greenfield site is located in a high value local biodiversity wildlife corridor, with hedgerows and grassland being an important part of the site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The site is located in a low risk flood zone.	-
4	Soils	Development of the site would result in a loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	The site is located close to the village centre, which could encourage cycling and walking rather than use of the car, thereby helping to reduce the growth in ghg emissions. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	✓
		There is traffic congestion in the village, which may increase with more people locating to the area. This could result in an increase in the level of ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	The site is located close to the village centre, which could encourage cycling and walking rather than use of the car, thereby helping to improve air quality. The presence of the busy road between the site and the village centre may however discourage pedestrians and cyclists.	✓
		There is traffic congestion in the village, which may increase with more people locating to the area. This could result in a decline in local air quality.	x
8	Use of brownfield sites	The site is located in an area of predominantly greenfield.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site contains the historic farmstead of Duckhall Farm which includes two listed buildings, dating from the late medieval and early post medieval periods. It is considered likely that evidence relating to occupation during the medieval period survives within the allocation site and therefore there is a high risk that archaeological remains are present on the site, including the possibility of nationally important remains that may be worthy of preservation in situ. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted. The site also adjoins 2 further listed buildings, is in an area of	x

SA Objective		Land at Duck Hall Farm, Bovington	
		"pre 18 th century enclosure" (HLC) and provides an example of medieval strip farming.	
11	Landscape & Townscape	The site is located in the Green Belt. Development of the site may affect the views of the entrance into the village from the north-east.	x
12	Health	Development of the site could provide opportunities for open space (depending on the number of houses built), and encourage walking and cycling; however there is a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving around freely in the area. A care home may be built on the site.	?
13	Sustainable locations	This site is located near facilities, but the busy road between the site and the village centre may restrict the easy movement of people.	✓
14	Equality & social exclusion	A care home could be built as part of the development.	✓
15	Good quality housing	Developing this site will provide some affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	The site is located near the prison which could result in anxiety related to the fear of crime.	x
18	Sustainable prosperity & growth	Provision of additional housing means there are more residents, making facilities and shops more viable. This would help with the local economy.	✓
19	Fairer access to services	This option would support provision of and access to jobs and services.	✓
20	Revitalise town centres	This option could help promote the role of the local centre, providing services, housing and employment.	✓

Hemel Hempstead Spatial Strategy: Land at Lower Road, Nash Mills

SA Objective		Land at Lower Road, Nash Mills	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal.	x
4	Soils	Development of the site would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any the growth in airborne emissions. Air Quality Management Areas (AQMA) were designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The site is classified as "inland managed wetlands" (HLC). There is considered to be a high risk that heritage assets with archaeological interest are present in this area, including the possibility that any assets present may be worthy of designation. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is	?

SA Objective		Land at Lower Road, Nash Mills	
		submitted.	
11	Landscape & Townscape	The site is located in the Green Belt. As the Green Belt is narrow at this location development here (if combined with development to the north at Red Lion Lane) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal.	x
12	Health	Development of this site would result in the loss of informal open space.	x
		The site is located near facilities and amenities, which could encourage walking and cycling.	✓
		The western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.	x
		The fuel pipeline "UKOP Leg 1 Thames to Bovingdon" runs inside the southern perimeter of the site which may have implications for health and wellbeing.	x
13	Sustainable locations	The site is located near facilities and amenities, as well as Apsley Station and bus routes.	✓
14	Equality & social exclusion	The site is located near facilities and amenities, including a community centre, as well as Apsley Station and bus routes. However the local primary schools are at capacity and there is a need for a new school. Development of this site would result in the loss of informal open space.	?
15	Good quality housing	Development of the site would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The increase in local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Land at Red Lion Lane, Nash Mills

SA Objective		Land at Red Lion Lane, Nash Mills	
1	Biodiversity	The site is mainly greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal.	x
4	Soils	The site is mainly greenfield and development of the site would therefore result in the loss of greenfield land and soil sealing. The site does however include areas of previously developed land – notably a car parking area for the now closed paper mill. This is currently vacant but is expected to come back into use when the neighbouring Sappi development is completed.	x
5	Greenhouse gas emissions	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any the growth in airborne emissions. Air Quality Management Areas (AQMA) were designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.	x
8	Use of brownfield sites	Uses a predominantly greenfield site for development. Part of the site is a disused car park.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The site is classified as “inland managed wetlands” (HLC). There is considered to be a high risk that heritage assets with archaeological interest are present in this area, including the possibility	?

SA Objective		Land at Red Lion Lane, Nash Mills	
		that any assets present may be worthy of designation. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted.	
11	Landscape & Townscape	The site is located in the Green Belt. As the Green Belt is narrow at this location development here (if combined with development to the south at Lower Road) would result in the near coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal.	x
12	Health	The site is located near facilities and amenities, which could encourage walking and cycling.	✓
		The western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.	x
13	Sustainable locations	The site is located near facilities and amenities, as well as Apsley Station and bus routes.	✓
14	Equality & social exclusion	The site is located near facilities and amenities, including a community centre, as well as Apsley Station and bus routes. However the local primary schools are at capacity and there is a need for a new school.	?
15	Good quality housing	Development of the site would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The increase in local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Land at Lower Road and Land at Red Lion Lane, Nash Mills

SA Objective		Land at Lower Road and Land at Red Lion Lane, Nash Mills	
1	Biodiversity	The site is largely greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The western part of the site is within flood risk zones 2 and 3, running alongside the Grand Union Canal.	x
4	Soils	Development of the site would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	Although the site is located at a distance from the town centre, there are local facilities at Nash Mills and further services and facilities in the larger Apsley local centre which could reduce the need to travel by car. The site is also located close to bus routes and reasonably close to Apsley station.. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any the growth in airborne emissions. Air Quality Management Areas (AQMA) were designated in 2011 for part of London Road near to Apsley local centre and Lawn Lane and additional traffic created by the development at Nash Mills could add to existing problems.	x
8	Use of brownfield sites	Uses a predominantly greenfield site for development. Part of the site is a vacant car park.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The site is classified as "inland managed wetlands" (HLC). There is considered to be a high risk that heritage assets with archaeological interest are present on the site, including the possibility that any assets present may be worthy of designation. It is therefore recommended that an archaeological site impact assessment should be produced before any development proposal is submitted.	?
11	Landscape & Townscape	The site is located in the Green Belt. As the Green Belt is narrow at this location development here would result in coalescence of the settlements, effectively merging Hemel Hempstead with Kings Langley to the east of the Grand Union Canal.	x

SA Objective		Land at Lower Road and Land at Red Lion Lane, Nash Mills	
12	Health	Development of this site would result in the loss of informal open space.	x
		The site is located near facilities and amenities, which could encourage walking and cycling.	✓
		The western part of the site is located near to the railway line which could result in noise levels that could affect health and wellbeing.	x
		The fuel pipeline "UKOP Leg 1 Thames to Bovington" runs inside the southern perimeter of the site which may have implications for health and wellbeing.	x
13	Sustainable locations	The site is located near facilities and amenities, as well as Apsley Station and bus routes.	✓
14	Equality & social exclusion	The site is located near facilities and amenities, including a community centre, as well as Apsley Station and bus routes. However the local primary schools are at capacity and there is a need for a new school. Development of this site would result in the loss of informal open space.	?
15	Good quality housing	Development of the site would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The increase in local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Shendish, Hemel Hempstead

SA Objective		Shendish, Hemel Hempstead	
1	Biodiversity	The site is greenfield and there would therefore be loss or damage of some habitats, including some mature trees.	x
2	Water quality/ quantity	The site falls within Groundwater Protection Zone 2.	x
3	Flood risk	The site is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	Development of the site would result in a loss of greenfield land, and soil sealing.	x
5	Greenhouse gas emissions	The site has good access to local facilities in Apsley, which could decrease the need to travel by car, and its location close to the train station could encourage a shift from private car use to public transport. There would also be the potential for creation of a public transport link through to Manor Estate. These factors could help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral effects.	-
7	Air Quality	This option has good access to local facilities in Apsley, which could decrease the need to travel by car and reduce growth in airborne emissions. However development at this location could increase congestion on London Road with associated implications for local air quality. An Air Quality Management Area (AQMA) was designated in 2011 for part of London Road near to Apsley local centre and additional traffic created by the development at Shendish could add to existing problems.	x
8	Use of brownfield sites	Uses a greenfield site for development.	x
9	Resource efficiency	The site is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves. A new railway bridge and road infrastructure would be needed to support development at this location.	x
10	Historic & cultural assets	The site is located near Shendish Manor, which is a Grade II listed building, and would have an effect on its parkland setting. The site is also located adjacent to an area of archaeological significance. The site is classified as approximately 50% "20 th Century Agriculture", 40% "Parks, Gardens, Recreation" and 10% "Built-up Modern". The County Archaeologist has identified there to be a high risk that heritage assets with archaeological interest are present on the site. Archaeological assessment would therefore be required before the submission of a planning application.	x

SA Objective		Shendish, Hemel Hempstead	
11	Landscape & Townscape	The site is located in the Green Belt and development at this location would reduce the gap between Hemel Hempstead and Rucklers Lane. Development of the site would have a visual impact on the landscape of the Gade Valley, although the retention of the golf course (although smaller in size) and Hen's Head Wood in the north (as proposed in the Illustrative Masterplan) would help to reduce these effects. There would also be an impact on the parkland setting of Shendish Manor.	x
12	Health	The site is located near local facilities, which could encourage walking and cycling to access the facilities, although the topography of the site may discourage these modes.	✓
		The site is located near to the A41 which could result in noise levels that might affect health and wellbeing, although preliminary assessment suggests that effects may be neutral.	?
		Developing this site would impact on the recreational value of footpaths through the area, which could reduce opportunities for healthy lifestyles, thus having adverse impacts for health and wellbeing. There are also road safety implications associated with development of this site in relation to the junction with London Road.	x
13	Sustainable locations	The site is located near a local centre and development could create footpath and cycle links to Manor Estate. There are two local primary schools nearby however they are both already at capacity.	✓
14	Equality & social exclusion	The site is located near a local centre.	✓
		There are two local primary schools nearby but they are both already at capacity. The location to the south of the railway means that the area is relatively isolated from the rest of Hemel Hempstead.	x
15	Good quality housing	This site could provide c.900 units of housing which would allow for the provision of a large amount of affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a large amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new	x

SA Objective	Shendish, Hemel Hempstead
	development in the centre of urban areas.

Tring Spatial Strategy: Station Road (South), Tring

SA Objective		Station Road (South), Tring	
1	Biodiversity	The site is greenfield, with significant tree cover and there would therefore be loss of some habitats.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The site is in a low risk flood zone.	-
4	Soils	Development would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of ghg emissions. The site is located reasonably close to the railway station, and there are existing cycle links to both the station and the town. The impact on ghg emission increases would depend on these sustainable options being taken up.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The affect on air quality depends on these sustainable options being taken up.	x
8	Use of brownfield sites	Development of the site would result in the use of greenfield land.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified as "18 th -19 th Century Enclosure". The site adjoins an Area of Archaeological Significance (Pendley Manor). The setting of Pendley Manor, a Listed Building, could also be adversely affected.	x
11	Landscape & Townscape	The site is located within the Green Belt and the Chilterns AONB. Development of the site would have an effect on the character of the designation and significant adverse effects are therefore predicted in relation to this objective.	xx
12	Health	The existing cycle link to the town and station could encourage the local residents to have more active lifestyles.	✓

SA Objective		Station Road (South), Tring	
13	Sustainable locations	The site is located at a distance from the town centre and employment opportunities; however it is located relatively close to schools and the railway station.	x
14	Equality & social exclusion	The site is located at a distance from the town centre and employment opportunities; however it is located relatively close to schools and the railway station.	x
15	Good quality housing	Developing this site for 50+ units will provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	The provision of new houses could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓

Tring Spatial Strategy: Station Road (North), Tring

SA Objective		Station Road (North), Tring	
1	Biodiversity	The site is greenfield and there would therefore be loss of some habitats. The site is also adjacent to the Grand Union Canal wildlife site and Station Road/Grove Fields wildlife site.	x
2	Water quality/ quantity	Neutral effects.	-
3	Flood risk	The site is in a low risk flood zone. However, the site adjoins the canal to the west which could be a potential flood risk.	x
4	Soils	Development would result in loss of greenfield land and soil sealing.	x
5	Greenhouse gas emissions	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing the growth of ghg emissions. The site is located relatively close to the railway station, and there are existing cycle links to both the station and the town. The impact on ghg emission levels would depend on these sustainable options being taken up.	x
6	Climate change proof	Neutral effects.	-
7	Air Quality	The site is located a distance from the town centre and employment opportunities. This could increase the use of the car to access town centre facilities and services and employment, thereby increasing emissions to air, which could result in adverse effects on air quality. However, there are existing cycle links to the station and town centre which could encourage more sustainable travel. The affect on air quality depends on these sustainable options being taken up.	x
8	Use of brownfield sites	Development of the site would result in the use of greenfield land.	x
9	Resource efficiency	Neutral effects.	-
10	Historic & cultural assets	The site is classified as "18 th -19 th Century Enclosure". The south-west corner of the site is within an Area of Archaeological Significance (Marshcroft Lane, Tring, cropmark). The setting of Pendley Manor, a Listed Building, could also be adversely affected, depending on which area of this site is developed for housing.	x
11	Landscape & Townscape	The site is located within the Green Belt. It is adjacent to the Chilterns AONB (the boundary of which is delineated by Station Road) and the Grand Union Canal and the setting of both could be adversely affected by the development. Although the proposed location of the new housing would be on the western side of the site, closest to Tring, development would extend outside the town's	x

SA Objective		Station Road (North), Tring	
		current built form and would therefore have some adverse effects on landscape character.	
12	Health	Development of the site could allow for the provision of just under 1ha of recreational space. The existing cycle link to the town and station could encourage the local residents to have more active lifestyles.	✓
13	Sustainable locations	The site is located at a distance from the town centre; however it is located relatively close to schools and the railway station. It is uncertain whether any local amenities (apart from recreation space) would be provided.	x
14	Equality & social exclusion	The site is located at a distance from the town centre; however it is located relatively close to schools and the railway station. It is uncertain whether any local amenities (apart from recreation space) would be provided.	x
15	Good quality housing	Developing this site for 150+ units will provide some affordable housing.	✓
16	Community Identity & participation	Neutral effects.	-
17	Crime and fear of crime	Neutral effects.	-
18	Sustainable prosperity & growth	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy.	✓
19	Fairer access to services	The provision of new houses could result in improved services and jobs for the town and should help to support the local services, thereby maintaining their viability.	✓
20	Revitalise town centres	The new housing should help to support the local services in the town, maintaining their viability and boosting the local economy, thereby helping to support sustainable urban living.	✓

Appendix 3B - Information on Additional and Amended Locations (provided by Dacorum Borough Council)

1. New sites

The information in the following tables provides Dacorum Borough Council officers' initial assessments of the pros and cons of the new sites submitted as part of representations to the Pre-Submission Core Strategy. The comments are based on an assessment of information submitted by the landowner / agent, together with other known information regarding the site.

Site name	Pros	Cons
Haslam Field*, Shootersway	<ul style="list-style-type: none"> • Provision of new housing. • Land being actively promoted for development. • Relatively flat site. • Adjacent to LA4 (Hanburys) – so potential to consider merging the two sites into one larger developable area. This could include other uses such as allotments and open space. • Site already has access onto Shootersway. 	<ul style="list-style-type: none"> • Within the Green Belt on the southern side of Berkhamsted. • Currently used for recreational purposes by Berkhamsted School. Allocating it for housing would result in a loss of informal open space and playing pitches, in which the town is already deficient. • Proximity to A41 – potential noise issues (though not likely to be greater than any issues associated with Hanburys) • Potential to exacerbate existing congestion issues at key local junctions. • Topography may reduce uptake of sustainable transport modes (though no greater issue than for the adjacent Hanburys site)
Home Farm, Pea Lane, Northchurch	<ul style="list-style-type: none"> • Being promoted by agent, although no additional information (beyond a site plan) provided. • Provision of new housing. 	<ul style="list-style-type: none"> • Within the Green Belt on the edge of Northchurch. • Also falls within the Chilterns AONB, which denotes landscape of national importance. • No easy access to services and facilities – with the closest provision being at

		<p>Northchurch Local centre.</p> <ul style="list-style-type: none"> • Capacity issues for Pea Lane (a dead end road) and at junction with Tring Road / High Street.
Ivyhouse Lane, Berkhamsted	<ul style="list-style-type: none"> • Provision of new housing. • Land being actively promoted for development. • 1km from railway station (though topography will affect accessibility via foot / bicycle) • Capacity to create a clear Green belt boundary (Ivy House lane) • Adjoined by residential development on 3 sides. • Buses run within 300m of site. 	<ul style="list-style-type: none"> • Immediately adjacent to the Chilterns AONB • Location of site on valley side likely to affect take-up of sustainable modes of transport. • Sloping site (moderate to steep)
Land at the former airfield, Bovingdon	<ul style="list-style-type: none"> • Land being actively promoted for development. • Provision of new housing (agent assumes c100 new homes plus open space and provision of site for replacement primary school) • Assumed to be deliverable, as being promoted by an agent on behalf of the landowner. • Currently in low grade use (a speedway track, derelict WWII building and earth bunds on scrubland. • Biodiversity interest stated by agent to be low (though would require further investigation) • Potential to use vacant site of existing primary school for open space or affordable housing. • Site near to existing bus 	<ul style="list-style-type: none"> • County Council do not support the relocation of the primary school from within the centre of the village to a new greenfield site. • Site is further removed from services and facilities of village centre than alternative site(s). • Part of a much larger site and therefore more difficult to secure a strong long term Green Belt boundary. • Site LA6 considered to provide a more compact and logical extension to the village.

	route.	
Land at Lower Road, Nash Mills	<ul style="list-style-type: none"> • Land being actively promoted for development. • Provision of new housing. • On a bus route. • Closest local centre is in Nash Mills, with further services and facilities in the larger Apsley local centre. 	<ul style="list-style-type: none"> • Within the narrow strip of Green Belt that separates Hemel Hempstead from Kings Langley. • Located within Flood Plain (close proximity to canal). • Loss of informal open space.

* A site map has been requested from agent who submitted the representation, but none has been received as at 12/3/12. The site area assessed is therefore based on Officers' assumptions re location and extent.

2. Reassessment of Existing Sites

The following sites have already been assessed through the SA/SEA process. However, additional information and/or confirmation of site boundaries have now been provided. The table below shows any *additional* pros and cons that Officers consider need to be factored into the final site appraisals.

Station Road, Tring

Previous SA works has assessed the broad location i.e. land bordering Station Road. The precise areas of land now being put forward by the landowners has been confirmed.

Site name	Pros	Cons
Station Road, Tring (south) 50+ units	<ul style="list-style-type: none"> • Land being actively promoted for development. • Provision of new housing. • Walking distance of railway station. 	<ul style="list-style-type: none"> • Significant tree cover on site. • Within Chilterns AONB. • Adjoins an Area of Archaeological Significance (Pendley Manor) • Potentially of higher landscape quality than current Local Allocation at Icknield Way. • Considerable distance from employment areas.

Station Road (north) 150+ units	<ul style="list-style-type: none"> • Land being actively promoted for development. • Provision of new housing. • Walking distance of railway station. • Potential for just under 1ha of recreational space as part of development. 	<ul style="list-style-type: none"> • Adjacent to AONB (boundary delineated by Station Road). • Part of site is within an Area of Archaeological Significance (Marshcroft Lane, Tring, cropmark) • Site adjoins canal to the west – potential flood risk. • Significant development area compared to size of existing town (although development capacity similar to that proposed for Local Allocation at Icknield Way) • Potentially of higher landscape quality than current Local Allocation at Icknield Way. • Considerable distance from employment areas.
--	--	---

Land South of Berkhamsted:

Further detailed technical information has been provided for this site. The broad principles remain unchanged from that previously assessed, although further detail has been provided which may require some adjustment of the assessment. Number of units confirmed as c800.

Site name	Pros	Cons
Land south of Berkhamsted	<ul style="list-style-type: none"> • As previously assessed 	<ul style="list-style-type: none"> • As previously assessed

Nash Mills sites:

This site comprises two adjacent sites that are being promoted by different landowners. There is however the potential to consider them as one large site and this option needs to be assessed.

Site name	Pros	Cons
Lower Road, Nash Mills and Land at	As listed for separate sites, plus:	<i>As listed for separate sites, plus:</i>

Red Lion Lane, Nash Mills	<ul style="list-style-type: none"> Economies of scale and potential for an improved layout and mix of unit types and uses. 	<ul style="list-style-type: none"> Loss of significant part of narrow Green Belt area separating Hemel Hempstead and Kings Langley
------------------------------	---	---

Shendish:

Further detailed technical information has been provided for this site. The broad principles remain unchanged from that previously assessed, although further detail has been provided which may require some adjustment of the assessment.

Site name	Pros	Cons
Shendish, Hemel Hempstead	<ul style="list-style-type: none"> Site now being promoted as a single developable area, rather than split by land ownership. This aids potential deliverability. 	

Duck Hall Farm, Bovingdon:

Site name	Pros	Cons
Land at Duck Hall Farm, Bovingdon	<ul style="list-style-type: none"> As previously assessed 	<ul style="list-style-type: none"> As previously assessed

Appendix 4: Screening of the Proposed Amendments to the Pre-Submission Core Strategy

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	SA update required
1. Summary of the Strategy			
Text	E1	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, <u>if 'windfall' sites are taken into account for the whole plan period (see Table 7).</u> 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.	No update to SA
	E2	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 <u>and cultural</u> facilities a performing arts venue and cemetery will be provided. Hertfordshire County Council have has 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. 	No update to SA
	MC1	1.13 A 'second tier' of market towns will meet their local housing needs and provide employment and services for local and adjacent communities.	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<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 An extension of Tring School will be <u>accommodated</u>. increased and new detached playing fields can be provided.</p>	
Key Diagram	E3	See Figure. Show extent of rural area designation.	No update to SA required
Part A - Context			
2. Introduction			
Text	-		
Figures 1 & 2	E4	Update Figure 2 to indicate Submission stage now reached.	No update to SA required
3. Borough Portrait			
Text	E5	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.	No update to SA
	MC2	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 rare species, including the black poplar and water voles and White-Clawed Crayfish.</u> Dacorum also has a rich and varied historic heritage, from the distinctive New Town architecture to more traditional brick and flint buildings of the market towns. The Grand Union canal runs north to south, formerly providing the power for the paper mills that once dominated the Gade Valley. The borough is home to 25 Conservation Areas, 4 Registered Parks and Gardens, some 2,000 Listed Buildings, around 30 Scheduled Ancient Monuments and many known archaeological sites.	No update to SA
Figures 3 - 6	-		
4. Challenges			
Challenge 1	-		
Challenge 2	-		
Challenge 3	-		
Challenge 4	-		
Challenge 5	MC3	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.	No update to SA
Challenge 6	MC4	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.	No update to SA
5. Borough Vision			
Text	-		
Vision	MC5	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	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		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	
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	MC6	To promote the use of renewable resources, <u>reduce carbon emissions</u> , protect natural resources and reduce waste.	Positive implications for SA5 (GHG emissions). Compatibility between SA5 and Strategic Objective 13 changed from a neutral to a positive.
Objective 14	-		
Objective 15	-		
Objective 16	-		
Objective 17	-		
7. Other Plans			
Text: 7.1-4	E6	7.1 The challenges and objectives outlined cannot be tackled by the Local Development <u>Planning Framework</u> alone. They are already being addressed in varying degrees by a range of other strategies and policies at national, county and local levels. It is therefore important that the Core Strategy, and other Development Plan Documents, complement and reinforce these. Figure 7 lists some of these key documents and strategies.	No update to SA
	E7	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>	No update to SA
Figure 7	MC7	<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>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required						
		<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) <p style="background-color: black; color: white; margin: 5px 0;">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	MC8	<p>First part of Figure</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="width: 33%;">Community Strategy Objective</th> <th style="width: 33%;">Equivalent Strategic Objective(s)</th> <th style="width: 33%;">Principal Core Strategy Policies</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Reducing crime and creating a safer Dacorum</td> <td style="vertical-align: top;"> <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 style="vertical-align: top;"> <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 	No update to SA
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	-								

Core Strategy Reference	Amendment Reference	Amendment	SA update required
Figures 9 & 10	-		
Distribution of Development: 8.7-12	-		
Table 1	-		
Policy CS1	MC9	<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> <ul 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> <ul style="list-style-type: none"> i. be based on the neighbourhood concept; ii. provide for its own infrastructure; and iii. support relevant town-wide needs. <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>	No update to SA
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	MC10	<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. Development will only therefore be supported in limited circumstances. 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>	No update to SA
	MC11	<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. Redevelopment or limited infilling of selected sites may help to secure economic prosperity,</p>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>achieve social objectives or environmental improvements. The selection of major developed sites should support these objectives and be based on the following criteria:</p> <p>(a) the sites are substantial in size;</p> <p>(b) they contain a significant amount and scale of built development; and</p> <p>(c) they can accommodate further development without prejudicing Green Belt objectives.</p> <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>	(see 8.31 below)
	MC12	<p>8.31 The location of these Major Developed Sites is set out current list of major developed sites in Table 2 may be added to. Their and their external boundaries are illustrated will be shown on the Proposals Map. These sites have been identified based on the following criteria:</p> <p>(a) they are substantial in size;</p> <p>(b) they contain a significant amount and scale of built development;</p> <p>(c) they can accommodate further development without prejudicing Green Belt objectives; and</p> <p>(d) their redevelopment, or limited infilling, will help to secure economic prosperity or achieve environmental improvements.</p>	No update to SA (see 8.30 above)
	MC13	<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>	No update to SA
Table 2	-		
Policy CS5	MC14	<p>Policy CS5: Green Belt</p> <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, 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> <p>(a) <u>building</u> for the uses defined as appropriate in national policy;</p> <p>(b) for the replacement of <u>existing buildings</u> for the same use; existing houses (on a like for like basis); and</p> <p>(c) for limited extensions to existing buildings;</p> <p>(d) <u>the appropriate reuse of permanent, substantial buildings; and</u></p> <p>(e) <u>the redevelopment of previously developed sites¹⁴, including major developed sites which will be defined on the Proposals Map</u></p> <p>provided that:</p> <p>i. there is <u>it has</u> no significant impact on the character and appearance of the countryside; and</p> <p>ii. if relevant, the development will <u>it supports</u> the rural economy and maintenance of the wider countryside.</p> <p>Further guidance will be provided.</p> <p>No general review of the Green belt boundary is proposed, although local allocations (under Policies CS2 and CS3) will be permitted.</p>	<p>The changes proposed to bring the policy in line with the NPPF.</p> <p>Change could result in Green Belt development that would not have been allowed under the current policy.</p> <p>Potential for negative implications for SA11 (landscape).</p> <p>However, no update to SA required.</p>

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<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	MC15	<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 <u>major developed sites</u> Major Developed Sites and detailed approach to infilling and redevelopment of <u>major developed sites</u> Major Developed Sites through the Site Allocations DPD. • the Development Management DPD; and • support of countryside management initiatives with partner <u>through</u> organisations such as the Hertfordshire Countryside Management Service (CMS). 	No update to SA
- Selected small villages (GB):8.33-34	-		
Policy CS6	-		
Monitoring/Delivery	-		
- Rural Area:8.35-36	-		
Policy CS7	MC16	<p>Policy CS7: Rural Area</p> <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. for the replacement of existing <u>buildings for the same use; houses (on a like for like basis); and</u> iii. for limited extensions to existing buildings; iv. <u>the appropriate reuse of permanent, substantial buildings; and</u> v. <u>the redevelopment of previously developed sites</u>¹⁵ <p><u>provided that:</u></p> <ul style="list-style-type: none"> i. <u>it has no significant impact on the character and appearance of the countryside; and</u> ii. <u>it supports the rural economy and maintenance of the wider countryside.</u> <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</p>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		Marston and Wilstone, provided that it complies with Policy CS1: Distribution of Development, and Policy CS2 Selection of Development Sites. Footnote: ¹⁵ Excluding temporary buildings	
Monitoring/Delivery	-		
9. Enabling convenient access			
Text: 9.1-11	MC17	9.7 All major new development proposals 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.	No update to SA
	MC18	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) 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.	No update to SA
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	MC19	Policy CS12: Quality of Site Design On each site development should: (a) provide a safe and satisfactory means of access for all users; (b) provide sufficient parking and sufficient space for servicing; (c) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties; (d) retain important trees or replace them with suitable species if their loss is justified; (e) plant trees and shrubs to <u>help assimilate</u> softly screen development and <u>softly screen</u> settlement edges; (f) integrate with the streetscape character; and (g) respect adjoining properties in terms of: i. layout; ii. security; iii. site coverage; iv. scale; v. height; vi. bulk; vii. materials; and	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		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	MC20	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 in across the three towns, with one in Markyate . 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).	No update to SA
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	MC21	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>	No update to SA
	MC22	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.	Positive implications for SA13 (Sustainable Locations) and SA19 (Access to Services). No update to SA.
Table 5	-		
Shopping areas: 13.5-6	-		
Out of centre retail development: 13.7-12	MC23	13.9 The sequential approach <u>adopted by the Council</u> requires new retail development to be delivered in central locations first; this supports the vitality and viability of centres and is a sustainable approach to development. The sequential approach stipulates that retail development is delivered on sites in the following order of preference: 1. locations in <u>shopping areas</u> in appropriate existing centres;	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>2. other locations within these centres;</p> <p>2- 3. edge of centre locations, with preference given to sites that are or will be well-connected to the centre; and</p> <p>3- 4. 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.</p>	
Table 6	-		
Policy CS16	-		
Monitoring/Delivery	-		
Providing Homes and Community Services		Providing Homes and Community Services	
Strategic Objectives	-		
14. Providing homes			
Text: 14.1-8	-		
Housing supply: 14.9-23	MC24	<p>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.</p>	No update to SA
	MC25	<p>14.14 The Council will maintain a continuous 5-year¹ 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.</p>	No update to SA
	E8	Footnote to 14 This <u>will include</u> any additional percentage figure required by national policy.	
	MC26	<p>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.</p>	No update to SA
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	MC27	<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 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 100% of all new homes will be affordable on rural housing sites (Policy CS20) will normally be affordable (Policy CS20).</u></p> <p>A minimum of 75% of the affordable housing units provided should be for rent.</p>	<p>If allowing a small element of open market housing in rural housing sites facilitates the delivery of affordable housing there would be positive implications for SA15 (Housing). No update to SA required.</p>

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>Judgements about the level, and mix and tenure of affordable homes will have regard to:</p> <p>(a) the Council's Housing Strategy, <u>identified housing need</u> and other <u>relevant</u> evidence (see Policy CS18);</p> <p>(b) the potential to enlarge the site;</p> <p>(c) the overall viability of the scheme and any abnormal costs; and</p> <p>(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> <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>	
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	E9	Delivering community services and facilities Social infrastructure	No update to SA
	MC28	15.1 The fundamental day-to-day living needs and the well-being of society are dependent <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> to deliver the required social and community services and facilities.	No update to SA
	MC29	15.2 The Dacorum Sustainable Community Strategy and the local planning system both aspire <u>aspires to promote and improve community well-being, although it recognises there are resource constraints.</u> and help to provide the mechanisms to deliver the social infrastructure needed <u>The Council also aims to help will work with the agencies who provide social infrastructure, to supply the right facilities in the right place.</u>	No update to SA
	MC30	15.3 Collaborative working, consultation and a variety of technical studies have helped to understand the opportunities and issues, <u>and will continue to do so.</u> 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 are not being met and where there was are any oversupply issues. <u>Infrastructure providers' future</u> The service plans of infrastructure providers and requirements arising from projected population levels yield give <u>a schedule of infrastructure requirements to 2031.</u>	No update to SA
	MC31	15.14 The 'Place Shaping' workshops around the borough identified a need to improve existing community facilities and consider further provision of community services and both facilities and services. <u>These facilities should were primarily be for young people and the elderly.</u> with the requirement <u>Specific needs for new large community centres/halls and cultural centres, space for local faith groups, as well as cultural centres and more open space, were identified. Some new provision is indicated</u> Specific needs are identified in the Place Strategies, and additions are possible.	No update to SA
Figure 14	MC32	<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; • specialist facilities such as a prison; 	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<ul style="list-style-type: none"> • 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	MC33	Delivering leisure and cultural facilities	No update to SA
	MC34	<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. 	No update to SA
	MC35	<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>	No update to SA
	MC36	<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>	No update to SA
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	MC37	<p>16.2 The majority of Dacorum is within the Chilterns National Character Landscape Area¹. Whilst the character of the 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>	No update to SA
	MC38	<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>	No update to SA
Map 2	MC39	See Figure. Correct the notation for the Chilterns. Show additional scarp slope through Aldbury Nowers.	No update to SA
Green infrastructure: 16.9-16	-		
Map 3	MC40	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.	No update to SA
Biodiversity/geological conserv’n:16.17- 24	MC41	<p>16.17 Biodiversity and geological resources are a key an essential component of green infrastructure. Their protection <u>will vary</u> varies according to their relative importance (see Figure 15), the highest being international importance.</p>	No update to SA
	MC42	<p>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</u></p>	Positive implications for HRA and SA1

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<u>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>	(Biodiversity). No change to SA needed.
	MC43	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>	Positive implications for SA1 (Biodiversity). No change to SA.
	MC44	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.	No update to SA
	MC45	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>	No update to SA
	MC46	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.	No update to SA
	MC47	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>	No update to SA
	MC48	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.	No update to SA
	MC49	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.	No update to SA
Figure 15	MC50	See Figure. Link 'County/subregional and Local'. Position RIGGSs below Wildlife Sites.	No update to SA
Policy CS24	-		
Policy CS25	-		
Policy CS26	-		
Monitoring/Delivery	MC51	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 the Development Management DPD and supplementary planning documents;</u> • <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 	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>guidance;</p> <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		17. Conserving the historic environment	
Text: 17.1-17	E10	17.5 High quality design and proper maintenance can prevent the loss of original character in buildings. Conservation <u>Conversion</u> of buildings to alternative uses can extend the life of buildings and is preferable to demolition. Infilling and replacement with new characterless buildings and public realm should be avoided. This applies to both designated and undesignated historic assets.	No update to SA
	MC52	17.6 The Council needs to re-evaluate its historic heritage <u>heritage</u> 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 <u>It will include</u> a programme of Conservation Area Appraisals and a Heritage at Risk Review.	No update to SA
	MC53	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 <u>heritage</u> assets: the Council will act to ensure their protection, using enforcement action, Article 4 Directions, building preservation and urgent work notices, spot listing and applications for funding.	No update to SA
Policy CS27	MC54	<p>Policy CS27: Quality of the Historic Environment</p> <p>All development will favour the conservation of <u>historic heritage</u> 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>	No update to SA
Monitoring/Delivery	MC55	<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 <u>heritage</u> assets and management plans. 	No update to SA
18. Using resources efficiently			
Text: 18.1-11	E11	<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</p>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>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 • managing pollution. 	
	E12	<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 by <u>through</u> biodiversity enhancements; • reduced 'heat stress'⁷ in urban environments; and • an improved quality of life and feeling of well-being. 	Positive implications for SA5 (GHG emissions). No change to SA needed.
	E13	18.2 Key legislative and statutory directives aim to reduce <u>carbon dioxide</u> (CO ₂) 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 CO ₂ emissions by 26% by 2020 and an 80% reduction in all greenhouse gas emissions <u>by 80%</u> by 2050 (both from a 1990 baseline).	No update to SA
	E14	18.3 Apart from National mandatory standards, currently provided <u>such as those provided for dwellings</u> 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.	No update to SA
	E15	18.4 The Council's approach is <u>will aim to 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.	No update to SA
	E16	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.	No update to SA
	E17	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 <u>in</u> the Dacorum Sustainable Community Strategy.	No update to SA
	E18	18.7 The current energy performance of the borough has shown that, despite progress on the reduction of domestic energy consumption, there is a need to make improvements to domestic energy consumption, the existing housing stock, new development, and renewable and decentralised energy for the built environment.	No update to SA
	E19	18.8 The borough currently shows very good performance on the reduction of domestic energy consumption. Over the 10 years from 1996, domestic consumption has fallen <u>fell</u> by more than 20%, in line with targets. This was <u>has been</u> 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.	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
	E20	18.9 Even though Nearly 30% of carbon emissions arise <u>arose</u> from energy use in <u>Dacorum's</u> our homes. Yet, there are <u>were</u> very few examples of private development in the borough <u>in 2011</u> that <u>had</u> have 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 BREEAM ⁸ .	No update to SA
	E21	18.10 There are also <u>In 2011</u> there were 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.	No update to SA
	E22	New heading after paragraph 18.10 Carbon Emissions and Renewable Energy	No update to SA
	E23	18.11 The <u>Council's</u> approach to <u>carbon emissions and</u> renewable energy will be guided by the Energy Hierarchy (Figure 16). This expects <u>This means that</u> carbon emission reductions to <u>will</u> be delivered primarily through <u>improvements to the</u> energy efficiency performance improvements to <u>of</u> the building fabric <u>and</u> 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 <u>targets</u> . reductions set out in Policy CS28	No update to SA
Figure 16	-		
Renewable energy: 18.12-18	E24	Renewable Energy	
	MC56	New paragraph after paragraph 18.11 <u>Government policy intends that all new buildings should be built to a zero carbon standard within the next ten years, and at some point afterwards new development should normally have a neutral carbon impact. Minimum standards or targets will be identified through the Building Regulations and the Code for Sustainable Homes or equivalents. The pace of change and level of compliance will depend on:</u> <ul style="list-style-type: none">• <u>the timing of Government regulation or advice;</u>• <u>the opportunity (to exceed the minimum); and</u>• <u>cost affecting viability of schemes.</u> <u>Opportunity is related to size of scheme and location. There are opportunities in Dacorum to exceed the minimum pace of change, particularly for larger developments and where heat and energy demands will be relatively high.</u>	No update to SA
	MC57	Second new paragraph after paragraph 18.11 <u>Zero carbon buildings will be achieved through control of building design and construction (e.g. the amount of insulation). This covers regulated emissions and is shown as Stage 3 in Table 11. Carbon neutral status can be reached, if, in addition, occupiers manage how they use their buildings and appliances (i.e. unregulated emissions) particularly carefully. If specific targets cannot be met, there are allowable solutions which can be used to compensate.</u>	No update to SA
	MC58	Third new paragraph after paragraph 18.11 <u>The Council has adopted a progressive approach which minimises carbon dioxide emissions. The Council will accept the delivery of standards/targets in Table 11 and any supplementary guidance, as minimising CO₂ emissions. Standards and targets will be used as guidelines, allowing a degree of flexibility so as not to prevent necessary development.</u>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required								
	MC59	<p>Merge paragraphs 18.12 and 18.13</p> <p>18.12 The A 'Low and Zero Carbon Study' has been undertaken at a county-wide level and includes maps of mapped existing CO₂ 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 CO₂ emissions from existing buildings are concentrated in the higher density areas of major settlements.</p> <p>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).</p>	No update to SA								
	E25	<p>Merge paragraph with paragraph 18.17</p> <p>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 biomass¹⁰ and appropriate waste that is not being recycled for other purposes. Micro-generation technologies, particularly solar water heating, photovoltaics and heat pumps will also help reduce carbon emissions.</p>	No update to SA								
	E26	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.	No update to SA								
	E27	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).	No update to SA								
	E28	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.	No update to SA								
	E29	18.18 More detailed guidance about District Heating Opportunity Areas and Wind Opportunity Areas will be <u>given in delivered through</u> a Supplementary Planning Document.	No update to SA								
Map 4	E30	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.	No update to SA								
Table 11	MC60	<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"> <tr> <td>Effects to new development in different parts of</td> <td>From Oct 1st 2010</td> <td>From 2013 Stage 2**</td> <td>From 2016*** or 2019</td> </tr> <tr> <td></td> <td>Stage 1 - 2011</td> <td></td> <td>Stage 3</td> </tr> </table>	Effects to new development in different parts of	From Oct 1st 2010	From 2013 Stage 2**	From 2016*** or 2019		Stage 1 - 2011		Stage 3	No update to SA
Effects to new development in different parts of	From Oct 1st 2010	From 2013 Stage 2**	From 2016*** or 2019								
	Stage 1 - 2011		Stage 3								

Core Strategy Reference	Amendment Reference	Amendment			SA update required		
		the borough Location			onwards***		
		For development <5 dwellings or non-residential development <235sqm			<p>A minimum of Code Level 6 (or equivalent) for residential development.</p> <p>Comply with Part L2A 2019 Building Regulations (or equivalent guidance) as a minimum for non-residential development.</p>		
		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.			
		For development ≥5 dwellings or non-residential development ≥235sqm			<p>Progression through Code Levels 5 and 6 (or equivalent) for residential development.</p> <p>Comply with equivalent Building Regulations or standards as a minimum for non-residential development.</p>		
		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.			
		Inside DHOAs for development ≥5 dwellings or non-residential development ≥235sqm	A minimum of Code Level 4 or equivalent for residential development. Comply with Part L2A 2010 Building Regulations plus an additional 25% CO ₂ reductions as a minimum for non-residential.	A minimum of Code Level 5 (or equivalent) for residential development. Comply with the CO ₂ reductions associated with Code Level 5 (or equivalent) for non-residential development as a minimum.			
		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 <u>with</u> 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. <u>This is expected from 2016 for residential development and from 2019 for non-residential development.</u>					
		<u>DHOA District Heating Opportunity Area</u>					
		References to Code Levels relate to the Code for Sustainable Homes.					
	E31	Footnote ² District Heating Opportunity Heating Areas identified in the Hertfordshire wide Low and Zero Carbon Study			No update to SA		
Sustainable design/construction:18.19-26	MC61	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 of</u> 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. Site waste management plans will help by <u>encouraging reuse of materials, reduction of waste and recycling.</u>			No update to SA		

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		Therefore Where practical, developers should be considering the refurbishment of existing buildings before considering demolition. <u>New development should provide the necessary physical infrastructure, including drainage and sewerage:</u> developers should also provide adequate sewerage facilities for new development and ensure that there is sufficient capacity at the relevant wastewater treatment works (see section 28).	
	MC62	18.22 Sustainable design and construction also provides an opportunity to retain and enhance biodiversity <u>includes measures such as the planting of native species, the nature of landscaping, "green" roof design, water management and the provision of nesting sites or roosts. These are recommended to help sites link with wildlife corridors and the wider natural environment. Enhanced biodiversity will improve the</u> Apart from improving quality of life and property values, as well as enhanced biodiversity also delivers <u>delivering</u> ecological benefits. While all living plant matter absorbs CO ₂ , trees process more due to their large size and extensive root structure ¹² . 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.	Positive implications for SA1 (Biodiversity) and SA2 (Water). No change to SA.
	E32	18.23 Developers will be expected to complete a Sustainability Statement and carbon compliance check online for in support of their proposals. When the appropriate carbon reductions would not be delivered on site, 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.</u> 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' initiatives will help to enhance biodiversity, improve quality of life and wellbeing and reduce 'heat stress' <u>in built up areas. the urban environment.</u>	No update to SA
	E33	18.24 Payments may also be made to put into <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 and carbon neutral development. The the following allowable solutions must <u>however</u> be considered first: <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. 	No update to SA
	MC63	Merge paragraph with paragraph 18.26 18.25 Further guidance <u>advice</u> will be provided to: <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. 	No update to SA
	E34	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 <u>practical case studies and is an evolving best practice guide</u> guidance for new development.	No update to SA
Policy CS28	-		
Policy CS29	MC64	Policy CS29: Sustainable Design and Construction New development will comply with the highest standards of sustainable design and construction possible. The following principles should normally be satisfied: <ul style="list-style-type: none"> (a) Use building materials and timber from verified sustainable sources; (b) Minimise water consumption during construction; 	Positive implications for SA1 (Biodiversity). No change to assessment for SA1 against this policy as there is already a positive assessment.

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>(c) Recycle and reduce construction waste which may otherwise go to landfill.</p> <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) Plan to minimise carbon dioxide emissions; Comply with CO₂ reductions as per Table 11;</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.</p> <p>Applicants will therefore need to explain how:</p> <p>(a) they have considered the whole life cycle of the building and how the materials could be recycled at the end of the building's life; and</p> <p>(b) their design has been 'future proofed' to enable retrofitting to meet tighter energy efficiency standards and connection to decentralised community heating systems.</p> <p>For specified types of development applicants should provide a Sustainability Statement.</p> <p><u>Where new development cannot meet on-site energy or tree 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 applicant will be expected to make an appropriate financial contribution towards the Sustainability Offset Fund.</p>	
Policy CS30	-		
Monitoring/Delivery	MC65	<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; • requiring Sustainability Statements and using a carbon compliance toolrequiring Sustainability Statements; • adherence to the Hertfordshire <u>Joint Municipal Waste Spatial Management Strategy</u>; • compliance with Building Regulations; • use of using 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). 	No update to SA
	E35	<p>Merge paragraphs 18.32 and 18.33</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</u></p>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>relating to flood risk set out in national policy has also informed the selection of sites. Most The majority of the proposed development in Dacorum will be accommodated outside flood zone areas Flood Zones 2 and 3 (the main areas vulnerable to flooding), but there will be some exceptions. For example, redevelopment and change will occur in central areas such as Hemel Hempstead Town Centre. and any Any new development in Flood Zones 2 or 3 within flood zones will be expected to must provide develop appropriate mitigation measures to reduce the cause and or risk of flooding This is to and avoid an any adverse impact on the quality of the groundwater source or a risk to its ability to maintain a the public water supply.</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 management:18.27-41	E36	<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 they would be able to cope with additional development growth.</p>	No update to SA
	MC66	<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; and 3) <u>whether any other sewerage upgrades were needed within the wider south and west Hertfordshire area.</u> 	No update to SA
	E37	<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>	No update to SA
	E38	<p>Footnote¹⁵ Water Cycle Study Scoping Report, 2010 - a technical document supporting the Core Strategy , <u>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>	No update to SA
	E39	<p>Split paragraph 18.39 into two.</p> <p>18.39 In Dacorum special consideration also needs to be given to:</p> <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. 	No update to SA
	MC67	<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</p>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		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. 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>	
	MC68	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 <u>The Waste Core Strategy and Development Management Policies</u> , 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 .	No update to SA
	E40	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 designated as Air Quality Management Areas (AQMAs) because levels of nitrogen oxide exceeded air quality standards : i.e.</u> <ul style="list-style-type: none"> • Lawn Lane, Hemel Hempstead; • London Road, Apsley, Hemel Hempstead; and • High Street, Northchurch. <u>The number and extent of AQMAs will change as a result of mitigation measures and continued monitoring of air quality.</u>	No update to SA
	E41	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. 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.	No update to SA
Policy CS31	-		
Policy CS32	-		
Monitoring/Delivery	E42	Delivery will be achieved by: <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; • 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 	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<ul style="list-style-type: none"> 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	MC69	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.	Positive implications for SA10 (Heritage). No change to SA needed.
	E43	20.9 Public transport services <u>Access and movement</u> will be improved between the town centre, Maylands Business Park and main railway station through network improvements and the provision of more convenient hubs or interchanges.	No update to SA
Delivering the town centre: 20.12-13	MC70	20.13 Character Zones have been identified to guide regeneration in different parts of the town centre (described in Figure 17 and illustrated in Figure 21). Each <u>individual</u> zone will accommodate similar uses and/or a similar built or natural character. <u>Each zone will add something different to the centre, and collectively, the zones will complement each other.</u> <u>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.	Positive implications for SA20 (Town Centres). No change to SA needed.
Figure 17	MC71	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. Open land, which provides a setting for the old town and links with Gadebridge Park, will be protected.</u>	No update to SA
	E44	The Gade Zone - includes the north western section of the town centre from Queensway to <u>the Market Square</u> Combe 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 uses, along with opportunities for decentralised heating systems or Combined Heat and Power (CHP).	No update to SA
	MC72	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, and has the potential to become a more attractive link between the Marlowes Shopping Zone and the Old Town. There are, for example, opportunities for better design and improvements to the building fascias of the listed buildings.	No update to SA
	MC73	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</u> rationalise bus connections and interchanges and <u>improving</u> improve 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>	No update to SA
	E45	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	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		the pedestrian environment, revamp the children's play area and deliver decentralised heating systems or CHP. The southern end has recently been enhanced by the Riverside retail development and riverside walk.	
	MC74	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.	No update to SA
Delivering East Hemel: 20.14-19	MC75	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>	No update to SA
	MC76	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>	No update to SA
Figure 18	MC77	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 There are with 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.	No update to SA
Policy CS33	-		
Policy CS34	-		
Monitoring/Delivery	-		
Proposal LA1	-		
Proposal LA2	-		
Proposal LA3	-		
Figure 19: vision - built	MC78	See Figure. Show same town centre boundary as for Figure 21.	No update to SA
Figure 20: vision - natural	MC79	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. Show same town centre boundary as for Figure 21.	No update to SA
	E46	See Figure with MC79. Remove Movement Gateways from the key and Figure.	No update to SA
Figure 21: the town centre	MC80	See Figure. Exclude Paradise Fields from the town centre.	Positive implications for SA1 (Biodiversity), SA12 (Health) and SA16 (Community identity).

Core Strategy Reference	Amendment Reference	Amendment	SA update required
			Update to SA1 assessment to add minor positive effects to the mixed effects (uncertain and minor negative) that are currently reported for different aspects of the Hemel Hempstead Spatial Strategy against SA1.
	E47	See Figure with MC80. Extend the Gade Zone southwards to include the Market Square.	No update to SA
Figure 22: East Hemel	MC81	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.	No update to SA
	E48	Remove the following references from the key – Possible Employment Expansion; Land to the East of Boundary Way	No update to SA
21. Berkhamsted			
Context: 21.1	-		
The Vision	-		
Local Objectives	-		
Delivering the Vision: 21.2-14	MC82	21.6 New development must <u>respect and maintain</u> the distinctive physical and historic character of the town and its valley setting, <u>including the landscape setting of the castle. It and</u> 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.	No update to SA
	MC83	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.	No update to SA
Strategic Site SS1	MC84	Principles <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 the Shootersway/Kingshill Way and Durrants Lane/ High Street junctions.</u> The main access is to <u>will</u> 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. 	No update to SA
	MC85	Delivery (bullet points 1 – 3) <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 	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<p>with playing fields and new leisure space.</p> <ul style="list-style-type: none"> 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 first, i.e. before the refurbishment of the school. 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> 	
	E49	<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 <u>forward through</u> 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. 	No update to SA
Proposal LA4	MC86	<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 <u>by supporting</u> 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. 	No update to SA
Vision Diagram (Fig 23)	E50	<p>See Figure. Correct the position of the two movement gateways (positioning them further east). Correct the centre zone to include the area of the railway station (and nothing else north of the railway line).</p>	No update to SA
22. Tring			
Context: 22.1-2	-		
The Vision	MC87	<p>Tring remains a successful compact market town, <u>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.</u></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>	No update to SA
Local Objectives	MC88	<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). <u>Accommodate the expansion of</u> 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. 	No update to SA
Delivering the Vision: 22.3-9	MC89	<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>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
	MC90	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, <u>probably</u> by up to 2 forms of entry and <u>with additional, new</u> detached playing fields provided. The location of these new playing fields will be identified through the Site Allocations DPD; <u>dual use will be sought.</u>	No update to SA
	MC91	New paragraph after 22.4 <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>	Positive implications for SA12 (Health). No change to SA needed.
	MC92	22.5 New development will maintain the distinctive compact nature of this market town, particularly the historic High Street and 'Tring Triangle', <u>and</u> its countryside setting, <u>supporting the maintenance of viable farmland and protecting</u> landscape features, such as Tring Park and Tring Reservoirs. Views along the High Street and from Icknield Way will be safeguarded.	No update to SA
Proposal LA5	MC93	Principles <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 <u>(i.e. both buildings and space).</u> • The layout, design, density and landscaping must create a soft edge <u>and transition</u> with the Area of Outstanding Natural Beauty and secure a strong <u>defensible</u> 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. 	No update to SA
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	MC94	<ul style="list-style-type: none"> • Provide around 130 new homes between 2006 and 2031. • <u>Seek to provide a residential care home</u> • 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. • Resolve parking issues along the High Street. 	No update to SA
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	MC95	Delivery <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. 	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		<ul style="list-style-type: none"> 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 <u>the relevant</u> drainage issues are addressed. 	
Vision Diagram (Fig 27)	MC96	See Figure. Extend the centre zone into the site so as to include the doctors' surgery and small shops.	No update to SA
26. Countryside			
Context: 26.1-3	-		
The Vision	-		
Local Objectives	-		
Delivering the Vision: 26.4-18	MC97	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> .	No update to SA
	MC98	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>	Positive implications for SA10 (Heritage). No change needed to SA.
	MC99	26.15 Horse riding is a popular activity, and improvements to the bridleway network will be sought. The impact of equine activities on the landscape <u>can be a problem and it</u> will be mitigated in sensitive areas, especially the Chilterns Area of Outstanding Natural Beauty. The Chilterns Conservation Board provides good practice advice.	No update to SA
	MC100	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.	No update to SA
Table 12	-		
Vision Diagram (Fig 28)	MC101	See Figure. Add countryside RIGGs, Icknield Way regional path and the missing countryside nature reserve – Millhoppers	No update to SA
Part C – Implementation and Delivery			
Strategic Objectives	-		
27. Delivery			
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	-		

Core Strategy Reference	Amendment Reference	Amendment	SA update required
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	E51	<p>Affordable Housing Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. The term does not include low cost open market housing. Affordable housing should <u>include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</u></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) (National Planning Policy Framework, March 2012)</i></p>	No update to SA
	MC102	<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>	No update to SA
	E52	<p>Annual Monitoring Report (AMR) Monitors the Local Development Framework <u>local planning framework</u> and its key policies and proposals. Information in this document will show trends and highlight possible problem areas which future changes to planning policy will seek to address.</p>	No update to SA
	MC103	<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>	No update to SA
	E53	<p>Dacorum Borough Local Plan (DBLP) This current adopted is the Local Plan for Dacorum Borough used to determine planning applications which was adopted by the Council on 21 April 2004. Its policies will gradually be replaced by the local planning framework. Until that happens the Council will use the policies to help it 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>	No update to SA
	E54	<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>	No update to SA
	E55	<p>Development Plan Document (DPD) <u>A collective term for the adopted local plan and neighbourhood plans (referred to in Dacorum as the local planning framework); it also includes the regional spatial strategy (until this is revoked). The local plan is a plan for the future development of Dacorum. For neighbourhood plan, see below. the statutory development plan parts of the Local Development Framework, including the core strategy, allocated sites, and general policies documents.</u></p>	No update to SA
	E56	<p>Green Infrastructure (GI) Green Infrastructure is a network of multi-functional green space, <u>urban and rural, which is capable of delivering a wide range of</u></p>	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		environmental and quality of life benefits, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. (Government Guidance, PPS12, Local Development Frameworks) (National Planning Policy Framework, March 2012)	
	E57	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. (Planning Policy for Traveller Sites March 2012 Planning for Gypsy and Traveller Caravan Sites – ODPM Circular 01/2006) A pitch is the space occupied by one family or household: it may accommodate one or more caravans.	No update to SA
	MC104	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.	No update to SA
	E58	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.	No update to SA
	E59	Local Development Planning Framework (LDF) An umbrella term for all documents which make up the new local planning policy context.	No update to SA
	E60	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.	No update to SA
	E61	Local Strategic Partnership (LSP) The Dacorum LSP is a partnership comprising representatives from of public and private organisations, business and the voluntary sector and community groups. One of its roles main tasks is to prepare and implement the Sustainable Community Strategy.	No update to SA
	E62	National Planning Policy Framework (NPPF) The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The guidance is to be used by local planning authorities in drawing up plans and determining planning applications.	No update to SA
	E63	Neighbourhood Plan Neighbourhood Plans deal with local land use and development issues, rather than strategic issues. They may relate to regeneration or growth. They may cover where new shops, offices or homes should go and what green space should be protected. Plans should be compatible with national policies and policies in the local authority's <u>adopted</u> development plan.	No update to SA
	E64	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.	No update to SA
	E65	Planning Policy Statement (PPS) Guidance documents that replace PPGs.	No update to SA
	MC105	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.	No update to SA
	MC106	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.	No update to SA
	E66	Supplementary Planning Document (SPD) SPDs provide more detailed planning guidance to supplement what is in the development plan. documents. These They are part of the <u>local</u> planning framework. LDF.	No update to SA
	E67	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 dependents' more localised pattern of	No update to SA

Core Strategy Reference	Amendment Reference	Amendment	SA update required
		trading, educational or health needs or old age have ceased to travel temporarily or permanently. <u>It excludes Gypsies and Travellers as defined above. A plot means a pitch for travelling showpeople. A plot may need to incorporate space for the storage and maintenance of equipment. A pitch can be defined as the area of land for which a site licence is paid. (Planning Policy for Traveller Sites; March 2012 for Travelling Showpeople – CLG Circular 04/2007)</u> <u>A plot means a pitch for travelling showpeople. A plot may need to incorporate space for the storage and maintenance of equipment. A pitch can be defined as the area of land for which a site licence is paid.</u>	
	MC107	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.	No update to SA
	E68	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>fewer than 5 units</u> 4 or more units are always considered as <u>windfall</u> . windfalls.	No update to SA
Proposals Map			
General (including omissions)	-		
Hemel Hempstead Town Centre	MC108	See Figure. Amend boundary to exclude Paradise Fields.	Positive implications for SA1 (Biodiversity), SA12 (Health) and SA16 (Community identity). Update to SA1 which currently reports neutral effects for the Hemel Hempstead Spatial Strategy against SA1.
East Hemel Hempstead	-		
SS1: Shootersway	-		
SS2: Hicks Road	-		
Conservation Areas	-		
Trunk Roads	-		