PART D

APPENDICES

Appendix 1

Appendix 1: Schedule of Superseded Policies

Superseded		Replaced By	
SUSTAINABLE DEVELOPMENT OBJECTIVES			
Policy 1	Sustainable Development Framework	All	
DEVELOPMENT STRATEGY			
Policy 2	Towns	Policy CS1	Distribution of Development
Policy 3	Large Villages	Policy CS1	Distribution of Development
Policy 4	The Green Belt	Policy CS5	The Green Belt
Policy 5	Major Developed Sites in the Green Belt	Policy CS5	The Green Belt
Policy 6	Selected Small Villages in the Green Belt	Policy CS6	Selected Small Villages in the Green Belt
Policy 7	The Rural Area	Policy CS7	Rural Area
Policy 8	Selected Small Villages in the Rural Area	Policy CS1	Distribution of Development
		Policy CS2	Selection of Development Sites
		Policy CS7	Rural Area
URBAN STRUCTURE			
Policy 9	Land Use Division in Towns and Large Villages	Policy CS4	The Towns and Large Villages
DEVELOPMENT CONTROL			
Policy 11	Quality of Development	Policy CS5	Green Belt
		Policy CS7	Rural Area
		Policy CS8	Sustainable Transport
		Policy CS9	Management of Roads
		Policy CS10	Quality of Settlement Design
		Policy CS11	Quality of Neighbourhood Design
		Policy CS12	Quality of Site Design
		Policy CS13	Quality of the Public Realm
		Policy CS25	Landscape Character
		Policy CS26	Green Infrastructure
		Policy CS27	Quality of the Historic Environment
		Policy CS29	Sustainable Design and Construction
		Policy CS31	Water Management

		Policy CS32	Air, Water and Soil Quality
HOUSING			
Policy 14	Housing Strategy	Policy CS17	New Housing
Policy 16	Supply of New Housing	Policy CS17	New Housing
Policy 17	Control Over Housing Land Supply	Policy CS17	New Housing
Policy 20	Affordable Housing	Policy CS19	Affordable Housing
Policy 25	Affordable Housing in the Green Belt and Rural Area	Policy CS5 Policy CS6 Policy CS3 Policy CS7 Policy CS19	Green Belt Selected Small Villages in the Green Belt and Rural Area Managing Selected Development Sites Rural Area Affordable Housing
EMPLOYMENT			
Policy 29	Employment Strategy and Land Supply	Policy CS14 Policy CS15	Economic Development Office, Research, Industry, Storage and Distribution
Policy 30	Control of Floorspace on Employment Land	Policy CS14 Policy CS15	Economic Development Office, Research, Industry, Storage and Distribution
Policy 35	Land at North East Hemel Hempstead	Policy CS1 Policy CS14 Policy CS15	Distribution of Development Economic Development Office, Research, Industry, Storage and Distribution
Policy 36	Provision for Small Firms	Policy CS15	Office, Research, Industry, Storage and Distribution
SHOPPING			
Policy 38	The Main Shopping Hierarchy	Policy CS4 Policy CS15	The Towns and Large Villages Office, Research, Industry, Storage and Distribution
Policy 39	Uses in Town and Local Centres	Policy CS4 Policy CS16	The Towns and Large Villages Shops and Commerce
Policy 40	The Scale of Development in Town and Local Centres	Policy CS1	Distribution of Development

		Policy CS8	Sustainable Transport
		Policy CS9	Management of Roads
		Policy CS10	Quality of Settlement Design
		Policy CS11	Quality of Neighbourhood Design
		Policy CS12	Quality of Site Design
		Policy CS14	Economic Development
		Policy CS15	Office, Research, Industry, Storage and Distribution
Policy 41	New Shopping Development in Town and Local Centres	Policy CS1	Distribution of Development
		Policy CS8	Sustainable Transport
		Policy CS14	Economic Development
		Policy CS15	Office, Research, Industry, Storage and Distribution
TRANSPORT			
Policy 49	Transport Planning Strategy	Policy CS8	Sustainable Transport
		Policy CS9	Management of Roads
Policy 50	Transport Schemes and Safeguarding of Land	Policy CS9	Management of Roads
Policy 52	The Road Hierarchy	Policy CS9	Management of Roads
Policy 53	Road Improvement Strategy	Policy CS9	Management of Roads
SOCIAL AND COMMUNITY FACILITIES			
Policy 67	Land for Social and Community Facilities	Policy CS23	Social Infrastructure
Policy 68	Retention of Social and Community Facilities	Policy CS23	Social Infrastructure
Policy 70	Social and Community Facilities in New Developments	Policy CS23	Social Infrastructure
LEISURE AND TOURISM			
Policy 72	Land for Leisure	Policy CS2	Selection of Development Sites
		Policy CS23	Social Infrastructure
Policy 88	Arts, Cultural and Entertainment Facilities	Policy CS23	Social Infrastructure
		Policy C13	Quality of the Public Realm
Policy 89	Dual Use and Joint Provision of Leisure Facilities	Policy CS23	Social Infrastructure
ENVIRONMENT			
Policy 96	Landscape Strategy	Policy CS24	Chilterns Area of Outstanding Natural Beauty
		Policy CS25	Landscape Character

		Policy CS26 Green Infrastructure
Policy 98	Landscape Regions	Policy CS25 Landscape Character
Policy 107	Development in Areas of Flood Risk	Policy CS31 Water Management
Policy 114	Historic Parks and Gardens	Policy CS25 Landscape Character
		Policy CS27 Quality of the Historic Environment
Policy 115	Works of Art	Policy CS13 Quality of the Public Realm
Policy 117	Areas of Special Restraint	Policy CS3 Managing Selected Development Sites
Policy 122	Energy Efficiency and Conservation	Policy CS12 Quality of Site Design
		Policy CS28 Renewable Energy
		Policy CS29 Sustainable Design and Construction
		Policy CS30 Sustainability Offset Fund
Policy 123	Renewable Energy	Policy CS28 Renewable Energy
		Policy CS29 Sustainable Design and Construction
		Policy CS30 Sustainability Offset Fund
Policy 124	Water Conservation and Sustainable Drainage Systems	Policy CS31 Water Management
MONITORING AND IMPLEMENTATION		
Policy 130	Monitoring of the Plan	-
PART 4		
Hemel Hempstead Town Centre Strategy		Hemel Hempstead Place Strategy
		Policy CS33 Hemel Hempstead Urban Design Principles
Berkhamsted Town Centre Strategy		Berkhamsted Place Strategy
Tring Town Centre Strategy		Tring Place Strategy

Appendix 2

Housing Trajectory

Table 2.1 Summary of housing supply 2010 - 2031

	0 - 5 years					6 - 10 years					11 - 15 years					15 - 20 years						
	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
DBLP rate (@443 pa)	443	443	443	443	443	443	443	443	443	443	443	443	443	444	444	444	444	444	444	444	444	9311
(a) Defined sites:																						0
PPs (large sites)	360	462	231	158	100																	1311
PPs (small sites)	40	40	40	40	39																	199
PPs (conversions)	25	25	25	25	26																	126
Legal agreements		112	154	115	150																	531
SHLAA (not with pp):																						0
years 0-5	0	40	100	261	391																	792
years 6-10						401	277	272	265	171												1386
years 11-15											90	173	150	150	150							713
years 16-20																78	109	80	111	110		488
																						0
DBLP (not pp and not SHLAA)			5	5	5	5		5		5												30
																						0
Targeted loss of open land:																						0
HHFC(See Site Allocation H/h50)											32	32										64
Conv emp land (Frogmore Road and Sunderlands yard)											30				40							70
Sub total	**425**	**679**	**555**	**604**	**711**	**406**	**277**	**277**	**265**	**176**	**152**	**205**	**190**	**150**	**150**	**78**	**109**	**80**	**111**	**110**	**0**	**5710**
(b) Defined locations:																						0
Maylands (target 500 i.e. including Heart of Maylands (AE47)).						30	30	40	50	60	60					25	25	20	20	20	20	400
HHTC (target of 600 including HH General Hospital)											70	110	100	40	40	40	40	40	40	40	40	600
G and T pitches				20						15					15					9		59
Rural sites for affordable homes						15			15			15			15			15	15		15	105
Sub total	**0**	**0**	**0**	**20**	**0**	**45**	**30**	**40**	**65**	**75**	**130**	**125**	**100**	**40**	**70**	**65**	**65**	**75**	**75**	**69**	**75**	**1164**
(c) Undefined locations:																						0
Windfall (small sites at 94 dpa)	0	0	0	0	0	0	0	0	0	0	0	94	94	94	94	94	94	94	94	94	94	940
Sub total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**94**	**940**
Total	**425**	**679**	**555**	**624**	**711**	**451**	**307**	**317**	**330**	**251**	**282**	**424**	**384**	**284**	**314**	**237**	**268**	**249**	**280**	**273**	**169**	**7814**
Greenfield requirement	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*155*	*155*	*155*	*155*	*155*	*155*	*155*	*155*	*155*	*155*	*1550*
Grand Total	**425**	**679**	**555**	**624**	**711**	**451**	**307**	**317**	**330**	**251**	**282**	**579**	**539**	**439**	**469**	**392**	**423**	**404**	**435**	**428**	**324**	**9364**

Notes:

1. All figures as at 1.4.10.

2. The table is based on an amended housing supply as originally set out in the DBC Housing Land Availability Paper (July 2011).

3. A detailed breakdown of individual sites and locations is set out in the DBC Housing Land Availability Paper (July 2011).

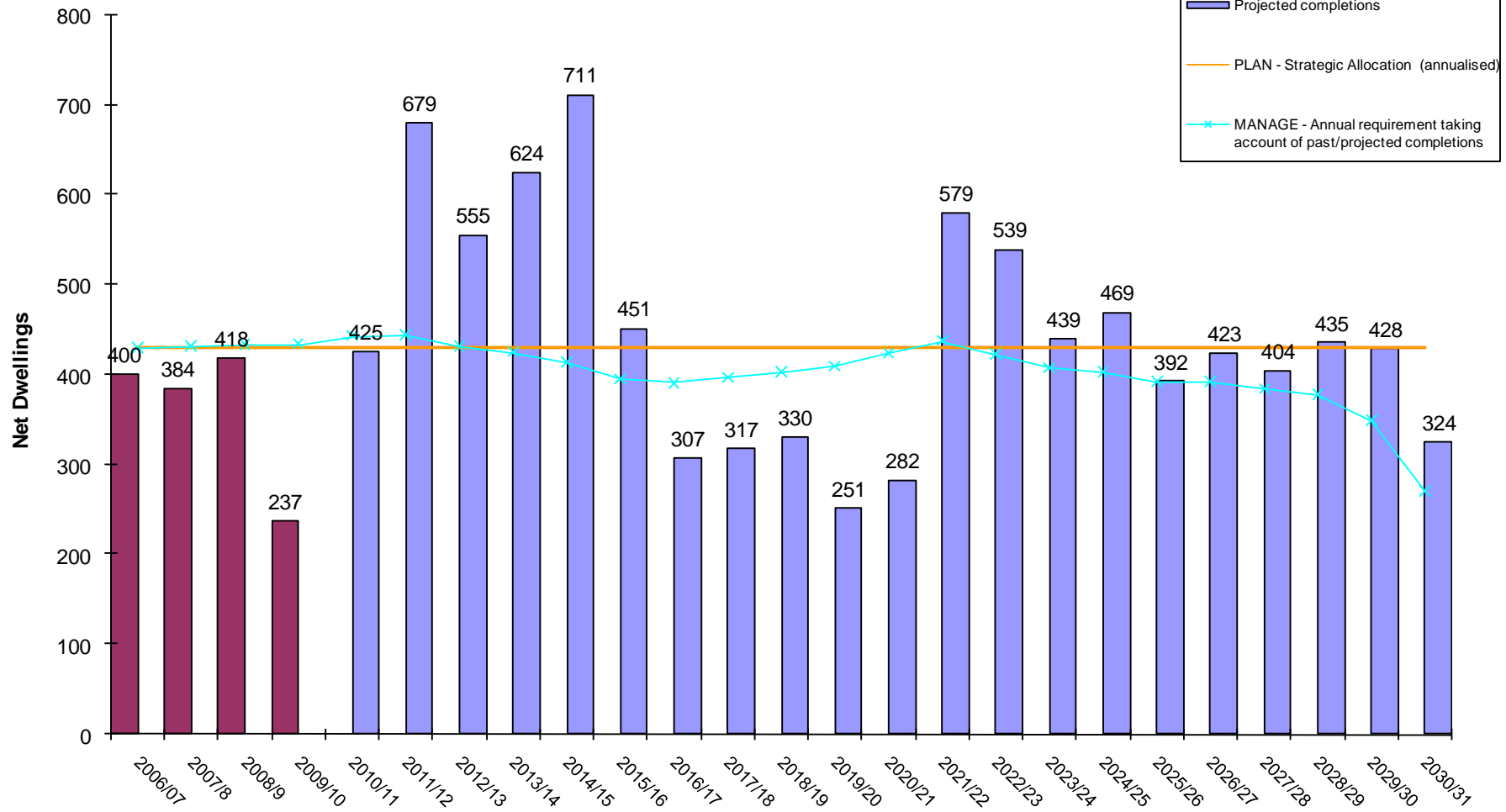4. The table excludes windfall sites in the first 10 years of the housing supply.

Table 2.2 Source data for the housing trajectory 2006 - 2010

Period 2006 - 2031	COMPLETIONS				PROJECTIONS																				
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Past completions (allocated and unallocated	400	384	418	237																					
Projected completions					425	679	555	624	711	451	307	317	330	251	282	579	539	439	469	392	423	404	435	428	324
Cumulative Completions	400	784	1202	1439	1864	2543	3098	3722	4433	4884	5191	5508	5838	6089	6371	6950	7489	7928	8397	8789	9212	9616	10051	10479	10803
PLAN - Strategic Allocation (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-286	-37	88	282	563	584	461	348	248	69	-79	70	179	188	227	189	182	156	161	159	53
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	444	432	425	413	395	391	397	403	409	424	438	422	408	403	392	392	385	378	350	271

Notes:

1. All figures as at 1.4.10.

2. The table is based on an amended housing supply as originally set out in the DBC Housing Land Availability Paper (July 2011).

3. A detailed breakdown of individual sites and locations is set out in the DBC Housing Land Availability Paper (July 2011).

4. The table excludes windfall sites in the first 10 years of the housing supply.

5. Source of completions is the DBC Residential Land Position Statements.

Graph 2.1
Housing Trajectory 2006-2031

Legend:
- Past completions (allocated and unallocated
- Projected completions
- PLAN - Strategic Allocation (annualised)
- MANAGE - Annual requirement taking account of past/projected completions

Net Dwellings (Y-axis: 0 to 800)

Values by year:
- 2006/07: 400
- 2007/8: 384
- 2008/9: 418
- 2009/10: 237
- 2010/11: 425
- 2011/12: 679
- 2012/13: 555
- 2013/14: 624
- 2014/15: 711
- 2015/16: 451
- 2016/17: 307
- 2017/18: 317
- 2018/19: 330
- 2019/20: 251
- 2020/21: 282
- 2021/22: 579
- 2022/23: 539
- 2023/24: 439
- 2024/25: 469
- 2025/26: 392
- 2026/27: 423
- 2027/28: 404
- 2028/29: 435
- 2029/30: 428
- 2030/31: 324

Appendix 3

Appendix 3: Delivery Mechanisms for the Vision and Strategic Objectives

Strategic Objective	Policy(ies)	Delivery mechanisms
To promote healthy and sustainable communities and a high quality of life.	All policies in the Core Strategy work towards achieving these objectives.	All delivery mechanisms work towards achieving these objectives
To mitigate and adapt to the impacts of climate change.		
To promote social inclusion and cohesiveness, embrace diversity and reduce inequalities.		
To enable convenient access between jobs, homes and facilities, minimise the impact of traffic and reduce the overall need to travel.	CS1 Distribution of Development CS2 Selection of Development Sites CS6 Selected Small Villages in the Green Belt CS8 Sustainable Transport CS9 Management of Roads	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Infrastructure Delivery Plans • Partnership working • Working with the Highway Authority • Local Transport Plan • Urban Transport Plans • Site and area-based travel plans

		• Accessibility Zones and Car Parking Standards • Dacorum Development Programme • Environmental Guidelines for the Management of Highways in the Chilterns (produced by the Chilterns Conservation Board)
To promote Hemel Hempstead as the focus of the borough for homes, jobs and strategic services, reinforcing the role of the neighbourhoods in the town.	CS1 Distribution of Development CS2 Selection of Development Sites CS14 Economic Development CS16 Shops and Commerce CS33 Hemel Hempstead Town Centre CS34 Maylands Business Park	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Hemel Hempstead Town Centre Masterplan SPD • Infrastructure Delivery Plan • Partnership working • Hertfordshire and Dacorum Economic Development Strategies • Marlowes Shopping Zone Improvements Plan • Dacorum Development Programme • Maylands Masterplan • Maylands Gateway Development Brief • Heart of Maylands Development Brief
To conserve and enhance	CS1 Distribution of Development	• Site Allocations DPD

the function and character of the market towns, villages and countryside.	CS2 Selection of Development Sites	• East Hemel Hempstead AAP
	CS4 The Towns and Large Villages	• Development Management DPD
	CS5 Green Belt	• Place Strategies
	CS6 Selected Small Villages in the Green Belt	• Masterplans for Strategic Sites
	CS7 Rural Area	• Landscape Character Assessments SPG
	CS14 Economic Development	• Conservation Area Appraisals and subsequently the Historic Environment SPD
	CS15 Office, Research, Industry, Storage and Distribution	• Urban Design SPD
	CS16 Shops and Commerce	• Infrastructure Delivery Plan
	CS24 The Chilterns Area of Outstanding Natural Beauty	• Partnership working
	CS25 Landscape Character	• Hertfordshire and Dacorum Economic Development Strategies
	CS26 Green Infrastructure	• Reviewing and maintaining inventories of historic assets
	CS27 Quality of the Historic Environment	• Green Infrastructure and Green Space Strategies
		• Biodiversity Action Plan
		• Management Plan for the Chilterns Area of Outstanding Natural Beauty
		• Chilterns Buildings Design Guide and associated technical notes
		• Encouraging take-up of agri-environment grants

		- Support of countryside management initiatives
To ensure the effective use of existing land and previously developed sites.	CS2 Selection of Development Sites CS4 The Towns and Large Villages CS17 Housing Programme	- Site Allocations DPD - East Hemel Hempstead AAP - Development Management DPD - Place Strategies - Hemel Hempstead Town Centre Masterplan SPD - Masterplans for Strategic Sites - Partnership working - Council's Housing Strategy
To create safe and attractive environments through high quality design.	CS6 Selected Small Villages in the Green Belt CS10 Quality of Settlement Design CS11 Quality of Neighbourhood Design CS12 Quality of Site Design CS13 Quality of the Public Realm CS24 The Chilterns Area of Outstanding Natural Beauty CS25 Landscape Character CS26 Green Infrastructure CS27 Quality of the Historic Environment CS33 Hemel Hempstead Town Centre	- Site Allocations DPD - East Hemel Hempstead AAP - Development Management DPD - Place Strategies - Hemel Hempstead Town Centre Masterplan SPD - Master plans for Strategic sites - Residential Character Area Appraisals and subsequently Urban Design Assessment SPD - Conservation Area Appraisals and subsequently the Historic Environment SPD

		• Landscape Character Assessments • Car Parking Standards • Marlowes Shopping Zone Improvements Plan • Green Infrastructure and Green Space Strategies • Chilterns Buildings Design Guide and associated technical notes • Reviewing and maintaining inventories of historic assets • Partnership working
Promote a vibrant and prosperous economy To strengthen confidence in Hemel Hempstead's role as a thriving sub-regional business centre and shopping hub.	CS14 Economic Development CS15 Office, Research, Industry, Storage and Distribution CS16 Shops and Commerce CS33 Hemel Hempstead Town CS34 Maylands Business Park	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Hemel Hempstead Town Centre Masterplan SPD • Hertfordshire and Dacorum Economic Development Strategies • Partnership working • Marlowes Shopping Zone Improvements Plan • Dacorum Development Programme • Maylands Masterplan

		• Maylands Gateway Development Brief
		• Heart of Maylands Development Brief
To develop the Maylands Business Park as a leader of "green enterprise" and focus for the low carbon economy.	CS14 Economic Development CS28 Renewable Energy	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Hertfordshire and Dacorum Economic Development Strategies • Use of the carbon compliance tool • Use of the Sustainability Offset Fund • Partnership working • Dacorum Development Programme • Maylands Masterplan • Maylands Gateway Development Brief • Heart of Maylands Development Brief • Local Development Orders (LDOs)
To maintain commercial enterprise and employment opportunities in the market towns and large villages.	CS1 Distribution of Development CS4 The Towns and Large Villages CS14 Economic Development CS15 Office, Research, Industry, Storage and Distribution CS16 Shops and Commerce	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Hertfordshire and Dacorum Economic Development Strategies

		- Partnership working - Dacorum Development Programme
To support rural enterprise.	CS1 Distribution of Development CS5 Green Belt CS6 Selected Small Villages in the Green Belt CS7 Rural Area CS14 Economic Development	- Site Allocations DPD - Development Management DPD - Place Strategies - Hertfordshire and Dacorum Economic Development Strategies - Partnership working
To provide a mix of new homes to meet the needs of the population.	CS6 Selected Small Villages in the Green Belt CS3 Managing Selected Development Sites CS18 Mix of Housing CS19 Affordable Housing CS20 Rural Sites for Affordable Housing CS22 New Accommodation for Gypsies and Travellers	- Site Allocations DPD - East Hemel Hempstead AAP - Development Management DPD - Place Strategies - Master Plans for Strategic Sites - Affordable Housing SPD - Eligibility Criteria for the Occupation of Affordable Housing SPD - Planning Obligations SPD - Partnership working - Council's Housing Strategy

		• Monitoring development needs in the AMR
To provide for a full range of social, leisure and community facilities and services.	CS3 Land Use Division in Towns and Large Villages CS23 Social Infrastructure	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Masterplans for Strategic Sites • Planning Obligations SPD • Partnership working • Infrastructure Delivery Plan • Facilities Improvement Strategy
To protect and enhance Dacorum's distinctive landscape character, open spaces, biological and geological diversity and historic environment.	CS5 Green Belt CS6 Selected Small Villages in the Green Belt CS7 Rural Area CS10 Quality of Settlement Design CS11 Quality of Neighbourhood Design CS12 Quality of Site Design CS13 Quality of the Public Realm CS24 The Chilterns Area of Outstanding Natural Beauty CS25 Landscape Character CS26 Green Infrastructure CS27 Quality of the Historic Environment	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Conservation Area Appraisals and subsequently the Historic Environment SPD • Residential Character Area Appraisals and subsequently the Urban Design Assessment SPD • Partnership working, in particular to promote positive land management through advice, take up of grants and direct action

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		• Supporting measures which develop sound food and woodland economies
		• Use of Landscape Character Assessments and Historic Landscape Characterisation
		• Implementation of Green Infrastructure and Green Space Strategies
		• Biodiversity Action Plans
		• Management Plan for the Chilterns Area of Outstanding Natural Beauty
		• Chilterns Buildings Design Guide and associated technical notes
		• Reviewing and maintaining inventories of historic assets
		• Car Parking Standards
		• Encouraging take-up of agri-environment grants
To promote the use of renewable resources, protect natural resources and reduce waste.	CS28 Renewable Energy CS29 Sustainable Design & Construction CS30 Carbon Offset Fund CS31 Water Management CS32 Pollution Control	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Use of Sustainability Statements and a carbon compliance tool • Use of the Sustainability Offset Fund • The monitoring and standards set by external

		• agencies
		• Compliance with Building Regulations
		• Partnership working
		• Air quality monitoring
To protect people and property from flooding.	CS29 Sustainable Design & Construction CS31 Water Management	• Site Allocations DPD • Development Management DPD • Use of Sustainability Statements and a carbon compliance tool • Partnership working • Help and guidance from Water Authorities and the Environment Agency • The monitoring and standards set by external agencies
To minimise the effects of pollution on people and the environment.	CS29 Sustainable Design & Construction CS32 Pollution Control	• Development Management DPD • Use of Sustainability Statements and a carbon compliance tool • Air quality monitoring • Monitoring and standards set by external agencies • Help and guidance of Countryside Management Services and other similar organisations
To co-ordinate the delivery	CS2 Selection of Development Sites	• Site Allocations DPD

of new infrastructure with development.	CS23 Social Infrastructure CS34 Infrastructure and Developer Contributions	• East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Planning Obligations SPD • Hemel Hempstead Town Centre Masterplan SPD • Masterplans for Strategic Sites. • Infrastructure Delivery Plan • Partnership working
To ensure that all development contributes appropriately to local and strategic infrastructure requirements.	CS2 Selection of Development Sites CS23 Social Infrastructure CS34 Infrastructure and Developer Contributions	• Site Allocations DPD • East Hemel Hempstead AAP • Development Management DPD • Place Strategies • Planning Obligations SPD • Hemel Hempstead Town Centre Masterplan SPD • Masterplans for Strategic Sites. • Infrastructure Delivery Plan • Partnership working

Appendix 4

Glossary

Area Action Plan (AAP)	Provides a planning framework for areas of change and areas of conservation.
Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households who needs are not met by the market. The term does not include low cost open market housing. Affordable housing should: • 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'. *(PPS3: Housing 2006)*
Annual Monitoring Report (AMR)	Monitors the Local Development Framework and its key policies and proposals. Information in this document will show trends and highlight possible problem areas which future changes to planning policy will seek to address.
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.
Air Quality Management Area (AQMA)	A defined area within which air quality standards or objectives are not being achieved.
Building Research Establishment Environmental Assessment Methods (BREEAM)	A tool to measure the sustainability, design, transport and environmental qualities of buildings, produced by the Research Establishment. BRE Ecohomes applies BREEAM to housing and this work has now been formed into the Code for Sustainable Homes.
Community Infrastructure Levy (CIL)	A new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it.

Code for Sustainable Homes (CSH)	The Code is a single national standard to guide industry in the design and construction of sustainable homes. It is a means of driving continuous improvement, greater innovations and exemplary achievement in sustainable home building. The design categories included within the code are: energy/CO, pollution, water, health and well-being, materials, managements, surface water, run-off, ecology & waste. The code introduces minimum standards for energy and water efficiency at every level of the Code, therefore requiring high levels of sustainability performance in these areas for achievement of a high Code rating. All new homes are required to be assessed against the Code.
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Conservation Area Appraisals (CAA)	Set out why an area has been defined as a Conservation Area; its different character areas and appearance; buildings of significant interest; features for retention and improvement and proposals for its future management.
Dacorum Borough Local Plan (DBLP)	This current adopted Local Plan for Dacorum Borough used to determine planning applications. Only some of the policies have been saved for use. The DBLP will be replaced gradually by the Local Development Framework.
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.
Development Plan Document (DPD)	A collective term for the statutory development plan parts of the Local Development Framework, including the core strategy, allocated sites, and general policies documents.
Environmental Stewardship	Is an agri-environment scheme run by Natural England that provides funding to farmers and other land managers who deliver effective environmental management on their land. It is intended to build on the recognised success of the Environmentally Sensitive Areas Scheme and the Countryside Stewardship Scheme.
Evidence Base	The process of producing a LDF firstly requires the assembly of an evidence base. The evidence base consists of studies, plans and strategies produced by the Council and other organisations.
Extra care housing (flexicare)	Fexicare is a sheltered scheme with the benefit of care staff on site, or nearby, for 24 hours a day. Tenants have access

	to care as and when they need it, or in emergencies. Flexicare can avoid the need for residential care for many people.
General Employment Area (GEA)	Areas defined on the Proposals Map where a specified range of employment generating uses (Classes B1, B2 and/or B8 of the Use Classes Order) are directed, and where the loss of employment land to other uses is not normally permitted.
Green Belt	An area of open land where strict planning controls apply in order, in particular, to check the further growth of a large built-up area. Designated in a development plan.
Green enterprise	Carrying out business activities in accordance with 'green' principles e.g. promoting the use of renewable technology and materials, production of eco-friendly goods and emphasis on minimising waste and maximising recycling.
Green Gateway	A green area surrounding a main entrance to a town or village.
Green Infrastructure (GI)	Green Infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. *(Government Guidance, PPS12, Local Development Frameworks)*
Greenfield Land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of *brownfield* land). Applies to most land outside the built-up area boundaries.
Groundwater Source Protection Zones (SPZs)	Areas defined by the Environment Agency as part of a national strategy to protect groundwater sources, such as wells, boreholes and springs used for public drinking water, against pollution.
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 for Gypsy and Traveller Caravan Sites - ODPM Circular 01/2006)*
Issues and Options	The first formal stage of consultation on a Development Plan Document, in which the key issues and options relating to the document are set out within the context of government guidance and policy.

Local Allocation	Local Allocations are modest extensions to some of our towns and large villages. They will help maintain existing populations, meet local housing needs and plug gaps in local infrastructure. They are focused upon meeting specific local needs and the future vision for that particular place.
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.
Local Development Framework (LDF)	An umbrella term for all documents which make up the new local planning policy context.
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.
Lifetime Homes Standard	Ordinary homes are designed to provide accessible and convenient homes for a large segment of the population from young children to older people and those with temporary or permanent physical sensory impairments. Lifetime Homes have 16 design features that ensure the home will be flexible enough to meet the existing and changing needs of most households.
Listed Building	A building included in a list compiled or approved by the Secretary of State. It includes any object or structure fixed to the building and any object structure within the cartilage of the building which, although not fixed to the building, formed part of the land and has done so since July 1948.
Local Nature Reserves (LNRs)	Places identified as having wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature, or simply to enjoy it.
Local List	A list of buildings and other structures that have local importance from an architectural or historic perspective. They may be buildings of merit in their own right, or form part of an important group of buildings.
Local Strategic Partnership (LSP)	The Dacorum LSP is a partnership of public and private organisations and community groups. One of its main tasks is to prepare and implement the Sustainable Community Strategy.
Local Transport Plan (LTP)LTP	The transport strategy prepared by the local transport authority, i.e. Hertfordshire County Council.
Movement Gateway	A key junction where pedestrians, cyclists and vehicles are directed through.

Neighbourhood (neighbourhood pattern / neighbourhood concept)	Typical New Town neighbourhoods have a population of about 2,500 people in about 1,000 dwellings. Key infrastructure needs include a one form entry primary school, local shop(s), community hall / cultural facility, access to health facilities and secondary schooling, public open space and other green infrastructure, new highways and links and access to passenger transport.
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 polciies in the local authority's development plan.
Open Land	Areas of open space greater than 1 hectare in size that are formally identified on the Proposals Map and protected from development through planning policy.
Open space	All types and scales of open land, both publicly and privately owned. Some of this is also protected as 'Open Land.'
Pedestrian Gateway	A key junction where pedestrians are directed through.
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.
Planning Policy Statement (PPS)	Guidance documents that replace PPGs.
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure (excluding agricultural land or forestry buildings) – see Annex B of PPS3: Housing.
Registered Social Landlords (RSLs)	Government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and co-operatives, and work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.
Sustainability Appraisal (SA)	An appraisal of local development documents against their environmental, social and economic impacts. This often incorporates Strategic Environmental Assessment (SEA), required for some plans and proposals under European law.
Saved Policy	Local Plan policies that remain in use for town planning purposes until they are replaced by an Adopted Development Plan Document, such as the Core Strategy of General

	Development Management policies. The Core Strategy Appendix will set out which Local Plan policies are replaced by those of the Core Strategy.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centre retail sites before out-of-town retail sites.
Statement Of Community Involvement (SCI)	A document that sets out how the Council will involve the community and other stakeholders in the production of the Local Development Framework, planning applications and conservation areas. The Council's SCI was adopted in October 2006.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the sufficient land for housing to meet the community's need for more homes. The SHLAA is an assessment to identify the land for housing and assess the deliverability and developability of sites. These assessments are required by national planning policy, set out in the Planning Policy Statement 3: *Housing* (PPS3).
Strategic Site	Sites within the urban area whose short-term development is fundamental to the delivery of the vision for that particular town or village. These sites will be delivered through the Core Strategy rather than the Site Allocation or East Hemel Hempstead Area Action Plan DPDs, as is the norm.
Supplementary Planning Document (SPD)	More detailed planning guidance to supplement what is in the development plan documents. These are part of the LDF.
Sustainable Community Strategy (SCS)	Produced by the Local Strategic Partnership (LSP) for either a district or county area, the SCS sets out a long term vision for an area, backed up by action plans to achieve it. The Bucks Strategic Partnership (BSP) is the LSP for the Buckinghamshire area, bring together public and private organisations (Councils, PCT, Police, Fire, Voluntary and Private Sectors) under an agreement to co-operate in improving life in Buckinghamshire. The Bucks Strategic Partnership oversees the Buckinghamshire Local Area Agreement- a commitment by partners in Buckinghamshire to deliver a high level of service and meet set targets (agreed by Government) through joint working.
Sustainable Drainage Systems (SuDS)	A key part of a managing and reducing flood risk on a site or area. SuDS are a range of approaches to surface water drainage management including: • Source control measures including rainwater recycling and

	drainage;
	• Infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities;
	• Filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns;
	• Filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and
	• Basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.
Tandem Development	The positioning of usually one (but sometimes more) new houses behind an existing dwelling and sharing access arrangements.
Travelling Showpeople	Members of the group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently. 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 for Travelling Showpeople - CLG Circular 04/2007)*
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.
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 4 or more units are always considered as windfalls.