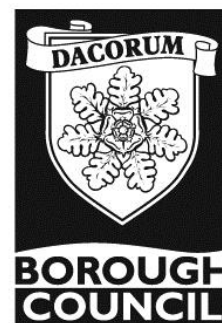


Policy Advice Note

Version 1: May 2017



This note lists all of the relevant policy documents for Dacorum and considers them in relation to the following two points:

- A. Consistency of saved policies with the National Planning Policy Framework (NPPF), and
- B. The definition of 'Strategic policies' for the purposes of Neighbourhood Planning.

Purpose of this assessment

Sections A and B below detail the full purposes of this assessment.

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1 Background to this assessment

Policy Context and the New Local Plan

- 1.1 Dacorum Borough Council has the following adopted or emerging policy documents:
- Saved Policies from Dacorum Borough Local Plan, 1991 – 2011 (adopted April 2004)
 - Core Strategy, 2006 – 2031 (adopted September 2013)
 - Site Allocations DPD, 2006 – 2031 (adopted July 2017)
 - Emerging New Single Local Plan
- 1.2 The Council has committed to an early partial review (EPR) of its Core Strategy which will be delivered through the New Single Local Plan. Our intention is for this new plan to be in place during 2019, as set out in the Local Development Scheme. The Local Development Scheme¹ will be monitored by the Authority Monitoring Report² and any updates will be published as part of this annual review.

Relevance of New Local Plan to Neighbourhood Planning

- 1.3 While ‘general conformity’ to an emerging local plan is not required as a Neighbourhood Plan is being produced (as it is not a legal requirement set out in the Act³), the emerging strategic policies can provide some additional clarity (or provide areas for further focus) to a neighbourhood plan making process. This is due to the ‘clarity’ and ‘strategy/direction’ which district level policy provides (for example, the quantum, type or preferred locations for development) and emerging evidence base to support such a strategy.
- 1.4 Where neighbourhood planning is undertaken before an up-to-date local plan is in place, collaboration between the parish council or neighbourhood forum and the Borough Council is seen as critical. This should include sharing evidence and information by both parties and ensuring the neighbourhood plan accords with any relevant or up-to-date evidence of strategic needs⁴. In order to future-proof the plan, those preparing a neighbourhood plan should ensure, through close dialogue with the Borough Council, that the plan is appropriately ‘in line’ with up-to-date evidence of any strategic needs identified for the area and takes account of the strategic priorities of the emerging local plan. Background technical work has already commenced by the Council. Once completed, all technical work will be published on our Council’s website⁵.

Annual Review

- 1.5 This assessment will be kept under review and updated, as necessary, through the Authority Monitoring Report (AMR) process. Such updates may seek to reflect any changes in interpretation arising from subsequent policy guidance or decisions made by Planning Inspectors or in the courts.

¹ <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-development-scheme>

² <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/monitoring-reports-and-land-position-statements>

³ Paragraphs 8(2) (e) and 5(5) (b) of Schedule 4B of the TCPA 1990 added by Section 116 of the Localism Act

⁴ Set out as ‘General Conformity’ within the PPG: Paragraph: 074 Reference ID: 41-074-20140306 Revision date: 06 03 2014

⁵ Evidence for the New Local Plan is available at: <https://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>

Limitations of this assessment and need for Case Officer Judgement

- 1.6 Please note that the following assessment is an Officer judgment based on current, available information. This document does not seek to consider any emerging Government policy approaches that have yet to be applied to the NPPF (or within the Planning Practice Guidance (PPG)).
- 1.7 This assessment considers the overall thrust and principles of individual policies rather than providing an assessment of each sentence or word within the policy. To this end, there is a need for an individual assessment to be carried out by Development Management Officers to consider NPPF compliance where the detail of policies is under consideration.
- 1.8 If there are queries over the latest, current policy position, please ask a member of the Strategic Planning Team.

2. The approach taken and justification for conclusions reached in this assessment

A. Local plan policies consistency with the NPPF and PPG: Approach and Relevance to Planning Application decisions:

- 2.1 The NPPF was introduced in March 2012 after the adoption of some of the borough's saved development plan policies. The NPPF stated that for 12 months from the date of its publication that decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework. This principle applies to the Dacorum Borough Local Plan, as it was adopted 21st April 2004, whereas the Core Strategy and Site Allocations DPD have been adopted since 2012 and so were drafted to conform to the NPPF.
- 2.2 Para 215 of NPPF goes on to say that *"in other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the Framework the greater the weight that may be given.)"*
- 2.3 For the purposes of decision-taking, Dacorum's saved Local Plan policies (adopted 21st April 2004) should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, the Council acknowledges that the weight they can be accorded needs to be determined on a policy-by-policy basis, with regard also being given to relevant local circumstances and the content of the NPPF. The NPPF also states that from March 2013, due weight should be given to saved policies in existing plans according to their degree of consistency with the NPPF. The more consistent the policies in the plan are to the policies in the Framework, the greater the weight they may be given. Where a strategic policy no longer remains consistent, it should no longer be given weight.
- 2.4 The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF and PPG are also material considerations in planning decisions which local planning authorities should take into account as they provide national planning guidance on a wide range of planning issues.
- 2.5 This advice note will assist Development Management, developers, Development Control Committee and those drawing up Neighbourhood Plans to apply saved policies appropriately and consistently alongside the Framework and other Borough policies.

Categorisation of saved policies

2.6 The 'saved' local plan policies have been categorised into the following three categories:

Categorisation	Colour coding
<p>Consistent with or not contrary to the Framework <i>Policies in this category can continue to be given full weight for development management decision-taking, alongside the Framework. These are either:</i> <i>(a) broadly consistent with the spirit of the NPPF or</i> <i>(b) not explicitly covered in the NPPF, so cannot be deemed to be contrary to these national principles.</i></p>	
<p>Partly consistent with the Framework <i>A number of 'saved' Local Plan policies contain a significant level of detail. Parts of these policies are consistent with the Framework, whilst certain parts are not. The weight that can be accorded to these policies needs to be determined by the specific circumstances of each individual application alongside the Framework.</i></p>	
<p>Not consistent with the Framework <i>Policies that take a different direction and view on matters to the content of the Framework. These policies should no longer be applied.</i></p>	

Implications of categorisation of saved policies

- 2.7 The NPPF includes measures which allow existing and emerging plans to be materially considerations alongside the NPPF under certain circumstances. Therefore, in line with NPPF paragraph 215, when making decisions on planning applications (either by the Development Control Committee or by Officers under delegated powers), the 2004 Local Plan policies will continue to be used by Dacorum Borough Council where they are consistent with the NPPF (including those which are deemed to be consistent in part). Although as stated above, each case will need to be considered on its individual merits.
- 2.8 Where the 2004 Local Plan policies are saved, they will be considered in the context of more up-to-date Core Strategy/Site Allocations policies and the NPPF, where appropriate.
- 2.9 In cases where the policies in the 2004 Local Plan are not consistent with the NPPF, this does not leave a policy vacuum as the policies in the NPPF (or the more recent DPDs) will take precedence. All adopted Core Strategy and Site Allocation DPD policies are deemed broadly consistent / compliant with the NPPF as they have been examined/ assessed by an independent Inspector (and found 'sound').
- 2.10 **It should be noted that the 2004 Dacorum Borough Local Plan remains an important document, sitting alongside other policy documents and the NPPF, in determining planning applications in Dacorum.**

- 2.11 For the issues which relate to each policy, please see the individual assessment of Dacorum's Local Plan policies below. This is based on the policy as a whole and considers the key principles or general thrust of the policy. It is for Case Officers to determine whether specific parts of the policy are relevant to a planning application and if the appropriate parts of the policy are consistent with the national Framework at that time. Officers also need to take into account the latest national and local policy position when applying the conclusions of this document to site specific proposals.

Conclusions

- 2.12 To a significant extent the saved policies of the Dacorum Borough Local Plan (2004) are considered to be consistent with the Framework and can continue to be relied upon for development management decision-making.

B. Strategic policies contained in the development plan: their relevance for emerging Neighbourhood Plan policies

- 2.13 A draft neighbourhood development plan must be in general conformity with the strategic policies contained in the development plan for the area of Dacorum Borough.
- 2.14 The development plan for the Borough currently comprises:
- 1) Saved Policies from Dacorum Borough Local Plan, 1991 – 2011 (adopted April 2004)
 - 2) Core Strategy, 2006 – 2031 (adopted September 2013)
 - 3) Site Allocations DPD (adopted July 2017)
 - 4) the minerals and waste policies adopted by Hertfordshire County Council⁶
- 2.15 Please note that the other relevant supplementary planning guidance (SPG) and supplementary planning documents (SPD) for Dacorum Borough have not been considered for their compliance with the NPPF/PPG.
- 2.16 The Council has assessed the adopted policies in documents 1 to 3 above to identify those which are strategic in nature, as required by paragraph 184 of the NPPF.
- 2.17 In terms of point 4, Hertfordshire County Council is responsible for ensuring the minerals and waste policies are consistent with the NPPF⁷.
- 2.18 The PPG⁸ suggests that to reach a view on whether a policy is a strategic policy the following points should be considered by Local Planning Authorities:
- whether the policy sets out an overarching direction or objective.
 - whether the policy seeks to shape the broad characteristics of development.
 - the scale at which the policy is intended to operate.
 - whether the policy sets a framework for decisions on how competing priorities should be balanced.
 - whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.
 - in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan.
 - whether the Local Plan identifies the policy as being strategic.

⁶ Hertfordshire Minerals Local Plan Review 2002-2016 (27 March 2007), Mineral Consultation Areas Supplementary Planning Document (1 January 2008), Waste Core Strategy and Development Management Policies Document (5 November 2012), Waste Site Allocations Document (adopted on 15 July 2014) and Employment Land Areas of Search Supplementary Planning Document (10 November 2015)

⁷ Please check Hertfordshire County Council website for their assessment of the Local Plan policies compliance with the NPPF, PPG and National Planning Policy for Waste (NPPW).
The National Waste Management Plan and national policy statements for waste water and hazardous waste may be of relevance.

⁸ Paragraph: 076 Reference ID: 41-076-20140306 Revision date: 06 03 2014

2.19 Dacorum's strategic policies have therefore been defined as those policies which are important to:

- the supply of land for strategic uses to meet strategic needs such as housing, employment and transport;
- the provision or retention of key services and facilities to help achieve sustainable development across the Borough;
- the protection and/or enhancement of strategic environmental assets important to a Borough-wide population; and/or
- those supporting specific policies identified in the NPPF which the Government identifies as strategically important in restricting development.

2.20 Any Neighbourhood Plan submitted to the Borough Council will be tested for its general conformity with the Councils 'strategic policies' (paragraphs 8(2) (e) and 5(5) (b) of Schedule 4B of the TCPA 1990 added by Section 116 of the Localism Act). The Borough Council has identified below its Local Plan policies which Neighbourhood Plan policies need to be in 'general conformity' with. Where policies have been deemed by the Council to be strategic in nature for the purposes of Neighbourhood Planning (for the reasons set out in paragraph 2.18 or 2.19 above), they have been identified by a tick (✓). Where policies have been deemed non-strategic in nature for the purposes of Neighbourhood Planning, they have been identified by a cross (✗).

2.21 Further general advice on Neighbourhood Planning is available on the Council's website at:




<http://www.dacorum.gov.uk/home/regeneration/grovehill-future-project/neighbourhood-planning>

3. Quick Reference: assessment outcomes

- 3.1 The following key explains the degree of conformity with the NPPF and its relevance to the development of Neighbourhood Plans in relation to pages 12 to 50.

Key

Categorisation of saved policies conformity with the NPPF

 Policy XX	Consistent with or not contrary to the Framework
 Policy XX	Partly consistent with the Framework
 Policy XX	Not consistent with the Framework

~~Policies not saved in Dacorum Borough Local Plan (2004) or policies already replaced by the Core Strategy and Site Allocations DPD~~

Categorisation of Local Plan policies relevance in the development of a Neighbourhood Plan

- ✓ Strategic policy when Neighbourhood Plans are produced
- ✗ Not a strategic policy when Neighbourhood Plans are produced



DACORUM BOROUGH LOCAL PLAN 1991 - 2011



**Adopted
21 April
2004**

Written Statement

INDEX OF POLICIES

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SUSTAINABLE DEVELOPMENT OBJECTIVES

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PART 3

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~~4 The Green Belt~~
~~5 Major Developed Sites in the Green Belt~~
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x **13** Planning Conditions and Planning Obligations

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Core Strategy

2006-2031



Adopted 25 September 2013

Dacorum's Local Planning Framework

Policy Schedule

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- ✓ Policy CS16 Shops and Commerce
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- ✗ Policy CS31 Water Management
- ✗ Policy CS32 Air, Soil and Water Quality
- ✓ Policy CS33 Hemel Hempstead Town Centre
- ✓ Policy CS34 Maylands Business Park
- ✓ Policy CS35 Infrastructure and Developer Contributions

Site Allocations

2006-2031

Written Statement



ADOPTED July 2017

Dacorum's Local Planning Framework

Policy Schedule:

- ✓ Policy SA1 Identified Proposals and Sites
- ✓ Policy SA2 Major Developed Sites in the Green Belt
- ✓ Policy SA3 Improving Transport Infrastructure
- ✗ Policy SA4 Public Car Parking
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 - ✓ – Policy LA1 Marchmont Farm
 - ✓ – Policy LA2 Old Town
 - ✓ – Policy LA3 West Hemel Hempstead
 - ✓ – Policy LA4 Land at and to the rear of Hanburys, Shootersway
 - ✓ – Policy LA5 Icknield Way, west of Tring
 - ✓ – Policy LA6 Chesham Road / Molyneaux Avenue

- ✓ Policy SA9 Sites for Gypsies and Travellers
- ✓ Policy SA10 Education Zones

Technical Appendix

Appendix 1 Schedule of Saved Policies from Dacorum Borough Local Plan, 1991 – 2011⁹, adopted 21 April 2004

The following table lists all 'saved' policies from the Dacorum Borough Local Plan 1991-2011 and identifies:

- If and why they are considered to be strategic in nature for the purposes of Neighbourhood Planning; and
- Their NPPF¹⁰ compliance.

Please note:

- Some DBLP policies have already been superseded by the Core Strategy and Site Allocations DPD, while others will remain 'saved' until they are replaced by the policies in the new single Local Plan. For a full list of which Core Strategy and Site Allocations DPD policies replaced the superseded DBLP policies, please see Appendix 1 of the Site Allocations DPD¹¹.
- The ticks (✓) and crosses (✗) purely seek to identify each policy's relevance to the emerging neighbourhood plan. This should not be read as their relevance to Development Management decisions or whether these policies remain 'saved'.

Policy No.	Policy Name	Relevance in the development of a Neighbourhood Plan		Saved policies conformity with NPPF (March 2012)		To be superseded by?
		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 10	Optimising the Use of Urban Land	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 7, 8, 14, 17, 29, 51, 55, 56, 58 (bullet point 3), 65, 111</p> <p>The components of this policy are broadly consistent with NPPF as it includes an objective to secure sustainable development.</p>	N/A	New LP ¹²
Policy 12	Infrastructure Provision and Phasing	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 162, 173, 177</p> <p>The components of this policy are broadly consistent with NPPF as it includes an objective to secure sustainable development.</p>	<p>Policy 12 has effectively been superseded by CS35 and by the adoption of the CIL Charging Schedule and provides little additionality to the policy context.</p> <p>To be formally superseded by the new single Local Plan.</p>	New LP
Policy 13	Planning Conditions and Planning Obligations	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 173, 203, 206</p> <p>The components of this policy are broadly consistent with NPPF as it seeks to secure planning obligations or conditions which make otherwise unacceptable development acceptable.</p>	<p>It is accepted that although the methodology in the Planning Obligations SPD (April 2011) remains sound, it was un-adopted as Council policy – refer to Cabinet report on adoption of CIL – 25th February 2015.</p> <p>The affordable housing element has been superseded by the Affordable Housing SPD¹³. The Affordable Housing SPD is inconsistent with the NPPF and Ministerial Statement (November 2014)¹⁴. A clarification note (July 2016)¹⁵ has been produced to reflect the changes and explain its application.</p>	New LP

⁹ [https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-plan-1991-2011/local-plan-policies-\(1991-2011\)](https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-plan-1991-2011/local-plan-policies-(1991-2011))

Proposals Map (as amended by the Core Strategy and Site Allocations DPD): <https://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/local-planning-framework/proposals-map>

¹⁰ The NPPF has not taken the Timmins judgement into account on anything apart from for cemetery developments.

¹¹ Site Allocations DPD Written Statement: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-site-allocations---sa-statement-june-2017---cpr2426782f574551156b7f9bc7ff00000246a4.pdf?sfvrsn=6>

¹² To comprise of a single plan which incorporates an early partial review of Core Strategy, together with updates to the Site Allocations DPD and development management policies.

¹³ <http://www.dacorum.gov.uk/home/housing/strategic-housing/affordable-housing-supplementary-planning-document>

¹⁴ <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

¹⁵ <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/affordable-housing-spd---clarification-note-july-2016.pdf?sfvrsn=4>

Policy No.	Policy Name	Relevance in the development of a Neighbourhood Plan		Saved policies conformity with NPPF (March 2012)		To be superseded by?
		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 15	Retention of Housing	✓	<ul style="list-style-type: none"> The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 17 (bullet 3), 47, 51, 70, 126, 187, 199</p> <p>The components of this policy are broadly consistent with NPPF as it includes an objective to secure sustainable development and it also places an importance on retaining existing levels of housing stock.</p>	The Council will generally resist the net loss of housing stock. The NPPF has no coverage regarding loss of existing housing stock, although its overall intention to significantly boost the supply of homes is clear.	New LP
Policy 18	The Size of New Dwellings	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 49, 50, 55</p> <p>The components of this policy are broadly consistent with NPPF as it includes an objective to secure housing development to meet the identified need in Dacorum.</p> <p>This policy does include references to floor space standards and targets for life-time homes which are more onerous than the NPPF guides.</p>	<p>Advice should be sought from the Council's Strategic Housing team who can advise on specific local housing needs.</p> <p>Applicants need to provide evidence to support their proposed dwelling mix on sites.</p> <p>While we acknowledge that these standards (or equivalent) have been absorbed into the Building Regulation process (Part M), these standards/targets are considered to be locally justified policy requirements¹⁶ and should remain to be applied, as appropriate.</p>	New LP
Policy 19	Conversions	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 51, 59</p> <p>The components of this policy are broadly consistent with NPPF which aims to deliver more housing and encourage the reuse of empty buildings.</p>	<p>While aiming to deliver more housing and encourage the reuse of empty buildings, this policy is also balanced to give local authorities and their communities the opportunity to influence development in their area and take account of local circumstances.</p> <p>The policy provides more detailed local design guidance¹⁶ to that detailed in the NPPF.</p>	New LP
Policy 21	Density of Residential Development	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective. The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 47, 59</p> <p>The components of this policy are broadly consistent with NPPF which states that LPAs should set their own approach to housing density to reflect local circumstances¹⁶.</p> <p>Residential character area SPG¹⁷ is saved and advice regarding densities should be considered alongside the Urban Design Zones (see diagrams within the Place Strategies).</p>	It should be noted that the Residential Character Area SPG tends to reflect on what is 'on the ground' rather than provide a policy drive towards what the strategy / vision aspires to be delivered in the future. In this regard, the SPG could be read as encouraging less than 30dph to be delivered on sites which would not necessarily encourage the best use of (brownfield) land principles stated within the NPPF. Low density development may however be justifiable, depending on local context.	New LP

¹⁶ Para 10 of the NPPF states: "Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas" and para 15 of the NPPF which states "all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

¹⁷ Although we note that this SPG is somewhat out-of-date in its approach to residential density.

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Policy 22	Extensions to Dwellings in the Green Belt and the Rural Area	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 89, 90</p> <p>The components of this policy are partly consistent with NPPF in that the policy applies additional locally specific criteria¹⁶ which the LPA must consider for extensions to dwellings than that advised in the NPPF.</p> <p>Para 89 of the NPPF allows for “<i>the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.</i>”</p> <p>Policy 21 sets out how DBC will interpret the issue of ‘proportionality’ which is relevant to this policy. In other words, it adds local detail¹⁶ to that included in the NPPF. However we note that saved policy 22 follows previous requirements from PPG2 for extensions to be ‘small scale’. Proportionality may be considered differently in the NPPF context and a judgement will need to be made.</p> <p>Policy needs to be considered in the context of changes to PD rights which allow for quite significant extensions to properties in the Green Belt/Rural Area.</p>	<p>We acknowledge that there are various application decisions which extend buildings above the prescribed % threshold in this policy. Please note: that the ‘floor area %’ is a local definition¹⁶ of what we mean by ‘disproportionate’. However, whether the proposal is disproportionate needs to be judged against a range of considerations set out in the policy and not just floor area.</p> <p>The policy has reference to ‘limited in size’ whereas the NPPF talks about ‘disproportionate’ extensions. The term ‘disproportionate’ provides consideration of a variety of matters including: scale, bulk, mass, floor area and volume. In this regard the 130% figure (included in criterion (i), bullet point 1) is deemed to not be consistent with the NPPF and should not be applied when determining planning applications.</p> <p>Reference to controlling increases in floor area in the Rural Area (i.e. 150%) is not entirely consistent with the NPPF (as planning appeals have shown), but this can be used as general guidance when determining planning applications.</p>	New LP
Policy 23	Replacement Dwellings in the Green Belt and the Rural Area	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 89, 90</p> <p>The components of this policy are partly consistent with NPPF.</p> <p>Para 89 of the NPPF allows for “<i>the replacement of a building, provided the new building is the same use and not materially larger</i>”.</p> <p>The definition of ‘original dwelling’ provided in the supporting text to Policy 23 does not accord with that provided in the NPPF. In this instance, the starting point should be to consider the dwelling currently on the site rather than the position set out in the DBLP (of 1948/ or first built after that date).</p> <p>Please note: the policy includes our local definition of what is meant by ‘not materially larger’.</p>	<p>The policy includes no references to the Green Belt tests detailed in the NPPF, especially in terms of the ‘same proposed land use’ & ‘not materially larger’.</p> <p>It is noted that the test in Policy 23 of development ‘not being larger’ is in most cases likely to result in a different outcome to the consideration of development being ‘not materially larger’.</p> <p>This policy allows for replacement of dwellings <u>including ones destroyed</u>. It is noted that the destruction of a building results in the loss of a lawful use (see case called Iddenden and Others v Secretary of State for the Environment and Another [1972] 1 W.L.R. 1433). Use of this part of the policy should be limited.</p>	New LP

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Policy 24	Agricultural and Forestry Workers' Dwellings	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 28, 55</p> <p>The components of this policy are partly consistent with NPPF. It is noted that para 89 of the NPPF allows for new buildings proposed for "agricultural and forestry uses" as an exception to the normal application of Green Belt policies.</p> <p>Dwellings (C3) are not covered by the exemptions, so very special circumstances are required.</p>	<p>It is acknowledged that the Policy 24 requires additional criteria to be demonstrated than that included within the NPPF. In this instance, these points detailed within the policy are deemed to form part of the justification for Very Special Circumstances.</p> <p>Changes to PD rights will be relevant to take into account.</p> <p>Please note: para 55 of NPPF is relevant to the Rural Area within Dacorum, but not the Green Belt.</p>	New LP
Policy 26	Residential Caravans	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 17, 23 (bullets 6 and 9), 48, 51, 53</p> <p>The NPPF provides very limited coverage on caravans and other temporary homes. However, Policy 26 makes clear that these are to be treated as though they were for residential buildings, so the general approach would appear to accord with the NPPF.</p>	<p>We note that there are cross-references in this policy to Policies 24 and 95 (so consideration should be given to their NPPF compliance assessments). Policy 95 places emphasis on small-scale built development allowed in the Green Belt which is not inconsistent with the NPPF (i.e. in particular with NPPF paras. 89 and 90).</p> <p>There are also references to Policy 27 which was not saved under the 2004 Act transitional arrangements.</p>	New LP
Policy 28	Residential Moorings	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 17, 39, 47, 69, 113, 118, 122, 126</p> <p>The components of this policy are not contrary to the NPPF as national guidance provides very limited coverage specifically on residential moorings. Although para 1 in Policy 28 appears to be only partly consistent with the NPPF, as the policy allows for residential uses at the edge of urban areas and in the open countryside in certain circumstances, including in the Green Belt. This is not entirely consistent with NPPF paras. 89 and 90.</p>	<p>Paragraph 26.11 of the Countryside Strategy is relevant. It states that ".....<i>The Grand Union Canal is an important historic, environmental and leisure asset. A number of boating facilities are available in the area. Additional mooring basins will be directed away from open countryside.</i>"</p>	New LP
Policy 31	General Employment Areas	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. Retaining provision is central to achieving the vision and aspirations of the Local Plan. 	<p>Partly consistent with NPPF</p> <p>Para 14, 22, 37, 120, 158</p> <p>There are components of this policy which are partly consistent with NPPF as it seeks to provide additional local development criteria¹⁶ and site specific planning requirements to reflect local circumstances. Although it is noted that some of the GEAs in the table of GEAs (either partly or wholly) are no longer expected to be used for employment purposes.</p>	<p>The GEAs are defined on the Local Plan Proposals Map (as amended). Further changes to the areas or the appropriate uses within them will be considered through the new Local Plan and/or East Hemel Hempstead Area Action Plan.</p> <p>The continued inclusion of such GEAs in Policy 31 is not well aligned to NPPF para. 22. The Site Allocations DPD proposes various changes to the GEAs, whilst other changes at NE Hemel Hempstead (not covered by the Site Allocations) are also needed.</p>	New LP

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Policy 34	Other Land with Established Employment Generating Uses	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate. The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. 	<p>Partly consistent with NPPF</p> <p>Para 7, 17, 37, 109, 122, 123, 154, 158</p> <p>The components of this policy are partly consistent with NPPF, as support is given to the reuse of previously developed land and limiting negative impacts upon surrounding uses via pollutive emissions such as smoke, fumes, gases, dust, steam, odour, noise and light.</p>	<p>Although criterion (b) in the policy is not consistent to bullet 4 and 6 in NPPF para. 89 (as the NPPF Green Belt policy is more flexible than Policy 34). The NPPF has a thrust towards housing delivery, especially for sites which have remained vacant for a long period of time.</p> <p>The paragraph below criterion (b) is also not entirely consistent to NPPF para. 22 (if the DBLP policy text is enforced and an applicant can demonstrate that the continued employment use is unviable or that there is no market interest).</p>	New LP
Policy 37	Environmental Improvements	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 95, 109, 110, 111, 120, 121, 154</p> <p>The components of this policy are broadly consistent with NPPF, as support is given to general environmental improvements as well as sites which would directly benefit from attention.</p>		New LP
Policy 43	Shopping Areas in Local Centres	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. Retaining provision is central to achieving the vision and aspirations of the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 23, 37</p> <p>The components of this policy are broadly consistent with NPPF as section 2 and para 23 relate to Town Centres only.</p> <p>While the terms within Policy 43 vary to that used within the NPPF, the principles behind them seem to be the same.</p>	<p>If a proposal appears to conflict with this policy consideration should be given to the recent permitted rights for changes of use. Further consideration can also be given to the general policy direction shown in recent government consultations, for example, that relating to conversion of retail to residential/ A2, etc.</p>	New LP
Policy 44	Shopping Development Outside Existing Centres	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 10, 14, 17, 24, 26, 29</p> <p>The components of this policy are broadly consistent with NPPF, which seeks new development/ provision to limit negative impact on existing town centre provision and be considered to be 'sustainable development'.</p>		New LP
Policy 45	Scattered Local Shops	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 10, 28, 37, 70</p> <p>The components of this policy are broadly consistent with NPPF, which seeks healthy communities, sustainable travel and retention and/or development of local village shop provision.</p>	<p>If a proposal appears to conflict with this policy, consideration should be given to permitted development rights.</p> <p>Further consideration can also be given to the general policy direction shown in recent government consultations, for example, possible future relaxation regarding shops.</p>	New LP

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Policy 46	Garden Centres	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 14, 17, 28, 29, 56, 70, 79, 89, 151</p> <p>The components of this policy are partly consistent with NPPF (which has no specific guidance for garden centres).</p>	<p>This policy appears to be partly consistent with NPPF, especially with paras 89 and 90 as:</p> <ul style="list-style-type: none"> The penultimate paragraph in Policy 46 allows for garden centres in the Green Belt in settlements washed over by the Green Belt or on the edge of any settlements. The final paragraph allows for small scale extensions to garden centre buildings in the Green Belt. 	New LP
Policy 47	Amusement Centres	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 56, 110, 111, 154</p> <p>The components of this policy are broadly consistent with NPPF's core planning principles, which has no specific policy for amusement centres.</p>	<p>The policy provides more key local criteria/ considerations¹⁶ to that detailed in the NPPF.</p> <p>There is a typo, as the table refers to Garden Centres rather than Amusement Centres.</p>	New LP
Policy 48	Window Displays	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 23, 37</p> <p>The components of this policy are broadly consistent with NPPF, which has no specific policy for window displays.</p>	<p>The policy provides more key local criteria/ considerations¹⁶ to that detailed in the NPPF.</p>	New LP
Policy 51	Development and Transport Impacts	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 29, 30, 32, 36, 41</p> <p>The components of this policy are broadly consistent with NPPF, which supports the full consideration of transport impacts and sustainable modes of transport.</p>	<p>Para 32 of the NPPF states that development should be refused only if residual cumulative impacts are severe (requires evidence).</p> <p>Policy 51 refers to 'no significant impact', whereas the NPPF refers to 'severe impacts'.</p> <p>Needs to be considered in relation to Manual for Streets/Roads in Herts 3¹⁸.</p>	New LP
Policy 54	Highway Design	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 29, 30, 32, 34, 35</p> <p>The components of this policy are broadly consistent with NPPF, which seeks delivery of safe, suitable access with modal choice allowing sustainable transport for the user.</p>	<p>Needs to be considered in relation to Manual for Streets/Roads in Herts 3¹⁸.</p>	New LP
Policy 55	Traffic Management	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 29, 30, 31, 32, 33</p> <p>The components of this policy are broadly consistent with NPPF, which supports the full consideration of transport impacts and traffic management.</p>	<p>Needs to be considered in relation to Manual for Streets/Roads in Herts 3¹⁸.</p>	New LP

¹⁸ <http://www.hertfordshire.gov.uk/services/transtreets/highways/highwaysinfo/hiservicesforbus/devmanagment/roadsinherts/>

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Policy 56	Roadside Services	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 31, 33, 67, 79, 115</p> <p>The components of this policy are broadly consistent with NPPF, which supports the provision and planning for essential services and roadside infrastructure.</p>	Para 31 of the NPPF is relevant to roadside service strategies. This places weight on proving evidence based need/strategy for such provision.	New LP
Policy 57	Provision and Management of Parking	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. 	<p>Partly consistent with NPPF</p> <p>Para 9, 14, 30, 39, 40, 41</p> <p>The components of this policy are partly consistent with NPPF, which encourages sustainable transport /modal shift and supports adequate parking provisions. The local policy provides more key local considerations¹⁶.</p> <p>It is acknowledged that the policy is worded in an 'anti-car manner', which doesn't necessarily align with paras 39 and 40 in the NPPF. For example, current Government policy does not seek to reduce car ownership (Policy 57 point (a)) or to impose maximum parking standards (point (c)).</p>	<p>Para 39 of the NPPF is relevant which places emphasis on robust evidence to set local parking standards considering local car ownership levels.</p> <p>Parking standards set out in Appendix 5 and the Area Based Policies SPG (which covers how to apply the standards) remain valid. These will be reviewed through the new Local Plan / SPD.</p> <p>For non-residential development the 'Accessibility Zones for the Applications of Car Parking Standards' SPD continues to apply. The approach differs for residential and commercial development (reductions already applied to residential development standards). The reductions can only be applied to the most accessible locations i.e. not for the majority of the Borough.</p>	New LP
Policy 58	Private Parking Provision	✘	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 9, 14, 29, 30, 32, 39, 40, 41</p> <p>The components of this policy are partly consistent with NPPF, which supports adequate parking provisions. The local policy provides more detailed local design guidance and more detailed local assessment criteria¹⁶. This policy (and particularly paragraph 2) is not aligned to NPPF para. 39, as it is not Government policy to minimise parking provision.</p> <p>The policy should be applied flexibly so it is more akin to the NPPF principles.</p>	<p>It is acknowledged that the Government has moved away from the concept of maximum parking standards and so they cannot be applied as such.</p> <p>This policy is important as it applies the accessibility standards, parking standards approach and supports car free developments.</p> <p>Notes on Policy 57 are relevant. When using standards bear in mind the date the standards were adopted and relevant Government guidance.</p> <p>Bear in mind that some of DBC's standards, particularly for residential development, are low in relation to NPPF para. 39.</p>	New LP
Policy 60	Lorry Parking	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 30, 31</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to facilitate sustainable development and support the safety and welfare of road users.</p>	The policy provides more detailed local assessment criteria ¹⁶ to that detailed in the NPPF.	New LP

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Policy 62	Cyclists	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective. The policy seeks to shape the broad characteristics of development. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 35, 69,</p> <p>The components of this policy are broadly consistent with NPPF, which seeks safe and secure movement corridors and minimisation of conflict between cyclists and motorised traffic.</p>	The policy provides more detailed local assessment criteria ¹⁶ to that detailed in the NPPF.	New LP
Policy 65	Development relating to Strategic Rail Facilities	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 30, 31</p> <p>The components of this policy are broadly consistent with NPPF, which encourages 'larger than local' strategies and consideration of larger-scale facilities and infrastructure necessary to support sustainable development.</p>		New LP
Policy 66	Facilities for Water Borne Freight	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 30, 31</p> <p>The components of this policy are broadly consistent with NPPF, which encourages larger scale facilities and infrastructure necessary to support sustainable development.</p>	<p>There are no specific references to movement of goods via water borne freight in the NPPF.</p> <p>The policy provides local parameters/criteria¹⁶ where such facilities would be supported.</p>	New LP
Policy 69	Education	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. 	<p>Partly consistent with NPPF</p> <p>Para 7, 9, 14, 17, 36, 37, 72, 89, 111, 120, 123, 162</p> <p>The components of this policy are partly consistent with NPPF, which promotes the appropriate provision of education establishments.</p>	<p>The policy provides more detailed local assessment criteria¹⁶ to that detailed in the NPPF.</p> <p>The policy allows extensions to existing buildings in the Green Belt, which is not well aligned to para 89, bullet point 3 of the NPPF.</p>	New LP
Policy 71	Community Care	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 17, 50, 155, 156, 159</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to meet the needs of different groups within the community.</p>		New LP
Policy 73	Provision and Distribution of Leisure Space in Towns and Large Villages	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate. The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. Bringing the provision forward is central to achieving the vision and aspirations of the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 23, 26, 28, 73, 156, 161</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development and the balance of land uses within their area.</p>	The policy provides more detailed local assessment criteria ¹⁶ to that detailed in the NPPF.	New LP

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Policy 74	Provision of Leisure Space in Other Villages	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate. Bringing the provision forward is central to achieving the vision and aspirations of the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 23, 28, 73, 74, 156, 161</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development and seeks to appropriately balance land use provision within an area.</p>		New LP
Policy 75	Retention of Leisure Space	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 28, 73, 74, 161</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development and seeks to appropriately balance land use provision within an area.</p>	The policy provides more detailed local assessment criteria ¹⁶ to that detailed in the NPPF.	New LP
Policy 76	Leisure Space in New Residential Developments	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate. The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 23, 73, 156, 161</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development and seeks to appropriately balance land use provision within an area.</p>	The policy provides detailed local leisure space standards ¹⁶ to that detailed in the NPPF.	New LP
Policy 77	Allotments	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 7, 9, 17, 28, 69, 70, 73, 156, 161</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development and appropriately balancing land use provision within an area.</p>	<p>We note that the NPPF also gives support to the retention of leisure, social and cultural facilities.</p> <p>The policy provides detailed local standards of provision¹⁶ to that detailed in the NPPF.</p> <p>There is no direct reference made to allotment land within the NPPF.</p>	New LP
Policy 78	Golf Courses	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 17, 56, 113, 115, 116, 118, 125, 129, 192</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development and appropriately balancing land use provision within an area.</p>	<p>The policy provides detailed local standards of provision¹⁶ to that detailed in the NPPF.</p> <p>There is no direct reference to golf courses within the NPPF, but the paragraphs listed to the left provide the basis for the criteria within the policy.</p>	New LP
Policy 79	Footpath Network	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 29, 37, 69, 73, 75</p> <p>The components of this policy are broadly consistent with NPPF, which supports the development of sustainable transport modes.</p>	The policy provides detailed local standards of footpath provision ¹⁶ to that detailed in the NPPF.	New LP

Policy No.	Policy Name	Relevance in the development of a Neighbourhood Plan		Saved policies conformity with NPPF (March 2012)		To be superseded by?
		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 80	Bridleway Network	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 29, 37, 69, 73, 75</p> <p>The components of this policy are broadly consistent with NPPF, which supports the development of sustainable transport modes.</p>	<p>The policy provides detailed local standards of bridleway provision¹⁶ to that detailed in the NPPF.</p> <p>It is acknowledged that there is no direct reference to bridleways or equestrian routes within the NPPF, but the paragraphs listed to the left provide the basis for the criteria within the policy.</p>	New LP
Policy 81	Equestrian Activities	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 9, 17, 58, 79, 81, 88, 89, 90</p> <p>The components of this policy are partly consistent with NPPF, which allows for prescribed types of development (deemed to not be inappropriate in the Green Belt (i.e. only built development types have been expressed as 'exceptions')).</p> <p>In this regard the NPPF states that the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries is an exception, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it' (as detailed in para 89 of the NPPF).</p>	<p>It is acknowledged that there is no direct reference to equestrian activities within the NPPF.</p> <p>The policy provides detailed local standards for equestrian facilities within the Green Belt or rural area¹⁶ to that detailed in the NPPF.</p> <p>It is noted that the use of land for equestrian activities is deemed to be inappropriate in the Green Belt (in terms of NPPF paras 89 and 90).</p> <p>Policy 81 does not make as clear distinction between the built development and use of the land, as the NPPF does.</p> <p>The aspect of 'small scale facilities normally being permitted' in policy 81 can only be read to apply to the built development.</p>	New LP
Policy 82	Noisy Countryside Sports	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 7, 9, 17, 109, 115, 120, 123</p> <p>The components of this policy are partly consistent with NPPF, which seek to protect the countryside and consider noise pollution in a rural setting.</p> <p>The policy provides more detailed local standards/ criteria¹⁶ to that detailed in the NPPF.</p>	<p>The NPPF also seeks contribution to the conservation and enhancement of the natural environment and limiting negative impacts upon surrounding uses via pollutive emissions such as smoke, fumes, gases, dust, steam, odour, noise and light.</p> <p>It is noted that the use of land for noisy countryside sports is deemed inappropriate in the Green Belt (in terms of NPPF paras. 89 and 90).</p> <p>It is acknowledged that there is no direct reference to noisy countryside sports within the NPPF.</p>	New LP
Policy 83	Recreation along the Grand Union Canal	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate 	<p>Partly consistent with NPPF</p> <p>Para 7, 9, 73, 74, 109, 114, 118</p> <p>The components of this policy are partly consistent with NPPF, which seeks contribution to the conservation and enhancement of the natural environment. It is noted that the use of land for recreational facilities is deemed inappropriate in the Green Belt (in terms of NPPF paras 89 and 90).</p>		New LP

Policy No.	Policy Name	Relevance in the development of a Neighbourhood Plan		Saved policies conformity with NPPF (March 2012)		To be superseded by?
		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 84	Location of Recreational Mooring Basins and Lay-bys on the Grand Union Canal	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 39, 79, 87, 88, 89, 95, 115</p> <p>The components of this policy are broadly consistent with NPPF, which seeks contribution to the conservation and enhancement of the natural environment.</p>	<p>The policy provides more detailed local design standards¹⁶ to limit the impact of the development on the area.</p> <p>It is noted that the use of land for mooring basins in the Green Belt is inappropriate development in terms of NPPF paras. 89 and 90.</p>	New LP
Policy 85	Major Indoor Leisure Facilities	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 14, 17, 23, 24, 29, 37, 70, 110, 123, 156</p> <p>The components of this policy are broadly consistent with NPPF, which supports the most sustainable location for new leisure provision.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p>	New LP
Policy 86	Indoor Sports Facilities in Towns	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 7, 9, 10, 14, 34, 70, 73, 74</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development, reflects community's needs and acknowledges their impacts on social and health wellbeing.</p>		New LP
Policy 87	Indoor Leisure Facilities serving Large Villages and Settlements in the Green Belt and the Rural Area	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 7, 9, 10, 17, 24, 28, 34, 74, 81, 89</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development, reflects community's needs and acknowledges their impacts on social and health wellbeing.</p>		New LP
Policy 90	Tourism	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate 	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 17, 18, 23, 28, 109, 126</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable tourism development.</p>		New LP
Policy 91	Hotels and Guest Houses in Towns and Large Villages	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 17, 18, 23, 26, 28, 109, 128</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable tourism development.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p>	New LP
Policy 92	Hotels and Guest Houses in the Green Belt and the Rural Area	✘	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 14, 17, 18, 23, 26, 28, 37, 56, 58, 89, 90, 109, 128</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable tourism development and protection of the Green Belt.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p>	New LP

Policy No.	Policy Name	Relevance in the development of a Neighbourhood Plan		Saved policies conformity with NPPF (March 2012)		To be superseded by?
		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 93	Bed and Breakfast Accommodation	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 17, 47, 67</p> <p>The components of this policy are partly consistent with NPPF, which supports sustainable tourism development alongside amenity impacts, transport/parking and signage.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p> <p>It is noted that the proposals within the Green Belt which accord with the policy, may not be well aligned to para 89, bullet point 3 of the NPPF.</p>	New LP
Policy 94	Extensions to Public Houses and Restaurants in the Green Belt and the Rural Area	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 28, 56, 70, 110, 120</p> <p>The components of this policy are partly consistent with NPPF, which supports sustainable growth and expansion of rural developments.</p>	<p>It is acknowledged that the last sentence of the policy is not well aligned to bullet 3 in NPPF para. 89 with regards to extensions in the Green Belt.</p>	New LP
Policy 95	Camping and Caravanning	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 14, 17, 18, 28, 32, 58, 89</p> <p>The components of this policy are partly consistent with NPPF, which supports sustainable tourism development.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p> <p>It is acknowledged that the use of land for new camping and caravanning sites is inappropriate in the Green Belt (in terms of NPPF paras. 89 and 90).</p>	New LP
Policy 97	Chilterns Area of Outstanding Natural Beauty	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate 	<p>Partly consistent with NPPF</p> <p>Para 8, 14, 17, 21, 28, 109, 113, 114, 115, 116, 152, 154</p> <p>The components of this policy are partly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p> <p>NPPF para 116 focuses on major development, there is no such definition in Policy 97. Although by itself this does not make the policy 'inconsistent' with the NPPF.</p> <p>The policy does provide more prescriptive local standards¹⁶ dependent upon the land or building use proposed and requires policy criterion to be met which is not defined in the NPPF, especially in relation to design.</p>	<p>The NPPF supports LPA's setting criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. There is a similar thrust for a balancing / weighing exercise to be undertaken in both the policy and the NPPF.</p> <p>We note that open air recreation uses are 'inappropriate development' in the Green Belt in terms of NPPF paras. 89 and 90.</p> <p>Core Strategy Policy CS24: The Chilterns Area of Outstanding Natural Beauty part supersedes this policy.</p> <p>The latest version of the Chilterns Buildings Design Guide and the Chiltern Conservation Board's Management Plan are explicitly referred to within Policy CS24 and are material planning considerations. Both the Chilterns Buildings Design Guide and Management Plan have been formally adopted/ endorsed by the Council.</p>	New LP

Policy No.	Policy Name	Relevance in the development of a Neighbourhood Plan		Saved policies conformity with NPPF (March 2012)		To be superseded by?
		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 99	Preservation of Trees, Hedgerows and Woodlands	✓	<ul style="list-style-type: none"> The policy seeks to shape the broad characteristics of development. The scale at which the policy is intended to operate 	<p>Partly consistent with NPPF</p> <p>Para 17, 109, 113, 114, 117, 118,</p> <p>The components of this policy are partly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p> <p>The NPPF supports LPA's setting criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. There is a similar thrust for a balancing / weighing exercise to be undertaken within the policy.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p> <p>NPPF para 118 talks of loss of aged or veteran trees, with planning permission being refused unless the benefits clearly outweigh the loss i.e. through consideration and balancing of impacts and gains of a proposal. Whereas policy 99 does not explicitly highlight the importance of aged or veteran trees. However, it is implicit in the plan that trees are important and will be retained/ protected based on their importance. Thus, it is implicit that 'high priority' will be given to aged and veteran trees in ancient and semi-natural woodland.</p> <p>Core Strategy Policy CS26 Green Infrastructure is relevant.</p>	New LP
Policy 100	Tree and Woodland Planting	✗	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 17, 109, 113, 114, 117, 118</p> <p>The components of this policy are partly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p> <p>The NPPF supports LPA's setting criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.</p>	<p>It is noted that para 118 of the NPPF focus' on biodiversity. The policy would not exclude the consideration of biodiversity, but this is covered elsewhere in the plan, specifically under policies 102 and 103. This policy is therefore focusing on one aspect of nature conservation and green infrastructure</p> <p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p> <p>Policy 100 is very prescriptive, although includes the same test of 'appropriateness' as the NPPF.</p> <p>Core Strategy Policy CS26 Green Infrastructure is relevant.</p>	New LP
Policy 101	Tree and Woodland Management	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 109, 113, 117, 118,</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to conserve, enhance and manage the natural environment. The policy does refer to the 'high priority' to be given to aged and veteran trees in ancient and semi-natural woodland.</p>	<p>This policy needs to be read in conjunction with DBLP policies 99 and 100.</p> <p>Its focus is on managing trees and woodlands, rather than decisions on individual applications affecting trees.</p> <p>Core Strategy Policy CS26 Green Infrastructure is relevant.</p>	New LP
Policy 102	Sites of Importance to Nature Conservation	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective The scale at which the policy is intended to operate The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 109, 113, 114, 117, 118, 166</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p>	<p>The policy provides more detailed local standards¹⁶ and lists those sites which are protected.</p> <p>Both the NPPF and Policy 102 broadly seek to protect valued landscapes and green networks.</p> <p>Policy CS26 Green Infrastructure is relevant.</p>	New LP

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		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 103	Management of Sites of Nature Conservation Importance	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 109, 113, 114, 117, 118, 166, 192, 203, 204, 205</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p>	<p>The policy provides more detailed local standards¹⁶ for management of sites.</p> <p>Core Strategy Policy CS26 Green Infrastructure is relevant.</p>	New LP
Policy 104	Nature Conservation in River Valleys	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 17, 28, 73, 74, 109, 113, 114, 117, 118, 165</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p>	<p>The policy provides more detailed local standards¹⁶ for restoration, maintenance and enhancement of sites.</p> <p>Core Strategy Policy CS26 Green Infrastructure is relevant.</p>	New LP
Policy 105	Lakes, Reservoirs and Ponds	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 17, 28, 73, 74, 109, 113, 114, 117, 118, 165</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p>	<p>Core Strategy Policy CS26 Green Infrastructure is relevant.</p>	New LP
Policy 106	The Canalside Environment	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 17, 28, 73, 74, 109, 113, 114, 117, 118, 165</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p>	<p>All content within this policy is generally rather than explicitly covered by the NPPF.</p>	New LP
Policy 108	High Quality Agricultural Land	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 9, 17, 28, 112</p> <p>The components of this policy are broadly consistent with NPPF, which supports consideration of the benefits of the best and most versatile agricultural land.</p>		New LP
Policy 109	Farm Diversification	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 17, 56, 89, 90, 111</p> <p>The components of this policy are partly consistent with NPPF, which supports a prosperous rural economy and encourages the effective use of land that has been 'previously developed'.</p>	<p>Although the policy's coverage on new and replacement buildings in the Green Belt is not entirely consistent with the NPPF paras 89 and 90.</p>	New LP

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		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 110	Agriculture and Reuse of Rural Buildings	x	Locally specific policy which is not central to the vision or objectives.	<p>Not consistent with the Framework</p> <p>Para 17, 56, 89, 90, 111</p> <p>The components of this policy are not consistent with NPPF. The policy supports a prosperous rural economy and encourages the effective use of land by favouring previously developed land.</p> <p>It is acknowledged that paragraph 5 in the policy contains a presumption against residential re-use, but there is no such presumption in bullet 4 of NPPF para 90. Policy is out-of-date and too restrictive when considered in the context of the prior approvals process.</p>	<p>The NPPF does not have a sequential approach (as a last resort) in relation to conversions. Also recent prior approval changes and current government consultations give more flexibility towards residential conversions.</p> <p>This policy provides prescriptive local standards¹⁶ and criteria to be met.</p> <p>It is more 'not compliant' than 'partly compliant' to the NPPF hence the categorisation.</p> <p>Policy deemed to not really be needed to determine planning applications. This policy should no longer be applied to determine planning applications.</p>	New LP
Policy 111	Height of Buildings	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 55, 56, 58, 59, 60</p> <p>The components of this policy are broadly consistent with NPPF, which supports good design defined as a key aspect of sustainable development within the NPPF.</p>	<p>Development Briefs / Masterplans provide additional guidance for specific areas in Dacorum, for example, Maylands Gateway Development Brief, Maylands Masterplan and Hemel Hempstead Town Centre Masterplan.</p> <p>Urban Design Assessments are also relevant.</p>	New LP
Policy 112	Advertisements	x	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 67, 68</p> <p>The components of this policy are partly consistent with NPPF, which details how adverts can have a negative impact on the appearance of the built and natural environment.</p>	<p>The policy has the same focus on the harm created to amenity as the NPPF does.</p> <p>The policy provides prescriptive local standards and criteria¹⁶ to be met.</p> <p>Parts (e) and (g) have an auto-presumption of harm caused by higher level signs.</p> <p>An Area of Special Control of Advertisements (ASCA) covers the majority of rural parts of the Borough.</p>	New LP
Policy 113	Exterior Lighting	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 109, 122, 125, 126, 154</p> <p>The components of this policy are broadly consistent with NPPF, as support is given to the reuse of previously developed land and limiting negative impacts upon surrounding uses via pollutive emissions such as smoke, fumes, gases, dust, steam, odour, noise and light.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p> <p>Policy 113 covers a variety of other aspects which NPPF doesn't touch on directly. This additional coverage does not make the policy inconsistent.</p>	New LP

Policy No.	Policy Name	Relevance in the development of a Neighbourhood Plan		Saved policies conformity with NPPF (March 2012)		To be superseded by?
		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 116	Open Land in Towns and Large Villages	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective The scale at which the policy is intended to operate 	<p style="background-color: #90EE90;">Consistent with or not contrary to NPPF</p> <p>Para 17, 73, 74</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to conserve and enhance the natural environment.</p>	<p>The policy provides more detailed local considerations¹⁶ to that detailed in the NPPF.</p> <p>The supporting text then details the benefits of each open space.</p>	New LP
Policy 118	Important Archaeological Remains	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective The scale at which the policy is intended to operate 	<p style="background-color: #90EE90;">Consistent with or not contrary to NPPF</p> <p>Para 17, 126, 128, 129, 131, 132, 133, 134, 140</p> <p>The components of this policy are broadly consistent with NPPF, which encourages LPAs to consider the significance of any heritage asset that may be affected by a proposal and whether the asset can be conserved or will be significantly harmed or destroyed.</p>	<p>Both the NPPF and Policy 118 seek to protect historic monuments and sites of Archaeological Significance.</p> <p>The policy provides more detailed local considerations¹⁶, but in addition the NPPF does stipulate the types of substantial public benefits which could outweigh harm or loss of the asset.</p> <p>Detailed advice should be sought from Historic Environment Adviser at Hertfordshire County Council (as appropriate).</p>	New LP
Policy 119	Development affecting Listed Buildings	✗	Locally specific policy which is not central to the vision or objectives.	<p style="background-color: #FFD700;">Partly consistent with NPPF</p> <p>Para 17, 126, 128, 129, 131, 132, 133, 134, 140</p> <p>The components of this policy are partly consistent with NPPF, which encourages LPAs to consider the significance of any heritage asset that may be affected by a proposal and whether the asset can be conserved or will be significantly harmed or destroyed.</p> <p>The policy provides more detailed local considerations¹⁶, but in addition the NPPF does stipulate the types of substantial public benefits which could outweigh harm or loss of the asset.</p>	<p>This policy states that <i>'the conversion of listed farm buildings (in particular timber framed barns) to residential use will not be permitted'</i>. This seems to be at odds to the NPPF's support for conversion of agricultural buildings and reuse of PDL sites. Also, there is no presumption against residential re-use in bullet 4 of NPPF para. 90.</p> <p>The NPPF treats all heritage assets the same. The policy states that <i>'in considering applications for listed building consent, the treatment of the building's interior will be given particular consideration'</i>. This reference should include setting, exterior and interior.</p> <p>Detailed advice should be sought from Conservation Officers as appropriate.</p>	New LP
Policy 120	Development in Conservation Areas	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective The scale at which the policy is intended to operate 	<p style="background-color: #FFD700;">Partly consistent with NPPF</p> <p>Para 17, 133, 134, 137, 138, 140</p> <p>The components of this policy are partly consistent with NPPF, which encourages LPAs to consider the significance of any heritage asset that may be affected by a proposal and whether the asset can be conserved or will be significantly harmed or destroyed.</p> <p>The policy provides more detailed local considerations¹⁶, but the NPPF does stipulate the types of substantial public benefits which could outweigh harm or loss of the asset.</p>	<p>While the policy does include some partial reference to a weighing exercise it not include references to 'great weight' so appears to be missing main thrusts from the NPPF para 132. Criteria a) to e) are compliant with the NPPF paras 58 and 60.</p> <p>There is a lack of reference to the possibility of public benefit outweighing the harm to the conservation area.</p> <p>Conservation Area Appraisals should be referred to where available and advice sought from Conservation Officers where appropriate.¹⁹</p>	New LP

¹⁹ <http://www.dacorum.gov.uk/home/planning-development/planning-cons-design/conservation-areas>

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		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 121	The Management of Conservation Areas	✗	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 133, 134, 137, 138, 140</p> <p>The components of this policy are broadly consistent with NPPF, which encourages LPAs to consider the significance of any heritage asset or setting of the asset that may be affected by a proposal and whether the asset can be conserved or will be significantly harmed or destroyed.</p>	<p>The policy provides more detailed local considerations¹⁶, but the NPPF does stipulate the types of substantial public benefits which could outweigh harm or loss of the asset.</p> <p>This policy is neither compliant nor non-compliant, as the NPPF does not cover this matter. Although the NPPF hints at this (tenuous link within paras 134 & 137).</p> <p>See assessment for Policy 120 which is also of relevance.</p>	New LP
Policy 125	Hazardous Substances	✓	<ul style="list-style-type: none"> The scale at which the policy is intended to operate The policy seeks to shape the broad characteristics of development. 	<p>Consistent with or not contrary to NPPF</p> <p>Para 5, 7, 17, 156, 162</p> <p>The components of this policy are broadly consistent with NPPF, as consideration is sought for any potential impacts resulting from storage or development of hazardous substances.</p>	<p>The policy provides more detailed local standards and locational criteria¹⁶ for such sites.</p> <p>Advice should be sought from the Health and Safety Executive (HSE), as required.</p> <p>Further detailed in the Waste Management Plan for England and National Planning Policy for Waste (NPPW).</p>	New LP
Policy 126	Electronic Communications Apparatus	✗	Locally specific policy which is not central to the vision or objectives.	<p>Partly consistent with NPPF</p> <p>Para 17, 42, 43, 44, 45, 46</p> <p>The components of this policy are partly consistent with NPPF, which supports sustainable economic development.</p>	<p>The policy provides more detailed local standards¹⁶ to that detailed in the NPPF.</p> <p>We acknowledge that electronic communications apparatus is inappropriate development in the Green Belt in terms of NPPF paras 89 and 90.</p>	New LP
Policy 127	Mineral Workings and Waste Disposal	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective The scale at which the policy is intended to operate 	<p>Consistent with or not contrary to NPPF</p> <p>Para 5, 14, 117, 143, 144</p> <p>The components of this policy are broadly consistent with NPPF, which supports policies to ensure 'worked land' is reclaimed at the earliest opportunity and that this is carried out to high environmental standards.</p>	<p>We acknowledge that Hertfordshire County Council is responsible for minerals and waste planning.</p> <p>The Minerals and Waste Local Plans relevant to Dacorum cover the whole county and include some site specific proposals affecting Dacorum. These Minerals and Waste Local Plans are listed on page 8.</p>	New LP
Policy 128	Protection of Mineral Resource	✓	<ul style="list-style-type: none"> The policy sets out an overarching direction or objective The scale at which the policy is intended to operate 	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 143</p> <p>The components of this policy are broadly consistent with NPPF, which seeks to avoid the unnecessary sterilisation of mineral deposits by new non-mineral development (as such minerals are a finite resource).</p>		New LP

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		Strategic Policy	Reason	Relevant NPPF para/approach	Additional Notes	
Policy 129	Storage and Recycling of Waste on Development Sites	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 5, 7, 17</p> <p>The components of this policy are broadly consistent with NPPF, which supports sustainable development. In this case, through management of waste generated from large-scale development sites in the most appropriate manner i.e. on site storage and bulking of waste, on site source segregation and/or provision of communal waste facilities for the local community.</p>	Matters are detailed further in the Waste Management Plan for England and National Planning Policy for Waste.	New LP
Part 4 – Area Proposals						
Policy TWA1	The Canal corridor through Two Waters and Apsley	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 21, 114</p> <p>The components of this policy are broadly consistent with NPPF, which supports LPAs bringing forward detailed policies supporting regeneration, urban development and the enhancement of green infrastructure.</p>	This policy is deemed a local extension to the canal side environment policy (DBLP Policy 106).	New LP
Policy TWA2	The Rivers through Two Waters and Apsley	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 21, 73, 74, 109, 114, 117, 118, 165</p> <p>The components of this policy are broadly consistent with NPPF in terms of nature conservation, biodiversity and green infrastructure.</p>	This policy acts as a partial extension to DBLP Policy 104 (Nature Conservation in River Valleys).	New LP
Policy TWA3	Control of development alongside Two Waters Way and Two Waters Road	x	Locally specific policy which is not central to the vision or objectives.	<p>Consistent with or not contrary to NPPF</p> <p>Para 17, 21, 73, 74, 109, 114, 117, 118, 165</p> <p>The components of this policy are broadly consistent with NPPF in terms of nature conservation, biodiversity and green infrastructure.</p>	This policy acts as a partial extension to DBLP Policy 104 (Nature Conservation in River Valleys). It will also supports regeneration and urban development.	New LP

The following schedules and appendices are contained within the Dacorum Borough Local Plan 1991-2011.

Whilst some of the sites that are contained within the schedules have been implemented / developed or elements of the appendices superseded by Core Strategy or Site Allocations DPD policies, for simplicity they are retained in their entirety, until updated and superseded by subsequent DPD or decisions.

Where there is a conflict between their content and that of the Core Strategy or Site Allocations DPD, the Core Strategy and Site Allocations DPD will take precedence.

Status of Appendices of the DBLP 1991 - 2011

Appendix Number	Topic/coverage	Current status	To be superseded by?
Appendix 1 ²⁰	Sustainability Checklist	Currently saved Should be read in conjunction with the Sustainable Development Advice Note <small>Error! Bookmark not defined.</small>	New single LP ¹²
Appendix 2 ²⁴	Major Developed Sites in the Green Belt – Infill Areas	Superseded	Fully superseded on the adoption of the Site Allocations DPD
Appendix 3 ²²	Layout and Design of Residential Areas	Currently saved	New single LP
Appendix 4 ²³	Layout and Design of Employment Areas	Currently saved	New single LP
Appendix 5 ²⁴	Parking Provision	Currently saved To be updated through revised parking standards	New single LP
Appendix 6 ²⁵	Open Space and Play Provision	Currently saved	New single LP
Appendix 7 ²⁶	Small-Scale House Extensions	Currently saved	New single LP
Appendix 8 ²⁷	Exterior Lighting	Currently saved	New single LP
Appendix 9 ²⁸	Article 4 Direction Areas	Currently saved	New single LP

Status of Schedules of the DBLP 1991 - 2011

Schedule Topic	Current status	To be superseded by?
Schedule : Housing (page 94-113 of the DBLP)	Superseded by Site Allocations DPD, apart from designations within the East Hemel Hempstead Area Action Plan area	Remaining designations within East Hemel Hempstead Area Action Plan area to be superseded by New LP.
Schedule : Employment (page 143-145 of the DBLP)		
Schedule : Shopping (page 166-168 of the DBLP)		
Schedule : Transport (page 193-204 of the DBLP) ²⁹		
Schedule : Social and Community Facilities (page 209-211 of the DBLP) ³⁰		
Schedule : Leisure and Tourism (page 234-237 of the DBLP) ³¹		
Schedule : Environment (page 302 of the DBLP)		
Schedule : Two Waters and Apsley (page 376 – 393 of the DBLP)		

²⁰ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix1.pdf?Status=Master&sfvrsn=0>

²¹ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix2.pdf?Status=Master&sfvrsn=0>

²² <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix3.pdf?sfvrsn=0>

²³ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix4.pdf?Status=Master&sfvrsn=0>

²⁴ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix5.pdf?Status=Master&sfvrsn=0>

²⁵ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix6.pdf?Status=Master&sfvrsn=0>

²⁶ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix7.pdf?Status=Master&sfvrsn=0>

²⁷ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix8.pdf?Status=Master&sfvrsn=0>

²⁸ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-appendix9.pdf?Status=Master&sfvrsn=0>

²⁹ https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-schedule_of_transport_proposal_sites_and_schemes.pdf?Status=Master&sfvrsn=0

³⁰ [https://www.dacorum.gov.uk/docs/default-source/planning-development/scheduleof-social-and-community-proposal-sites-and-schemes-\(pdf-64-6-kb-opens-in-a-new-window\)-.pdf?sfvrsn=0](https://www.dacorum.gov.uk/docs/default-source/planning-development/scheduleof-social-and-community-proposal-sites-and-schemes-(pdf-64-6-kb-opens-in-a-new-window)-.pdf?sfvrsn=0)

³¹ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09.10.27-writtenstatement-schedule-of-leisure-and-tourism-proposal-sites.pdf?Status=Master&sfvrsn=0>

Appendix 2 Schedule of Policies from the Core Strategy, 2006 – 2031²⁴

The following table lists all the policies from the Dacorum Borough Core Strategy 2006-2031 and identifies:

- If and why they are considered to be strategic in nature for the purposes of Neighbourhood Planning.

As the document was adopted post NPPF, its policies have not been re-considered for their compliance with the NPPF, as in finding the Core Strategy sound the Independent inspector deemed policies to be in compliance with the guidance in the NPPF²⁵.

The ticks (✓) and crosses (✖) purely seek to identify each policy's relevance to the emerging neighbourhood plan. This should not be read as their relevance to Development Management decisions or whether these policies remain 'saved'.

Policy No.	Policy Name	Strategic Policy	Reason
Policy NP1	Supporting Development	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The policy sets a framework for decisions on how competing priorities should be balanced. • The scale at which the policy is intended to operate. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.
Policy CS1	Distribution of Development	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate. • The policy seeks to shape the broad characteristics of development. • The Local Plan identifies the policy as being strategic.

²⁴ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/adopted-core-strategy-2013-\(pdf-7-66mb\).pdf?sfvrsn=2](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/adopted-core-strategy-2013-(pdf-7-66mb).pdf?sfvrsn=2)

This is an NPPF compliant document.

Proposals Map: <https://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/local-planning-framework/proposals-map>

²⁵ The assessment made for examination is available at: http://www.dacorum.gov.uk/docs/default-source/planning-development/pas-nppf-compliance-checklist_final.pdf

Inspector's Report: <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/inspector%27s-report-on-dacorum%27s-core-strategy-july-2013.pdf?sfvrsn=0>

Policy No.	Policy Name	Strategic Policy	Reason
Policy CS2	Selection of Development Sites	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate. • The policy seeks to shape the broad characteristics of development.
Policy CS3	Managing Selected Development Sites	✓	<ul style="list-style-type: none"> • Bringing the local allocations forward is central to achieving the vision and aspirations of the Local Plan. • The policy seeks to shape the broad characteristics of development. • The Local Plan identifies the policy as being strategic.
Policy CS4	The Towns and Large Villages	✓	<ul style="list-style-type: none"> • The scale at which the policy is intended to operate. • The policy seeks to shape the broad characteristics of development.
Policy CS5	Green Belt	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate.
Policy CS6	Selected Small Villages in the Green Belt	✗	Locally specific policy which is not central to the vision or objectives.
Policy CS7	Rural Area	✗	Locally specific policy which is not central to the vision or objectives.
Policy CS8 ²⁶	Sustainable Transport	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.

²⁶ The Urban Transport Plans* for Hemel Hempstead and Berkhamsted and Tring are material planning considerations.

* We acknowledge that Urban Transport Plans will be replaced by Growth and Transport Plans in due course.

Policy No.	Policy Name	Strategic Policy	Reason
Policy CS9 ²⁶	Management of Roads	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate.
Policy CS10	Quality of Settlement Design	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The policy sets a framework for decisions on how competing priorities should be balanced. • The scale at which the policy is intended to operate.
Policy CS11	Quality of Neighbourhood Design	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The policy sets a framework for decisions on how competing priorities should be balanced. • The scale at which the policy is intended to operate.
Policy CS12	Quality of Site Design	✗	Locally specific policy which is not central to the vision or objectives.
Policy CS13	Quality of the Public Realm	✗	Locally specific policy which is not central to the vision or objectives.
Policy CS14	Economic Development	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. • The Local Plan identifies the policy as being strategic.

Policy No.	Policy Name	Strategic Policy	Reason
Policy CS15	Offices, Research, Industry, Storage and Distribution	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. • The Local Plan identifies the policy as being strategic.
Policy CS16	Shops and Commerce	✓	<ul style="list-style-type: none"> • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. • The Local Plan identifies the policy as being strategic.
Policy CS17	New Housing	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan. • The Local Plan identifies the policy as being strategic.
Policy CS18	Mix of Housing	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.
Policy CS19	Affordable Housing	✓	<ul style="list-style-type: none"> • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.
Policy CS20	Rural Sites for Affordable Homes	✗	Locally specific policy which is not central to the vision or objectives.

Policy No.	Policy Name	Strategic Policy	Reason
Policy CS21	Existing Accommodation for Travelling Communities	✓	<ul style="list-style-type: none"> • The policy sets a framework for decisions on how competing priorities should be balanced. • The scale at which the policy is intended to operate.
Policy CS22	New Accommodation for Gypsies and Travellers	✓	<ul style="list-style-type: none"> • The policy sets a framework for decisions on how competing priorities should be balanced. • The scale at which the policy is intended to operate.
Policy CS23	Social Infrastructure	✗	Locally specific policy which is not central to the vision or objectives.
Policy CS24	The Chilterns Area of Outstanding Natural Beauty	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate.
Policy CS25	Landscape Character	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate.
Policy CS26	Green Infrastructure	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy sets a framework for decisions on how competing priorities should be balanced. • The scale at which the policy is intended to operate.
Policy CS27	Quality of the Historic Environment	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate.

Policy No.	Policy Name	Strategic Policy	Reason
Policy CS28	Carbon Emission Reductions	✘	Locally specific policy which is not central to the vision or objectives.
Policy CS29	Sustainable Design and Construction	✘	Locally specific policy which is not central to the vision or objectives.
Policy CS30	Sustainability Offsetting	✘	Locally specific policy which is not central to the vision or objectives.
Policy CS31	Water Management	✘	Locally specific policy which is not central to the vision or objectives.
Policy CS32	Air, Soil and Water Quality	✘	Locally specific policy which is not central to the vision or objectives.
Policy CS33	Hemel Hempstead Town Centre	✓	<ul style="list-style-type: none"> • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate.
Policy CS34	Maylands Business Park	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate. • Bringing the site forward is central to achieving the vision and aspirations of the Local Plan
Policy CS35	Infrastructure and Developer Contributions	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The scale at which the policy is intended to operate.

Appendix 3 Schedule of Policies from the Site Allocations, 2006 – 2031²⁷

The following table lists all the policies from the Dacorum Borough Site Allocations 2006-2031 and identifies:

- If and why they are considered to be strategic in nature for the purposes of Neighbourhood Planning.

As the document was adopted post NPPF, its policies have not been re-considered for their compliance with the NPPF, as in finding the Site Allocations sound the Independent inspector deemed policies to be in compliance with the guidance in the NPPF²⁸.

The ticks (✓) and crosses (✗) purely seek to identify each policy's relevance to the emerging neighbourhood plan. This should not be read as their relevance to Development Management decisions or whether these policies remain 'saved'.

Policy No.	Policy Name	Strategic Policy	Reason
Policy SA1	Identified Proposals and Sites	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate.
Policy SA2	Major Developed Sites in the Green Belt	✓	<ul style="list-style-type: none"> • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate.
Policy SA3	Improving Transport Infrastructure	✓	<ul style="list-style-type: none"> • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate.
Policy SA4	Public Car Parking	✗	Locally specific policy which is not central to the vision or objectives.
Policy SA5	General Employment Areas	✓	<ul style="list-style-type: none"> • The policy sets out an overarching direction or objective. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate. • Bringing the provision forward is central to achieving the vision and aspirations of the Local Plan.

²⁷ Site Allocations Written Statement: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-site-allocations---sa-statement-june-2017---cpr2426782f574551156b7f9bc7ff00000246a4.pdf?sfvrsn=6>

Site Allocations Map Book: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-map-book---adopted-12-july-2017.pdf?sfvrsn=4>

This is an NPPF compliant document.

²⁸ Inspector's Report: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-inspector's-final-report.pdf?sfvrsn=4>

Policy No.	Policy Name	Strategic Policy	Reason
Policy SA6	Employment Areas in the Green Belt	✓	<ul style="list-style-type: none"> • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate.
Policy SA7	Shopping Areas in Town Centres	✗	Locally specific policy which is not central to the vision or objectives.
Policy SA8	Local Allocations	✓	<ul style="list-style-type: none"> • Bringing the local allocations forward is central to achieving the vision and aspirations of the Local Plan. • The policy seeks to shape the broad characteristics of development. • The scale at which the policy is intended to operate. • The policy sets a framework for decisions on how competing priorities should be balanced. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.
<i>Policy LA1</i>	<i>Marchmont Farm</i>		
<i>Policy LA2</i>	<i>Old Town</i>		
<i>Policy LA3</i>	<i>West Hemel Hempstead</i>		
<i>Policy LA4</i>	<i>Land at and to the rear of Hanburys, Shootersway</i>		
<i>Policy LA5</i>	<i>Icknield Way, west of Tring</i>		
<i>Policy LA6</i>	<i>Chesham Road / Molyneaux Avenue</i>		
Policy SA9	Sites for Gypsies and Travellers	✓	<ul style="list-style-type: none"> • The scale at which the policy is intended to operate. • The policy sets a framework for decisions on how competing priorities should be balanced. • The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.
Policy SA10	Education Zones	✓	<ul style="list-style-type: none"> • The scale at which the policy is intended to operate. • The policy seeks to shape the broad characteristics of development.

Appendix 4:

Quick Reference: where to find a supporting policy documents on the Councils website

- SPD, SPG, Master Plans or advice notes on the Council's website
- Conservation Area Appraisals or Conservation Area designation boundary

A) SPD, SPG, master plans or advice notes on the Council's website

The SPGs, SPDs, master plans and advice notes, etc. have been listed below on whether they are retained or superseded. Where retained / current these documents will continue to be used as material planning considerations in relevant planning decisions. Where there is a conflict between their content and that of the Core Strategy or Site Allocations DPD, the Core Strategy and Site Allocations DPD will take precedence.

Key: Please note in this quick reference section, documents which are:

- 'Superseded' have been shown in red and use strikethrough i.e. ~~superseded~~
- 'Current / Active' have been shown in green i.e. **Master Plan**

	Adopted / Endorsed	Additional Notes
Under production		
East Hemel Hempstead AAP²⁹ East Hemel Hempstead AAP—issues and options paper³⁰ Dacorum with St Albans District and the landowners	June 2009	PRINCIPLES AND APPROACH NO LONGER BEING PROGRESSED. PARTS OF AAP. NOW BEING TAKEN FORWARD THROUGH WORK ON NEW LOCAL PLAN. CURRENT COVERAGE PROVIDED BY MAYLANDS MASTERPLAN, HEART OF MAYLANDS DEVELOPMENT BRIEF AND MAYLANDS, GATEWAY DEVELOPMENT BRIEFS
Two Waters Draft Masterplan Guidance	May 2017	
Neighbourhood Plans – Submitted to the Council		
Grovehill Futures Neighbourhood Plan ³¹ Appendices ³²	September 2016	Submitted to the Council in April 2017. Anticipated Inspectors report in September to October 2017. Anticipated to Made by Spring 2018.

²⁹ <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/east-hemel-hempstead-area-action-plan>

³⁰ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/aa3-ehaap-issues-and-options---conusltation-report---feb-2010.pdf?sfvrsn=0>

³¹ <https://grovehillfuture.files.wordpress.com/2015/10/draft-grovehill-future-neighbourhood-plan-28-sept-16.pdf>

³² <https://grovehillfuture.files.wordpress.com/2015/10/monitoring-the-neighbourhood-plan-list-of-appendices-28-sept-16.pdf>

	Adopted / Endorsed	Additional Notes
Local Plans		
Dacorum Borough Local Plan ³³	April 2004	
Core Strategy ³⁴ and Map Book ³⁵	September 2013	
Site Allocations DPD <ul style="list-style-type: none"> • Written Statement³⁶ • Map Book³⁷ 	July 2017	
Policies Map (previously referred to as Proposals Map) ³⁸	July 2017	
Community Infrastructure Levy		
CIL Charging Schedule ³⁹	February 2015	
123 List ⁴⁰		
Master plans / Development Briefs		
Local Allocation LA1 Grovehill at Marchmont Farm ⁴¹	July 2017	Quick link to Local Allocations webpage ⁴²
Local Allocation LA2 Old Town (between Cherry Bounce, Flecher Way and Townsend), Hemel Hempstead ⁴³	July 2017	

³³ [http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-plan-1991-2011/local-plan-policies-\(1991-2011\)](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-plan-1991-2011/local-plan-policies-(1991-2011))

³⁴ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/adopted-core-strategy-2013.pdf?sfvrsn=2>

³⁵ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/proposals-map-summary-of-changes.pdf?sfvrsn=0>

³⁶ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-site-allocations---sa-statement-june-2017---cpr2426782f574551156b7f9bc7ff00000246a4.pdf?sfvrsn=6>

³⁷ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/site-allocations-map-book---adopted-12-july-2017.pdf?sfvrsn=4>

³⁸ <https://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/local-planning-framework/proposals-map>

³⁹ [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/charging-schedule-document---adopted-feb-2015-\(pdf-2-01-mb\).pdf?sfvrsn=0](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/charging-schedule-document---adopted-feb-2015-(pdf-2-01-mb).pdf?sfvrsn=0)

⁴⁰ [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/cil-regulation-123-list-\(pdf-218-kb\).pdf?sfvrsn=0](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/cil-regulation-123-list-(pdf-218-kb).pdf?sfvrsn=0)

⁴¹ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la1-master-plan.pdf?sfvrsn=6>

⁴² www.dacorum.gov.uk/Localallocations

⁴³ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la2-master-plan.pdf?sfvrsn=6>

	Adopted / Endorsed	Additional Notes
Master plans / Development Briefs		
Local Allocation LA3 West Hemel Hempstead (between Pouchen End Lane and Chaulden and Fields End) ⁴⁴	July 2017	Quick link to Local Allocations webpage ⁴²
Local Allocation LA4 Hanburys, Shootersway, Berkhamsted ⁴⁵	July 2017	
Local Allocation LA5 West Tring (between Icknield Way, Aylesbury Road and western side of Tring) ⁴⁶	July 2017	
Local Allocation LA6 Chesham Road, Bovingdon ⁴⁷	July 2017	
Maylands Gateway Development Brief ⁴⁸	Updated May 2013	Application submitted on part of site
Heart of Maylands Development Brief ⁴⁹	October 2010	Part of site under construction
Hemel Hempstead Town Centre Masterplan ⁵⁰ Design Appendix ⁵¹	January 2013	Adopted January 2013, principally linked to the DBLP 1991-2011. Re-adopted on 25 September 2013 as an SPD linked with the Core Strategy. This elaborates on appropriate uses and sets other criteria for development within this area.
Development Brief for Deaconsfield Road (Dowling Court/Johnson Court), Hemel Hempstead ⁵²	26 May 2005	Parts of site developed
Land at Durrants Lane & Shootersway, Berkhamsted Framework Masterplan ⁵³	June 2012 (Revised)	Parts of site developed

⁴⁴ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la3-master-plan.pdf?sfvrsn=6>

⁴⁵ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la4-master-plan-\(adopted-12-july-2017\).pdf?sfvrsn=4](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la4-master-plan-(adopted-12-july-2017).pdf?sfvrsn=4)

⁴⁶ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la5-master-plan-\(adopted-12-july-2017\).pdf?sfvrsn=4](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la5-master-plan-(adopted-12-july-2017).pdf?sfvrsn=4)

⁴⁷ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la6-master-plan-\(adopted-12-july-2017\).pdf?sfvrsn=4](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la6-master-plan-(adopted-12-july-2017).pdf?sfvrsn=4)

⁴⁸ <https://www.dacorum.gov.uk/docs/default-source/default-document-library/maylands-development-brief.pdf?sfvrsn=0>

⁴⁹ <https://www.dacorum.gov.uk/docs/default-source/regeneration/heart-of-maylands-development-brief.pdf?Status=Master&sfvrsn=0>

⁵⁰ [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/final-masterplan---adopted-jan-13-\(low-res\).pdf?sfvrsn=4](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/final-masterplan---adopted-jan-13-(low-res).pdf?sfvrsn=4)

⁵¹ <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/final-masterplan---design-appendix---adopted-jan-13.pdf?sfvrsn=4>

⁵² http://www.dacorum.gov.uk/docs/default-source/planning-development/dowlingcourt_spd_part1.pdf?sfvrsn=0

⁵³ http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ss1-land-at-durrants-lane_shootersway-berkhamsted-masterplan-2012.pdf?sfvrsn=0

	Adopted / Endorsed	Additional Notes
Master plans / Development Briefs		
Maylands Masterplan ⁵⁴	20 September 2007	
Development Brief for Deaconsfield Road (Sempill Road), Hemel Hempstead ⁵⁵	26 May 2005	Parts of site developed
Development Brief for land at Redbourn Road, Hemel Hempstead	19 December 2006	Site developed
Development Brief for Green Lane/ Buncefield Lane, Hemel Hempstead ⁵⁶	27 November 2007	Parts of site developed
Development Brief for land at Manor Farm, Markyate	19 December 2006	Site developed
Development Brief for New Lodge, Bank Mill Lane, Berkhamsted	27 November 2007	Site developed
Development Brief for land at North East Hemel Hempstead/ Three Cherry Trees Lane ⁵⁷	19 December 2006	Part of site under construction.

⁵⁴ Front Cover: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---cover.pdf?sfvrsn=0>
Section 1: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---section-1.pdf?Status=Master&sfvrsn=0>
Section 2: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---section-2.pdf?Status=Master&sfvrsn=0>
Section 3: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---section-3.pdf?Status=Master&sfvrsn=0>
Section 4: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---section-4.pdf?Status=Master&sfvrsn=0>
Section 5: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---section-5.pdf?Status=Master&sfvrsn=0>
Section 6: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---section-6.pdf?Status=Master&sfvrsn=0>
Section 7: <https://www.dacorum.gov.uk/docs/default-source/regeneration/planning---maylands-masterplan---planning-policy-statement---2007-09---section-7.pdf?Status=Master&sfvrsn=0>

⁵⁵ [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/semppill-road-development-brief-\(pdf-3-63mb\).pdf?sfvrsn=0](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/semppill-road-development-brief-(pdf-3-63mb).pdf?sfvrsn=0)

⁵⁶ [http://www.dacorum.gov.uk/docs/default-source/planning-development/h38-green-lane-development-brief-adopted-2007\(web\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/planning-development/h38-green-lane-development-brief-adopted-2007(web).pdf?sfvrsn=0)

⁵⁷ <http://www.dacorum.gov.uk/docs/default-source/planning-development/h18landatthreecherrytreeslaneddevelopmentbriefadopted-websiteversion.pdf?Status=Master&sfvrsn=0>

	Adopted / Endorsed	Additional Notes
Master plans / Development Briefs		
Development Brief for the Civic Zone (previously known as Waterhouse Square), Hemel Hempstead Town Centre ⁵⁸	29 November 2005	Needs to be read in the context of the overarching Hemel Hempstead Town Centre Master Plan
Development Brief for land at Westwick Farm, Hemel Hempstead ⁵⁹	27 November 2007	Site part developed
Hicks Road Masterplan ⁶⁰	June 2012 (Revised)	Majority of site developed
Development Brief for Manor Estate, Apsley, Hemel Hempstead ⁶¹	21 April 2004	Site partially developed

- ⁵⁸ Chapter 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civic-zone-brief-section-1.pdf?sfvrsn=0>
Chapter 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civic-zone-brief-section-2.pdf?sfvrsn=0>
Chapter 3: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civiczonebriefsection3.pdf?Status=Master&sfvrsn=0>
Chapter 4: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civiczonebriefsection4.pdf?Status=Master&sfvrsn=0>
Chapter 5: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civiczonebriefsection5.pdf?Status=Master&sfvrsn=0>
Chapter 6: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civiczonebriefsection6.pdf?Status=Master&sfvrsn=0>
Chapter 7: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civiczonebriefsection7.pdf?Status=Master&sfvrsn=0>
Chapter 8: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civiczonebriefsection8.pdf?Status=Master&sfvrsn=0>
Appendices: <http://www.dacorum.gov.uk/docs/default-source/planning-development/civiczonebriefappendices.pdf?Status=Master&sfvrsn=0>
- ⁵⁹ [https://www.dacorum.gov.uk/docs/default-source/planning-development/h42-westwick-farm-development-brief-adopted-2007\(web\).pdf?sfvrsn=0](https://www.dacorum.gov.uk/docs/default-source/planning-development/h42-westwick-farm-development-brief-adopted-2007(web).pdf?sfvrsn=0)
- ⁶⁰ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ss2-hicks-road-masterplan-june-2012.pdf?sfvrsn=0>
- ⁶¹ Front cover: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_frontcover.pdf?sfvrsn=0
Contents page: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_contents.pdf?sfvrsn=0
Introduction: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_introduction.pdf?sfvrsn=0
Section 1: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section1.pdf?sfvrsn=0
Section 2a: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section2a.pdf?sfvrsn=0
Section 2b: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section2b.pdf?sfvrsn=0
Section 2c: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section2c.pdf?sfvrsn=0
Section 2d: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section2d.pdf?sfvrsn=0
Section 2e: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section2e.pdf?sfvrsn=0
Section 3a: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3a.pdf?sfvrsn=0
Section 3b: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3b.pdf?sfvrsn=0
Section 3c: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3c.pdf?sfvrsn=0
Section 3d: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3d.pdf?sfvrsn=0
Section 3e: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3e.pdf?sfvrsn=0
Section 3f: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3f.pdf?sfvrsn=0
Section 3g: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3g.pdf?sfvrsn=0
Section 3h: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section3h.pdf?sfvrsn=0

	Adopted / Endorsed	Additional Notes
Master plans / Development Briefs		
Development Brief for land at Ebbens Road, Hemel Hempstead ⁶²	9 April 2003	Site partially developed
Feasibility Studies and other strategies		
New Road/ Springfield Road, Berkhamsted. Stage 1 Feasibility Report ⁶³	September 2010	
Hemel Hempstead Station Gateway Feasibility Study ⁶⁴	March 2011	
Chipperfield Village Design Statement ⁶⁵	19 December 2001	
Town Stadium Complex – at Hemel Hempstead. Feasibility Study: Phase 1 ⁶⁶	June 2009	Potential to be taken forward as part of the eastern expansion of Hemel Hempstead
Town Stadium Complex – at Hemel Hempstead. Feasibility Study: Phase 2 ⁶⁷ Appendix ⁶⁸	2010	
Gade Zone Planning Statement ⁶⁹	April 2012	Needs to be read in the context of the overarching Hemel Hempstead Town Centre Master Plan
Two Waters Open Space Feasibility Study ⁷⁰	October 2010	

Section 4: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_section4.pdf?sfvrsn=0

Appendix 1: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_appendix1.pdf?sfvrsn=0

Appendix 2: http://www.dacorum.gov.uk/docs/default-source/planning-development/manorestatebrief_appendix2.pdf?sfvrsn=0

⁶² <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/ebbens-road-development-brief-adopted-2003.pdf?sfvrsn=0>

⁶³ http://www.dacorum.gov.uk/docs/default-source/planning-development/new-road_springfield-road-feasibility-report.pdf?Status=Master&sfvrsn=0

⁶⁴ <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/tr5-hemel-hempstead-station-gateway-feasibility-study-2011.pdf?sfvrsn=0>

⁶⁵ [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/development-in-chipperfield---chipperfield-village-statement-\(pdf-2-68mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/development-in-chipperfield---chipperfield-village-statement-(pdf-2-68mb).pdf?sfvrsn=0)

⁶⁶ <http://www.dacorum.gov.uk/docs/default-source/planning-development/spatialplanning-09-06-10-hhtownstadiumfinalreport.pdf?Status=Master&sfvrsn=0>

⁶⁷ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/hemelhempsteadtownstadiumfinalreport-phase2.pdf?sfvrsn=0>

⁶⁸ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/hemelhempsteadtownstadiumfinalreport-phase2-appendix.pdf?sfvrsn=0>

⁶⁹ <https://www.dacorum.gov.uk/docs/default-source/regeneration/gade-zone-planning-statement-online-version-2.pdf?sfvrsn=0>

⁷⁰ Part 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.08.01-the-two-waters-open-space-feasibility-study-october-2010-1-40.pdf?Status=Master&sfvrsn=0>

Part 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.08.01-the-two-waters-open-space-feasibility-study-october-2010-41-81.pdf?Status=Master&sfvrsn=0>

	Adopted / Endorsed	Additional Notes
Feasibility Studies and other strategies		
Maylands Business Park Design Strategy ⁷¹	May 2013	Utilise these to seek S106 contributions to Maylands improvements.
Maylands Business Park Improvements Specification ⁷²	October 2014	
Two Waters Strategic Framework ⁷³	November 2015 Council decision on 20 January 2016	On 24 November 2015, Cabinet decided that the strategic framework should be used as a material planning consideration.
Dacorum Urban Design Assessment Borough Wide Report Assessment ⁷⁴ Hemel Hempstead Report ⁷⁵ Berkhamsted Report ⁷⁶ Tring Report ⁷⁷	Amended and re-printed 2010	Should be read in conjunction with Dacorum Urban Design Assessments update paper (shown above) and Area Based Policies SPG: Development Residential Areas for Hemel Hempstead, Berkhamsted and Tring.

⁷¹ <https://www.dacorum.gov.uk/docs/default-source/regeneration/maylands-business-park---design-strategy-web.pdf?sfvrsn=0>

⁷² <https://www.dacorum.gov.uk/docs/default-source/default-document-library/improvements-specification-07-07-14.pdf?sfvrsn=0>

⁷³ <https://www.dacorum.gov.uk/docs/default-source/regeneration/two-water-strategic-framework-final-report.pdf?sfvrsn=0>

⁷⁴ <http://www.dacorum.gov.uk/docs/default-source/planning-development/borough-wide-report.pdf>

⁷⁵ Part 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-hemel-final-report---pages-1-29.pdf?Status=Master&sfvrsn=0>

Part 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-hemel-final-report---pages-30-42.pdf?Status=Master&sfvrsn=0>

Part 3: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-hemel-final-report---pages-43-55.pdf?Status=Master&sfvrsn=0>

Part 4: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-hemel-final-report---pages-56-77.pdf?Status=Master&sfvrsn=0>

⁷⁶ Part 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-1.pdf?Status=Master&sfvrsn=0>

Part 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-2.pdf?Status=Master&sfvrsn=0>

Part 3: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-3.pdf?Status=Master&sfvrsn=0>

Part 4: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-4.pdf?sfvrsn=0>

Part 5: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-5.pdf?sfvrsn=0>

Part 6: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-6.pdf?sfvrsn=0>

Part 7: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-7.pdf?Status=Master&sfvrsn=0>

Part 8: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-berkhamsted-final-report-part-8.pdf?Status=Master&sfvrsn=0>

⁷⁷ Part 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-tring-complete-final-report---pages-1-7.pdf?Status=Master&sfvrsn=0>

Part 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-tring-complete-final-report---pages-8-20.pdf?Status=Master&sfvrsn=0>

Part 3: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-tring-complete-final-report---pages-21-29.pdf?Status=Master&sfvrsn=0>

Part 4: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-tring-complete-final-report---pages-29-34.pdf?Status=Master&sfvrsn=0>

Part 5: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-tring-complete-final-report---pages-36-44.pdf?Status=Master&sfvrsn=0>

Part 6: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-tring-complete-final-report---pages-45-61.pdf?Status=Master&sfvrsn=0>

	Adopted / Endorsed	Additional Notes
Feasibility Studies and other strategies		
Dacorum Urban Design Assessment Borough Wide Report Assessment (continued) Bovingdon Report ⁷⁸ Markyate Report ⁷⁹ Kings Langley Report ⁸⁰ Town Photo Log (not available electronically) Village Photo Log (not available electronically)	Amended and re-printed 2010	As above
Marlowes Shopping Zone Improvement Strategy	December 2010	Site developed / work completed
Dacorum Urban Design Assessments update paper ⁸¹	July 2011	Should be read in conjunction with Dacorum Urban Design Assessment Borough Wide Report Assessment (shown below) and Area Based Policies SPG: Development Residential Areas for Hemel Hempstead, Berkhamsted and Tring.
Energy Efficiency and Conservation ⁸²	22 June 2005	Parts still relevant and others superseded by new Government policy. Please refer to the Sustainable Development Advice Note ¹¹⁰

⁷⁸ Part 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-bovingdon-final-report---pages-1-17.pdf?Status=Master&sfvrsn=0>
Part 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-bovingdon-final-report---pages-18-21.pdf?Status=Master&sfvrsn=0>
Part 3: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-bovingdon-final-report---pages-22-37.pdf?Status=Master&sfvrsn=0>
Part 4: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-bovingdon-final-report---pages-38-52.pdf?Status=Master&sfvrsn=0>

⁷⁹ Part 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-markyate-final-report---pages-1-25.pdf?Status=Master&sfvrsn=0>
Part 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-markyate-final-report---pages-26-48.pdf?Status=Master&sfvrsn=0>

⁸⁰ Part 1: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-kings-langley-final-report---pages-1-16.pdf?Status=Master&sfvrsn=0>
Part 2: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-kings-langley-final-report---pages-17-32.pdf?Status=Master&sfvrsn=0>
Part 3: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-kings-langley-final-report---pages-33-46.pdf?Status=Master&sfvrsn=0>
Part 4: <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-kings-langley-final-report---pages-47-56.pdf?Status=Master&sfvrsn=0>

⁸¹ <https://www.dacorum.gov.uk/docs/default-source/planning-development/strategicplanning-12.05.09-urbandesignassessmentupdatepaper-july2011.pdf?Status=Master&sfvrsn=0>

⁸² http://www.dacorum.gov.uk/docs/default-source/planning-development/energy_spd.pdf?sfvrsn=0

	Adopted / Endorsed	Additional Notes
SPD		
Affordable Housing ⁸³	Revised and adopted: 25 September 2013 Originally adopted January 2013	The Affordable Housing clarification note reflects the National Affordable housing policy changes, June 2016. See advice notes section for relevant web link.
Planning Obligations	April 2011	SUPERSEDED: this document has been superseded by CIL Charging Schedule and 123 list. The sections relating to affordable housing contributions have been superseded by the Affordable Housing SPD (shown below).
Water Conservation ⁸⁴	July 2005	Parts still relevant and others superseded by new Government policy/Core Strategy policies
Concept Statements		
Land at Western Road, Tring ⁸⁵	29 February 2006	Site partly developed with ongoing developer interest
Concept Statement at land at High Street and Water Lane, Berkhamsted ⁸⁶	27 November 2007	Site designation from DBLP has not been carried forward into the Site Allocations DPD due to uncertainty over deliverability. Although as there is developer interest in part of the site, this concept statement is still deemed relevant.

⁸³ www.dacorum.gov.uk/ahspd

<http://www.dacorum.gov.uk/docs/default-source/default-document-library/affordable-housing-spd-2013-nbsp-.pdf?sfvrsn=0>

⁸⁴ http://www.dacorum.gov.uk/docs/default-source/planning-development/water_spd.pdf?sfvrsn=0

⁸⁵ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatial-planning---06-02-28---concept-statement---western-road-tring.pdf?sfvrsn=0>

⁸⁶ <https://www.dacorum.gov.uk/docs/default-source/planning-development/spatial-planning---07-12-17---concept-statement---high-street-and-water-lane-berkhamsted.pdf?sfvrsn=0>

		Adopted / Endorsed	Additional Notes
SPG			
Accessibility zones for the application of car parking standards		24 July 2002	SUPERSEDED: this has been incorporated into and been replaced by the Area Based Policies SPG
Area Based Policies ⁸⁷	Bovingdon Airfield ⁸⁸	5 May 2004 <i>Note: this document incorporates an amended version of Development in Residential Areas which had been adopted originally in March 1998 by the Council</i>	
	Land for development at North East Hemel Hempstead ⁸⁹		Site partly developed. Document partly superseded by Development Brief for land at North East Hemel Hempstead/ Three Cherry Trees Lane and Maylands Master Plan.
	Conservation Area Character Appraisals ⁹⁰ <ul style="list-style-type: none"> ● Berkhamsted, ● Hemel Hempstead High Street ● Potten End 	5 May 2004	Programme of updating Conservation Area Appraisals is underway. See the final table which identifies the most up-to-date appraisals and where to find them.

⁸⁷ Contents page: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f02_contents.pdf?sfvrsn=0

⁸⁸ Bovingdon Airfield: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f03_bovingdon.pdf?sfvrsn=0

⁸⁹ Land for development at North East Hemel Hempstead: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f04_landfordevelopment_nehemel.pdf?sfvrsn=0

⁹⁰ Conservation Area, Berkhamsted SPG: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f05_conservationareaberksamsted.pdf?sfvrsn=0

Conservation Area, Hemel Hempstead SPG: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f06_conservationareahhhighstreet.pdf?sfvrsn=0

Conservation Area, Potten End SPG: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f07_conservationareapottenend.pdf?sfvrsn=0

		Adopted / Endorsed	Additional Notes
SPG			
Area Based Policies (cont.)	Development Residential Areas ⁹¹ <ul style="list-style-type: none"> • Hemel Hempstead • Berkhamsted • Tring 	5 May 2004	Advice regarding densities should be considered alongside the Urban Design Zones (see diagrams within the Place Strategies). To be read in conjunction with the Dacorum Urban Design Assessments (these are listed in the Feasibility Studies and other strategies section).
	Accessibility Zones ⁹²		
Environmental Guidelines ⁹³	Flood Defences and the Water Environment ⁹⁴	5 May 2004	Flood plain has been superseded by more recent mapping releases from the Environment Agency.
	Indicative Flood Plain Map		
	Landscaping on Development Sites ⁹⁵		

⁹¹ Residential Character Areas – Introduction: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f08_developresiareasintro.pdf?sfvrsn=0

Residential Character Areas – Hemel Hempstead: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f09_developresiareashh.pdf?sfvrsn=0

Residential Character Areas – Berkhamsted: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f10_developresiareasberko.pdf?sfvrsn=0

Residential Character Areas – Tring: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f11_developresiareastring.pdf?sfvrsn=0

⁹² Accessibility Zones: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f12_accessibilityzones.pdf?sfvrsn=0

⁹³ Contents: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f01_contentsintro.pdf?sfvrsn=0

⁹⁴ Flood defences and the water environment: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f02_floodwaterenv.pdf?sfvrsn=0

⁹⁵ Landscaping on development sites: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f04_landscapingdevelopsites.pdf?sfvrsn=0

		Adopted / Endorsed	Additional Notes
SPG			
Environmental Guidelines (cont.)	Nature Conservation ⁹⁶	5 May 2004	
	Shop Fronts ⁹⁷		
	Advertisements ⁹⁸		
	Development in Conservation Areas or affecting Listed Buildings ⁹⁹		
	Conservation of Agricultural Buildings ¹⁰⁰		
	Disabled Persons Access		Superseded by the updates to Building Regulations.
	Waste Management ¹⁰¹		
	Enforcement Code of Practice		Been superseded by the Local Enforcement Plan.¹⁰²
	Safety and Security ¹⁰³		

⁹⁶ Landscape and nature conservation: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f05_landscapnatureconserv.pdf?sfvrsn=0

⁹⁷ Shop fronts: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f06_shopfronts.pdf?sfvrsn=0

⁹⁸ Advertisements: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f07_adverts.pdf?sfvrsn=0

⁹⁹ Development in conservation areas or affecting listed buildings' SPG: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f08_developconseareaslistedbuildings.pdf?sfvrsn=0

¹⁰⁰ Conversion of agricultural buildings: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f09_conversionofagricbuildings.pdf?sfvrsn=0

¹⁰¹ Waste management: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f11_wastemanagement.pdf?sfvrsn=0

¹⁰² <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/local-enforcement-plan.pdf?sfvrsn=0>

¹⁰³ Safety and security: http://www.dacorum.gov.uk/docs/default-source/planning-development/envguidelines_f13_safetysecurity.pdf?sfvrsn=0

	Adopted / Endorsed	Additional Notes
Landscape Character Assessment for Dacorum ¹⁰⁴	5 May 2004	

- ¹⁰⁴ Part 1: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f01_frontcovercontents.pdf?sfvrsn=0
Part 2: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f02_introgenfeaturesmethodology.pdf?sfvrsn=0
Area 7 – Sarratt Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f03_area7sarrattplateau.pdf?sfvrsn=0
Area 8 – Upper Gade Valley: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f04_area8uppergadevalley.pdf?sfvrsn=0
Area 9 – Bedmond Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f05_area9bedmondplateau.pdf?sfvrsn=0
Area 10 – St. Stephens Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f06_area10ststephensplateau.pdf?sfvrsn=0
Area 94 – Buncefield Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f07_area94buncefieldplateau.pdf?sfvrsn=0
Area 95 – Revel End Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f08_area95revelendplateau.pdf?sfvrsn=0
Area 96 – Upper Ver Valley: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f09_area96uppervervalley.pdf?sfvrsn=0
Area 99 – Rothamsted Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f10_area99rothamstedplateau.pdf?sfvrsn=0
Area 106 – Middle Chess Valley: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f11_area106middlechessvalley.pdf?sfvrsn=0
Area 107 – Bovingdon and Chipperfield Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f12_area107bovingdonchipperfieldplateau.pdf?sfvrsn=0
Area 108 – Bourne Gutter: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f13_area108bournegutter.pdf?sfvrsn=0
Area 109 – Hawridge and Bellingdon Ridges and Valleys: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f14_area109hawridgebellingdonridgesvalleys.pdf?sfvrsn=0
Area 110 – Wigginton Plateau: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f15_area110wiggintonplateau.pdf?sfvrsn=0
Area 111 – Tring Scarp Slopes: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f16_area111tringscarp slopes.pdf?sfvrsn=0
Area 112 – Boarscroft Vale: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f17_area112boarscroftvale.pdf?sfvrsn=0
Area 113 – Tring Reservoirs: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f18_area113tringreservoirs.pdf?sfvrsn=0
Area 114 – Tring Gap Foothills: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f19_area114tringgapfoothills.pdf?sfvrsn=0
Area 115 – Aldbury Coombe: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f20_area115aldburycoombe.pdf?sfvrsn=0
Area 116 – Aldbury Scarp Slopes: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f21_area116aldburyscarpslopes.pdf?sfvrsn=0
Area 117 – Upper Bulbourne Valley: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f22_area117upperbulbournevalley.pdf?sfvrsn=0
Area 118 – Lower Bulbourne Valley: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f23_area118lowerbulbournevalley.pdf?sfvrsn=0
Area 119 – Berkhamsted Castle Farmland: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f24_area119berkhamstedcastlefarmland.pdf?sfvrsn=0
Area 120 – Little Heath Uplands: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f25_area120littleheathuplands.pdf?sfvrsn=0
Area 121 – Ashridge: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f26_area121ashridge.pdf?sfvrsn=0
Area 122 – Nettleden Ridges and Valleys: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f27_area122nettledenridgesvalleys.pdf?sfvrsn=0
Area 123 – High Gade Valley: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f28_area123highgadevalley.pdf?sfvrsn=0
Area 124 – Gaddesden Row: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f29_area124gaddesdenrow.pdf?sfvrsn=0

	Adopted / Endorsed	Additional Notes
SPG		
The Chilterns Buildings Design Guide ¹⁰⁵	Updated February 2010 Accorded SPG status by the Council on 25 September 2013	
	Please note that there are also Supplementary Technical Notes on: Chilterns Flint ¹⁰⁶ Chilterns Brick ¹⁰⁷ Roofing Materials ¹⁰⁸	
Advice Notes¹⁰⁹		
Sustainable Development Advice Note ¹¹⁰	December 2016	
Refuse Storage Guidance Note ¹¹¹	February 2015	
Planning requirements for Waste Water Infrastructure Issues in Dacorum ¹¹²	February 2015	
Sustainable Drainage Policy Statement ¹¹³	February 2015	

Area 125 – Beechwood Estate: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f30_area125beechwoodestate.pdf?sfvrsn=0

Area 126 – Markyate Ridges and Valleys: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f31_area126markyateridgesvalleys.pdf?sfvrsn=0

Area 127 – Pepsal End Slopes: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f32_area127pepsalendslopes.pdf?sfvrsn=0

Appendix 1, 2 & 3: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f33_bibliographyappendix123.pdf?sfvrsn=0

Appendix 4: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f34_appendix4.pdf?sfvrsn=0

Back cover: http://www.dacorum.gov.uk/docs/default-source/planning-development/landscapecharassess_f35_backcover.pdf?sfvrsn=0

¹⁰⁵ https://www.dacorum.gov.uk/docs/default-source/strategic-planning/chilternsbuildingsdesignguide_2010update.pdf?sfvrsn=0

¹⁰⁶ <http://www.chilternsaonb.org/uploads/files/ConservationBoard/PlanningDevelopment/ChilternsFlint.pdf>

¹⁰⁷ <http://www.chilternsaonb.org/uploads/files/ConservationBoard/PlanningDevelopment/ChilternsBrick.pdf>

¹⁰⁸ <http://www.chilternsaonb.org/uploads/files/ConservationBoard/PlanningDevelopment/RoofingMaterials.pdf>

¹⁰⁹ Not formally adopted by the Council, but these documents provide general guidance.

¹¹⁰ <http://www.dacorum.gov.uk/docs/default-source/planning-development/annex-a---sustainable-development-advice-note-2016.pdf?sfvrsn=6>

¹¹¹ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ot3-refuse-storage-guidance-note---adopted-10-feb-2015.pdf?sfvrsn=0>

¹¹² <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ot4-planning-requirements-for-waste-water-infrs-issues-feb2015.pdf?sfvrsn=0>

¹¹³ <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/ot2-sustainable-drainage-advice-note-feb-201567554a4551156b7f9bc7ff00000246a4.pdf?sfvrsn=0>

	Adopted / Endorsed	Additional Notes
Advice Notes¹¹³		
Policy Advice Note ¹¹⁴	May 2017	
Affordable Housing Clarification Note ¹¹⁵	July 2016	<i>To be updated to clarify extent of Rural Area</i>
Local Development Order		
Local Development Order for Maylands Business Park¹¹⁶	4 March 2011	EXPIRED: This granted planning permission for the installation, alteration or replacement of micro-renewable energy systems. Time limited to 5 years.
Other documents		
Chilterns Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019 ¹¹⁷	Endorsed by Cabinet on 21 April 2015	
Evidence base documents which provides quantitative updates to existing policies		
Authority Monitoring Report and Technical appendix ¹¹⁸	Updated on an annual basis. Document available as of years 2004/5 onwards	
Residential Land Position Statement ¹¹⁸	Updated on an annual basis. Documents available as at 1 st April 2006 onwards	
Employment Land Position Statement ¹¹⁸		
Infrastructure Delivery Plan ¹¹⁹	Updated on an annual basis. Documents available as at 2011 onwards	

¹¹⁴ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/policy-advice-note.pdf?status=Temp&sfvrsn=0.9530146355993432>

¹¹⁵ <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/affordable-housing-spd---clarification-note-july-2016.pdf?sfvrsn=4>

¹¹⁶ <https://www.dacorum.gov.uk/docs/default-source/council-democracy/ph-decision---ph-11-011---maylands-local-development-order.pdf?sfvrsn=0>

¹¹⁷ http://www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Management%20Plan%202014-19/chilterns_management_plan_2014-19_final.pdf

¹¹⁸ <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/monitoring-reports-and-land-position-statements>

¹¹⁹ <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/evidence-base/infrastructure-and-delivery>

Other evidenced based documents are available which support the existing and emerging Local Plans. These can be found on our website.

New Single Local Plan emerging evidence: <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>

Core Strategy evidence: <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy/core-strategy-examination-2012/core-strategy-evidence-base-documents>

Site Allocation evidence: <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-examination-2016/site-allocations-examination-library>

B) Conservation Area Appraisals or Conservation Area designation boundary

Conservation Area and their Appraisals ¹²⁰ :	
• Aldbury Conservation Area Appraisal and Management Proposals (2008) ¹²¹	
• Berkhamsted Conservation Area Appraisal and Management Proposals (2014) ¹²²	
• Bovingdon Conservation Area Appraisal and Management Proposals (2009) ¹²³	
• Chipperfield Conservation Area Appraisal and Management Proposals (2009) ¹²⁴	
• Dudswell Area ¹²⁵	<i>Character Appraisal currently under review</i>
• Flamstead Area ¹²⁶	
• Flaunden Area ¹²⁷	
• Frithsden Conservation Area Appraisal and Management Proposals (2010) ¹²⁸	
• Great Gaddesden Conservation Area Appraisal and Management Proposals (2010) ¹²⁹	
• Hemel Hempstead Old Town Conservation Area Appraisal and Management Proposals (2014) ¹³⁰	
• Kings Langley Area ¹³¹	<i>Character Appraisal currently under review</i>
• Little Gaddesden Area ¹³²	
• Long Marston Area ¹³³	
• Markyate Area ¹³⁴	<i>Character Appraisal currently under review</i>
• Nettleden Conservation Area Appraisal and Management Proposals (2010) ¹³⁵	
• Northchurch Area ¹³⁶	<i>Character Appraisal currently under review</i>
• Piccotts End Area ¹³⁷	

¹²⁰ <http://www.dacorum.gov.uk/home/planning-development/planning-cons-design/conservation-areas>

¹²¹ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/aldbury-\(pdf-2-46-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/aldbury-(pdf-2-46-mb).pdf?sfvrsn=0)
Report: <http://www.dacorum.gov.uk/docs/default-source/planning-development/planning---character-appraisals---aldbury-consultation.pdf?Status=Master&sfvrsn=0>

¹²² Map <http://www.dacorum.gov.uk/docs/default-source/planning-development/berkhamsted-conservation-area-boundary---updated-2015.pdf?sfvrsn=4>

Report: <http://www.dacorum.gov.uk/docs/default-source/planning-development/berkhamsted-conservationareaconsultationreport.pdf?Status=Master&sfvrsn=0>

Appendices: <http://www.dacorum.gov.uk/docs/default-source/planning-development/berkhamstedconservationareaappendices.pdf?Status=Master&sfvrsn=0>

¹²³ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/bovingdon-\(pdf-3-34-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/bovingdon-(pdf-3-34-mb).pdf?sfvrsn=0)

Report: <http://www.dacorum.gov.uk/docs/default-source/planning-development/cons-appraisal-bovingdon-2011.pdf?Status=Master&sfvrsn=0>

¹²⁴ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/chipperfield-\(pdf-3-62-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/chipperfield-(pdf-3-62-mb).pdf?sfvrsn=0)

Report: <http://www.dacorum.gov.uk/docs/default-source/planning-development/cons-appraisal-chipperfield-2011.pdf?Status=Master&sfvrsn=0>

¹²⁵ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dudswell-\(pdf-2-5-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dudswell-(pdf-2-5-mb).pdf?sfvrsn=0)

¹²⁶ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/flamstead-\(pdf-2-77-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/flamstead-(pdf-2-77-mb).pdf?sfvrsn=0)

¹²⁷ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/flaunden-\(pdf-1-5-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/flaunden-(pdf-1-5-mb).pdf?sfvrsn=0)

¹²⁸ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/frithsden-\(pdf-1-45-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/frithsden-(pdf-1-45-mb).pdf?sfvrsn=0)

Report: <http://www.dacorum.gov.uk/docs/default-source/planning-development/cons-appraisal-frithsden-2011.pdf?Status=Master&sfvrsn=0>

¹²⁹ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/great-gaddesden-\(pdf-1-90-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/great-gaddesden-(pdf-1-90-mb).pdf?sfvrsn=0)

Report: <http://www.dacorum.gov.uk/docs/default-source/planning-development/cons-appraisal-great-gaddesden-2011.pdf?Status=Master&sfvrsn=0>

¹³⁰ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/hemel-hempstead-\(pdf-4-23-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/hemel-hempstead-(pdf-4-23-mb).pdf?sfvrsn=0)

Report: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/hemel-hempstead-conservation-area-report.pdf?sfvrsn=0>

¹³¹ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/kings-langley-\(3\)-\(pdf-4-82-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/kings-langley-(3)-(pdf-4-82-mb).pdf?sfvrsn=0)

¹³² Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/little-gaddesden-\(pdf-4-62-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/little-gaddesden-(pdf-4-62-mb).pdf?sfvrsn=0)

¹³³ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/long-marston-\(pdf-2-14-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/long-marston-(pdf-2-14-mb).pdf?sfvrsn=0)

¹³⁴ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/markyate-\(pdf-4-38-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/markyate-(pdf-4-38-mb).pdf?sfvrsn=0)

¹³⁵ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/nettleden-\(pdf-1-47-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/nettleden-(pdf-1-47-mb).pdf?sfvrsn=0)

Report: <http://www.dacorum.gov.uk/docs/default-source/planning-development/cons-appraisal-nettleden-2011.pdf?Status=Master&sfvrsn=0>

¹³⁶ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/northchurch-\(pdf-4-81-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/northchurch-(pdf-4-81-mb).pdf?sfvrsn=0)

¹³⁷ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/piccotts-end-\(pdf-2-31-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/piccotts-end-(pdf-2-31-mb).pdf?sfvrsn=0)

Conservation Area and their Appraisals¹²⁰:

- | |
|--|
| • Potten End Area ¹³⁸ and Conservation Area Character Appraisal for Potten End ¹³⁹ |
| • Ringshall Area ¹⁴⁰ |
| • Tring Area ¹⁴¹ <i>Character Appraisal currently under review</i> |
| • Water End Area ¹⁴² |
| • Wilstone Area ¹⁴³ |
| • Winkwell Area ¹⁴⁴ |

¹³⁸ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/potten-end-\(pdf-3-36-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/potten-end-(pdf-3-36-mb).pdf?sfvrsn=0)

¹³⁹ Area Based policies SPD: http://www.dacorum.gov.uk/docs/default-source/planning-development/areabasedpolicies_f07_conservationareapottenend.pdf?sfvrsn=0

¹⁴⁰ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ringshall-\(pdf-2-17-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ringshall-(pdf-2-17-mb).pdf?sfvrsn=0)

¹⁴¹ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/tring-\(pdf-5-84-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/tring-(pdf-5-84-mb).pdf?sfvrsn=0)

¹⁴² Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/water-end-\(pdf-1-75-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/water-end-(pdf-1-75-mb).pdf?sfvrsn=0)

¹⁴³ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/wilstone-\(pdf-2-37-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/wilstone-(pdf-2-37-mb).pdf?sfvrsn=0)

¹⁴⁴ Map [http://www.dacorum.gov.uk/docs/default-source/strategic-planning/winkwell-\(pdf-3-22-mb\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/strategic-planning/winkwell-(pdf-3-22-mb).pdf?sfvrsn=0)