

Hertsmere Revised Core Strategy – Appendix of Main Modifications

Changes are highlighted in **bold** with ~~strikethrough~~ indicating deletions and underline indicating additions.

Ref	Page	Policy / Para / Table	Main modification
MM/1	32	New text and Policy SP2	<p><i>Supporting Text, new paragraph to be inserted after Policy SP1:</i></p> <p><u>2.61 In accordance with the NPPF, this Plan is based upon and reflects the presumption in favour of sustainable development. The following policy expresses how the presumption will be applied locally.</u></p> <p><u>SP2: Presumption in Favour of Sustainable Development</u></p> <p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly, in particular through the pre-application process, to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <p><u>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></p> <p><u>b) specific policies in that Framework indicate that development should be restricted.</u></p>
MM/2	37	Policy CS1	<p>The Council will make provision for <u>at least 3550-3,990</u> additional dwellings within the District between 2012 and 2027, a development rate <u>of a minimum</u> of 237 <u>266</u> dwellings per year. In providing for the new homes and identifying new locations for development in the Site Allocations DPD, the Council will take account of:</p> <ul style="list-style-type: none"> i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS12, CS13, CS15 and CS16); ii) the character, pattern and density of the surrounding area; iii) the need to retain existing housing; iv) the need to locate new development in the most accessible locations taking account of local infrastructure capacity; v) the settlement hierarchy identified in the Hertsmere Core Strategy; and vi) the need to focus development within the boundaries of existing built-up areas.
MM/3	25 - 27	Para 2.26,	2.26 Borehamwood and Potters Bar will remain the two largest centres of employment in the Borough where many homes, jobs

	<p>2.27, 2.29, 2.31, 2.34 and 2.38</p>	<p>and services are located. The Council's Strategic Housing Land Availability Assessment (SHLAA) has identified sufficient land available across the Borough to accommodate most of the minimum target of 3,5503,990 homes over the next 15 years without developing on greenfield land in the green belt. <u>The balance will be made up by a limited reliance on windfalls in accordance with the National Planning Policy Framework and additional sites which will be identified through future updates of the SHLAA.</u> The quantum and distribution of development would be In general conformity with the requirements of the East of England Plan, rolled forward beyond 2021. This takes account of the fact that in 2011-2012, there were over 1,200-1,300 homes with planning permission in the pipeline, which together a significant number of potential development sites which have been identified, is anticipated to avoid a need to release of Green Belt land for housing development.</p> <p>2.27 The Council considers that planning for 237at least 266 homes per annum over 15 years following adoption of the Core Strategy (2012 – 2027) is the most appropriate level of growth <u>in the current circumstances</u>, taking into account housing needs and what can be delivered in the Borough in a sustainable way. <u>However, as set out in Chapter 9, the Council commits to undertaking an early partial review of the Core Strategy within three years, in order to take account of an updated assessment of housing need and demand within the South West Hertfordshire Housing Market Area..</u></p> <p>2.29 The existing infrastructure of the Borough would not be able to support anysignificant additional housing development over and above the 15 year housing target set out in paragraph 2.26.</p> <p>2.31 A proposed 15 year target of at least 3,5503,990 new homes reflects the requirements of the East of England Plan and seeks to focus this on previously developed sites, taking account of the Green Belt constraints which exist in the Borough. As required by national policy, no allowance is made for windfall housing in the first ten years although the reality is that some housing will emerge on sites, which are not currently known to the Council. However, s <u>Should the identified sites not come forward for development, including those in the Elstree Way corridor, the Council will review the level of its local housing ambition-or alternatively-and consider whether land elsewhere needs to be released for new housing in line with the Implementation and Monitoring Framework in Chapter 9.</u> The role of the local Green Belt will be a key issue in any such consideration.</p> <p>2.34 Should significant <u>The emergence of</u> windfall sites emerge elsewhere for housing will need to be closely monitored , such as Potters Bar Bus Garage, consideration will be given to reviewing the quantum and phasing of sites in Borehamwood. Provision of new housing on large, allocated sites will be made on a phased basis, particularly in Borehamwood, to ensure that the impact of local services and infrastructure can be managed. Clear criteria will need to be provided to ensure that the focus on brownfield land does not lead to development at densities, which harm the character and appearance of established residential areas. In particular, following changes to the definition of previously developed land in <u>the previous PPS3 and now in the NPPF</u> in respect of private garden land, it will be necessary to provide greater clarity as to where any ‘backland’ development will be considered acceptable. A flexible, criteria-based approach, reflecting the different local character and pattern of development across the Borough, is likely to be more appropriate than any single borough-wide policy</p> <p>2.38 The Council acknowledges that it is quite possible that additional brownfield land will continue to emerge within existing built up areas, preventing the need for any large scale areas of Green Belt land to be developed in the Plan period for housing. The emergence of the BBC Elstree Centre in central Borehamwood as a possible redevelopment site has, for example, reduced the</p>
--	--	---

			likelihood that major Green Belt releases will be needed over the next 15 years. The importance of maintaining the Green Belt between Watford, Bushey and Stanmore will be emphasised through the designation of a strategic gap between these locations.
MM/4	33	Figure 1 – Key Diagram	<i>Remove Strategic Gap designation from Map; and Transport Corridors to be removed; add notation for Elstree Way Corridor (See Appendix B of this document)</i>
MM/5	35	Para 3.3-3.8, Table 8 and Figure 2	<p>3.3 The Council envisages that its housing requirements to 2027 will be met by:</p> <ul style="list-style-type: none"> • Completions on allocated sites and sites with planning permission (commitments); • Development on identified urban sites in the SHLAA including within the Elstree Way Corridor; • Development on unidentified sites within the main settlements • A limited amount of development on unidentified sites within rural settlements <p>3.4 The Council has undertaken a technical studystudies to assess land suitable and available for housing in the DistrictBorough. The Strategic Housing Land Availability Assessment (or SHLAA) involves a detailed review of land promoted or known to the Council in both urban and greenfield areas. It also provides estimates of how land could come forward over time (a housing trajectory). Key stakeholders, including local community groups and developers, were consulted on the methodology and site assessments.</p> <p>3.5 Following the <u>Strategic Housing Land Availability Assessment Guidance publication in July 2007 in PPS3</u>, the <u>Council's</u> SHLAA separates the land supply on the basis of their prospects for delivery. In the first five years, it estimates the potential of deliverable sites. Many of these already have planning consent for development. From years 6-10, and beyond, sites are assessed in the SHLAA on the basis of being developable. This means they are considered suitable for housing but may not immediately come forward due to other constraints or infrastructure requirements. The SHLAA was prepared in 2010 and updated in 2011, <u>a further update note was produced in 2012.</u></p> <p>3.6 The SHLAA also considers the potential of Urban Broad large scale windfall sites locations defined as in Borehamwood, Potters Bar, Bushey and Radlett. These can be is are counted towards the land supply from years 11-15 as development is supported by Core Strategy policies to promote the re-use of land in these towns. <u>A rural windfall, and a small scale urban windfall is included for years 6-15. While not included in the land supply, there is a reserve allowance for land currently safeguarded for housing to come forward through plan review should the Council fail to maintain a five year housing land supply (with the exception of land at Byron Avenue/Vale Avenue in Borehamwood which has since been designated as a village green).</u> The potential contribution of the different sources of supply is shown in Table 8. This indicates a total potential supply of just over 3,740 <u>3,890</u> dwellings.</p> <p>3.7 In addition to urban broad locations<u>windfall</u>, an estimate has also been made for the potential of housing-led regeneration in Elstree Way, west of Borehamwood town centre. This area, which has already seen a number of sites brought forward for residential development in recent years, has been the subject of feasibility and transport studies commissioned by the key landowners within the Elstree Way Corridor. It is the Council's intention to bring forward an Area Action Plan DPD α for this area (see policy CS22) to facilitate the disposal and redevelopment of these sites.</p> <p>3.8 The SHLAA does not include a general estimate from windfall in Years 1-10. However, windfalls have historically and will continue to contribute to housing numbers in the borough. As such, the assessed urban housing supply above is</p>

			<p>likely to underestimate the actual housing supply in Hertsmere. (See Appendix D and E of this document for revised Table 8 and Figure 2).</p>
MM/6	38	Para 3.16 to 3.20	<p>Phasing Housing Delivery and Infrastructure</p> <p>3.16 Government policy in PPS3 the NPPF emphasises the need to identify land to enable continuous delivery of housing for at least 15 years from the date of adoption of DPDs. The Council will also seek to ensure that the district has a rolling five year supply of developable deliverable housing land. It is neither appropriate nor required for all housing land to be made available for development from the outset. Such an approach would compromise the ability to deliver sustainable communities across a local authority area, placing a major burden on infrastructure and community facilities, to the detriment of existing and new householders. The Council proposes to base housing land releases in five year phases: short term (1- 5 years), medium term (6 - 10 years) and long term (11 - 15 years).</p> <p>3.17 Housing monitoring details, including updates to the Council's housing trajectory, will be published each year in the Annual Monitoring Report. In between the publication of these reports, monitoring will be carried out continuously to ensure that there is up-to-date housing data available to inform the consideration of new planning applications and the adequacy of projected housing supply. <u>Where housing delivery and projected housing completions falls below the minimum rate, in line with Policy CS3 and the contingency arrangements set out in Chapter 9 (Implementation and Monitoring Framework), it will be necessary to take steps to increase the housing supply.</u></p> <p>3.18 The availability of supporting local infrastructure and community facilities and the need to provide additional capacity in some locations will <u>be an important consideration in the assessment of also determine the timing of the release of sites for development individual applications for significant new residential development. In addition, options for the coordinated delivery of development within the Elstree Way Corridor, a key focus for housing delivery in the Borough, will be explored by the Council with key stakeholders and their delivery and implementation will be set out in an Elstree Way Corridor Area Action Plan (AAP).in the medium to long term,</u></p> <p><u>3.19 Establishing</u> the requirements and projections of key service providers <u>across the borough,</u> where they have not been identified already, <u>will be a key factor in phasing and distribution in the Core Strategy will be a key factor in determining whether there is adequate supporting infrastructure.</u> A number of statutory bodies have different strategic planning periods and are unable to plan to 2027 and beyond. This includes the Local Education Authority, whose schools capacity projections have traditionally extended over a seven year timeframe, meaning that it has been difficult to consider the long-term land use requirements of all service providers. In the long term, wastewater and transport infrastructure arising from the wider regional housing requirements across central and southern Hertfordshire will also be an important issue.</p> <p>3.19 To ensure the sustainable phasing of new housing during the Plan period, where housing completions during any three year period are projected to exceed the proportion sought in each phase in Policy CS3 by 20% or more, planning permission will also not be granted for schemes in excess of 50 units. This element of Policy CS3 is only expected to apply in exceptional circumstances where there are a number of very large windfall sites emerging in close succession. Exceptionally, a large brownfield windfall site may emerge and where such proposals are accompanied by the required infrastructure requirements on or within the vicinity of the site, there may be scope to relax the phasing requirements set out in Policy CS3.</p>

			<p>3.20 Similarly, the Council needs to ensure that there is no under-supply of new housing, because of a lack of SHLAA sites coming forward and / or suitable windfall sites being developed. Where housing completions during any following three year period are projected to fall below the proportion sought in each phase by 20% or more, as set out in Policy CS3, it will be necessary to review the phasing of all housing allocations and if necessary, either bring certain allocations forward or undertake a wider review of the Strategy, including consideration of land presently designated as Green Belt. Such a review will need to take account of housing land supply and trends in the wider housing market.</p>
MM/7	39	Policy CS3	<p>Policy CS3 Phasing of Development<u>Housing Delivery and Infrastructure</u></p> <p>To facilitate a sustainable rate of housebuilding within the Borough under the terms of Policies CS1 and CS2, major housing sites will be phased in five year periods from 2011. Based on the findings of Annual Monitoring Reports, allocated land in later phases will be brought forward, if necessary, to maintain the five year supply of land for housing. To prevent the overdevelopment of housing in the Borough ahead of required infrastructure and community facilities, unimplemented residential land allocations and new residential proposals of 50 units (net) or more will not be permitted where the number of projected completions, as detailed in Annual Monitoring Report housing trajectory, is forecast to exceed 20% of the proportion sought in each phase.</p> <p>Where housing delivery <u>has fallen is projected to fall</u> below the <u>proportion sought in each phase required minimum rate over a rolling fivethree year period</u> by at least 20% <u>and at the same point in time the expected completions</u> over the following <u>threefive years will be insufficient to compensate for the shortfall of the minimum required annualised rate</u>, a review of <u>the phasing and location of</u> housing allocations will be undertaken including consideration of <u>safeguarded</u> land <u>for housing and land</u> presently designated as Green Belt. <u>New housing development will only be permitted if satisfactory arrangements are in place to provide the necessary infrastructure.</u></p>
MM/8	39	Para 3.26 – 3.29 and 3.32	<p>3.26 A study was commissioned to examine the impact of Affordable Housing requirements on the viability of development. It highlights that there are significant differences in market values across the area, which together with the density of development and policy requirement, are capable of affecting the viability of providing Affordable Housing. The study assesses that a 35% Affordable Housing requirement on qualifying sites is deliverable in most locations across the district and remains a robust target. It highlights that where grant is available for Affordable Housing, this improves scheme viability, particularly in the lower value areas. Higher value areas such as Radlett and rural Hertsmere could also support a higher target requirement than the previous Local Plan requirement of 25%, with 35<u>40</u>% Affordable Housing being viable in these locations. The study also reviews the thresholds for affordable housing and suggests that sites down to 5 units and above could provide affordable housing and still be viable.</p> <p>3.27 In setting an Affordable Housing contribution and threshold, the Council have sought to balance the need to maximise provision with deliverability. Its preferred option is to set a consistent district-wide target, as this leaves no room for doubt about the Council's requirements. A 35% requirement would represent a continuation of current local policy, as well as the indicative requirement in the East of England Plan and give some flexibility to take account of potential future costs on development such as sustainable building and community infrastructure charges. Affordable Housing requirements in respect of sheltered, extra and continuing care developments, are considered separately in paragraphs</p>

			<p>3.49.</p> <p>3.28 Given the practical implications of delivering affordable housing on small sites, a local trigger threshold of 105 units or 0.32 hectares is considered to be viable and deliverable, albeit with a degree of tenure flexibility. This would allow for intermediate rent or shared equity/ownership to be provided instead of social rented housing on smaller schemes of fewer than 15 units or 0.5 hectares, particularly where it would be difficult to practically deliver and manage a small number of social rented homes. In such instances, it is recognised that this may be a better way to accommodate an element of Affordable Housing, rather than through social rented housing being pepper potted across a scheme and across the borough as a whole. Units will need to be provided on site unless there are exceptional circumstances. The Council will not permit proposals involving the under-development or splitting up of large sites to avoid Affordable Housing requirements.</p> <p>3.29 Based on commitments, and sites identified in the SHLAA, and windfall there is the potential to deliver around 860 1,140 affordable dwellings over the next 15 years based on a 40% and 35% affordable housing requirement. Taking into account the delivery of affordable housing on windfall sites, up to 995 homes could be delivered between 2012-2027 (or 66 units per annum). This will form the Council's target for monitoring purposes.</p> <p><i>(no change to paragraphs 3.30 and 3.31)</i></p> <p>Delivery of Affordable Housing</p> <p>3.32 There are recognised to be a limited number of situations where it may be unviable or physically or logistically impractical to provide such a high proportion of Affordable Housing. This may be the case on some smaller or remote sites, where contaminated land is being developed or in locations where the development density and residual values are restricted. There is therefore considered to be a need for limited flexibility to enable certain sites to provide a slightly reduced level of Affordable Housing where there is evidence, in exceptional circumstances, to demonstrate:</p> <ol style="list-style-type: none"> 1. that it would be economically unviable to provide 35% <u>or 40% (in high value areas)</u> of housing on the site in the form of Affordable Housing; or 2. that the requirement to provide a reasonable and practicable mix of unit sizes across a site would necessitate a reduction in the number of affordable homes.
MM/9	41	Replacement Policy CS4	<p><u>Policy CS4 Affordable Housing</u></p> <p>To increase the supply of Affordable Housing, developments of 10 self-contained, residential units or more (gross), or residential sites of more than 0.3 hectares, should make provision for an element of Affordable Housing. On sites of fewer than 15 units, this may be delivered through the provision of intermediate housing (including shared ownership and share equity), with sites of 15 units or more containing a mix social rented housing, affordable rent and intermediate housing.</p> <p>On qualifying sites, 35% of the housing units should be affordable, equating to an affordable housing target of</p>

			<p>995 homes from 2012 to 2027. The Council will seek the maximum level of Affordable Housing on site. A lower level of provision will not be acceptable unless the Council agrees that its Affordable Housing objectives are being met.</p> <p>As a guideline, on sites of 15 or more units (gross) or 0.5 hectares, the council expect that 75% of the Affordable Housing units will be delivered as social rented and/or affordable rent housing and the remainder as intermediate housing. The precise tenure and dwelling mix will be agreed with the Council on a site-by-site basis and reflecting current housing needs or updated supplementary guidance.</p> <p>To increase the supply of Affordable Housing, developments of 5 self-contained, residential units or more (gross), or residential sites of more than 0.2 hectares, should make provision for an element of Affordable Housing. On sites of fewer than 15 units, this may be delivered through the provision of intermediate housing (including shared ownership and share equity), with sites of 15 units or more containing a mix of social rented housing, affordable rent and intermediate housing.</p> <p>The following percentage targets will be sought through negotiation:</p> <ul style="list-style-type: none"> • 40% in post code areas EN5 4, WD25 8, WD7 8, WD7 7; • at least 35% in all other locations; <p>Appendix 6 provides a map of the post code areas within Hertsmere.</p> <p>The policy equates to an affordable housing target of 1,140 from 2012 to 2027.</p> <p>The Council will seek the maximum level of Affordable Housing on site. A lower level of provision will not be acceptable unless the Council agrees exceptional circumstances are demonstrated. Only in exceptional circumstances, will an alternative to on-site provision be appropriate.</p> <p>As a guideline, on sites of 15 or more units (gross) or 0.5 hectares, the Council expect that 75% of the Affordable Housing units will be delivered as social rented and/or affordable rent housing and the remainder as intermediate housing. The precise tenure and dwelling mix will be agreed with the Council on a site-by-site basis and reflecting current housing needs or updated supplementary guidance.</p> <p>Where scheme viability may be affected, developers will be expected to provide full development appraisals to demonstrate an alternative affordable housing provision.</p> <p>(See Appendix C of this document for new Appendix 6 of the Plan)</p>
MM/10	43	Policy CS6	<p>The Council will provide for the further needs of the Gypsies and Travellers on the basis of identified need within south and west Hertfordshire. The Council will identify and allocate, the Council will seek to identify and allocate up to at least 9 additional pitches to meet the needs that were identified for the period up to 2011 in the East of England Plan and will also identify and allocate land to meet the need for a further 2 pitches per year up to 2017. These allocations will be made through the Site Allocations DPD. meet the East of England Plan requirements to 2011 and a further 10 pitches by 2017 through the identification of land in the Site Allocations DPD.</p>

			<p>In identifying land or determining planning applications for any required potential sites / pitches, consideration will be based on a range of criteria including:</p> <p>i) the potential of existing sites to accommodate additional pitches;</p> <p>ii) a sequential site selection process with an emphasis on land which has been previously developed;</p> <p>iii) safe and convenient access to the primary road network, with proximity to the major road network and without blocking or inhibiting use of any existing rights of way; the proximity of a transit site to a major road network;</p> <p>iv) the proximity of a transit site to a major road network;</p> <p>iv) avoiding prejudicing adjacent nearby residential or rural amenity as a result of visual intrusion, excessive noise, lighting, traffic generation or activity at unsocial hours;</p> <p>v) avoiding over-dominating and respecting the size and scale of and not dominating the nearest settled community, ensuring that there is not an undue level of Gypsy and Traveller pitches in any one part of the Borough which might result in an and avoiding an adverse impact on the local environment and / or infrastructure and services;</p> <p>vi) safe and acceptable environmental conditions within the site including the need to avoid air and noise pollution and significantly contaminated land;</p> <p>vii) an ability to receive essential services including water, sewerage, drainage and water disposal;</p> <p>viii) an ability for a site with over 5 pitches to be effectively managed for Gypsies and Travellers with local connections;</p> <p>viii x) a location within reasonable proximity to key local services;</p> <p>ix xi) the potential for a site to be effectively landscaped and where necessary, an adequate buffer between the site and any nearby housing settled community;</p> <p>xi) the potential risk of flooding or the ability to mitigate this risk; and ensuring any other adverse effects on the built and natural environment are avoided and / or mitigated including compliance with the key environmental policies set out in the Core Strategy (including Policies CS12, CS13, CS15, CS16 and CS17); and</p> <p>xii) the likely availability of the site to accommodate Gypsy and Traveller pitches.</p>
MM/11	56	Para 5.8	<p>In addition, the Council proposes the creation of a one mile wide strategic gap designation within the Green Belt between Watford, Bushey and Stanmore. Much of Bushey remains physically separate from Watford and there is a clear break between Bushey and Stanmore. The importance of maintaining established settlement patterns and a gap between the towns, given development pressures in both Watford and Stanmore – including the Health Campus in Watford and proposals at RAF Bentley Priory, Stanmore – is considered to be particularly pressing. There are a large number of previously developed sites in the Green Belt in and around Bushey and the strategic gap will serve to control the scale of any development in these locations, should proposals emerge during the Plan period</p>
MM/12	59	Replacement Policy CS12	<p>Policy CS12 Green Belt protection and enhancement of the natural environment</p> <p>All development proposals must conserve and enhance the natural environment of the Borough, including biodiversity, protected trees, landscape character, and sites of ecological and geological value, in order to maintain and improve environmental quality. Proposals should provide opportunities for habitat creation and enhancement throughout the life of a development. In the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, proposals will only be permitted where there is no likelihood of the land being sterilised.</p>

			<p>There will also be a presumption against inappropriate development, which causes harm to the openness and appearance of the Green Belt, as defined in PPG2 (Green Belts). Strategic gaps in the Green Belt between Bushey and Watford and Bushey and Stanmore will be maintained within which any limited development, deemed acceptable in the Green Belt, should serve to retain the separation between the towns.</p> <p><u>Policy CS12 (a)* – The Enhancement of the Natural Environment</u></p> <p><u>All development proposals must conserve and enhance the natural environment of the Borough, including biodiversity, habitats, protected trees, landscape character, and sites of ecological and geological value, in order to maintain and improve environmental quality, and contribute to the objectives of the adopted Greenways Strategy and the Hertsmere Green Infrastructure Plan. Proposals should provide opportunities for habitat creation and enhancement throughout the life of a development. In the case of the highest quality agricultural land (Grades 1, 2 and 3a) and Preferred Areas of mineral extraction, proposals will only be permitted where there is no likelihood of the land being sterilised for future agriculture or mineral extraction.</u></p> <p><i>*For the purpose of this schedule, Policy CS12 has been split into Policy CS12 (a) and CS12(b) to avoid the renumbering of all other subsequent policies and policy cross-references throughout the document at this stage. The final, adopted Plan would require a new Policy CS13 (instead of Policy CS12 (b)) and all other policies would be subsequently renumbered.</i></p>
MM/13	59	New Policy inserted after CS12	<p><u>Policy CS12 (b)* – The Green Belt</u></p> <p><u>There is a general presumption against inappropriate development within the Green Belt, as defined on the Proposals Map and such development will not be permitted unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed in relation to the NPPF.</u></p> <p><u>Limited infilling within the village envelopes of those parts of Elstree, Shenley and South Mimms which are in the Green Belt will be considered appropriate, provided that it is sympathetic to its surroundings, retains and protects features essential to the character and appearance of the village; and complies with other relevant policies in this Plan. Village envelopes for Elstree, Shenley and South Mimms for limited infilling will be identified through the Site Allocations DPD.</u></p> <p><u>Key Green Belt Sites (previously known as Major Developed Sites) contain established educational, research and other institutions within the Green Belt and are suitable locations for appropriate infilling; development within defined boundaries for infilling will be considered acceptable and these boundaries will be reviewed through the Site Allocations DPD.</u></p> <p><u>The Green Belt boundary will remain unchanged from that shown in the Hertsmere Local Plan (2003) except where the boundary will be redrawn in the Site Allocations DPD around Shenley to reflect the recent development of Shenley Hospital and at Borehamwood, to the east of Rowley Lane, where it will be redrawn to reflect the removal of land for safeguarding for employment development.</u></p>

			<i>*For the purpose of this schedule, Policy CS12 has been split into Policy CS12 (a) and CS12 (b) to avoid the renumbering of all other subsequent policies and policy cross-references throughout the document at this stage. The final, adopted Plan would require a new Policy CS13 (instead of Policy CS12 (b)) and all other policies would be subsequently renumbered.</i>
MM/14	56	Para 5.5	Within the Green Belt, there is a need to maintain strict controls over the types of development, which can be permitted. The types of uses permitted in the Green Belt are limited by central Government in PPG2 (Green Belts) the NPPF to a limited range of 'open land' uses and types of site , in order to protect its openness and prevent urban sprawl or the merging of towns. These permitted uses extend to include agriculture, forestry, essential facilities outdoor for sport and recreation, cemeteries, and mineral extraction and local transport infrastructure. Limited development within 'Key Green Belt Sites' Major Developed Sites', previously permitted through national policy as Major Developed Sites, will be supported; can also be permitted and There are presently were previously 15 Major Developed Sites in Hertsmere comprising education and medical manufacturing or research facilities and The number of these sites, together with their boundary 'envelope' which clarifies the extent of appropriate infilling and development, will be clarified set out in the Site Allocations DPD to enable those sites to plan effectively for their future land use requirements including through the use of masterplans, where appropriate.
MM/15	56	New paragraph after Para 5.7	<u>5.8 The Green Belt boundary will remain unchanged from that shown in the Hertsmere Local plan except around Shenley where the boundary will be redrawn to reflect the recent redevelopment of Shenley Hospital, and at Borehamwood, to the east of Rowley Lane, where it will be redrawn to reflect the safeguarding of the land for employment use. The Holiday Inn site, at the southern end of this area, is recognised to have a significant amount of previously developed land and buildings and proposals for the infilling, partial or complete redevelopment of the site will, in the interim period, be considered on their individual merits. The new boundaries resulting from these changes, and any minor changes to existing village envelopes, will be determined through the Site Allocations and Development Management DPD.</u>
MM/16	68	Policy CS18	Proposals for the provision or dual use of key community facilities, including educational, healthcare and recreational facilities, will be supported, subject to any environmental constraints and other relevant policies. The loss, reduction or displacement of facilities and sites will not be permitted unless it can be demonstrated that they are surplus to the needs of the local community or are no longer fit for purpose. It should also be demonstrated that there is no reasonable scope for alternative community uses to be provided and that any required, replacement accommodation elsewhere is satisfactory for all of its users, having regard to the provisions of Policy CS20. The conversion or redevelopment of residential properties for healthcare and elderly care will not be considered appropriate unless it can be demonstrated that there are no other suitable sites or buildings within the service provider catchment.
MM/17	86	Paragraph 9.3 New text after paragraph 9.4	9.3 Regular monitoring will assess the effectiveness of policies and whether the Spatial Vision and Strategy are being implemented as originally intended. Future Annual Monitoring Reports (AMR) prepared by the Council will need to indicate the extent to which Core Strategy (and other subsequently prepared DPD) policies are being achieved and whether targets are being met. For example, the implementation of Policy CS3 (<u>Housing Delivery and Infrastructure Phasing of Housing Development</u>), will be dependent on regular review to establish whether the number of homes permitted completed is significantly falling below the minimum housing rate or exceeding annualised housing requirements, <u>potentially triggering a review of land allocation phasing contingency arrangements.</u>

9.4 The AMR will, therefore, consider the extent to whether revisions to the Core Strategy or other DPDs will be necessary or whether new DPDs are required. Indicators have been developed to provide a consistent basis for monitoring the performance of the Core Strategy. A number of these have been derived from existing AMR indicators and wherever possible they have been chosen to be SMART i.e. Specific, Measurable, Achievable, Realistic and Timely. Changes to the way in which AMRs are prepared are expected as a result of measures set out in the Localism Act and some indicators will also be dependent on external events but the Monitoring Framework in Table 17 is considered to provide the basis for identifying how the Core Strategy should be maintained or amended.

Contingency Planning

9.5 There are key issues within the Core Strategy that are of significant importance to its successful delivery which include:

- **Housing delivery and supply**
- **Provision of affordable housing and its mix**
- **Provision of infrastructure and services that support new development.**
- **Location of development**
- **Safeguarded Land**

Housing

Contingency 1: Where there is a need to increase the overall delivery of housing as well as delivery of affordable housing (Policy CS1 and CS4):

9.6 Where housing delivery is more than 20% below the annualised (266 dwellings) housing target over a rolling three year period, and at the same point in time, the expected housing completions for the next five years are insufficient to compensate for the shortfall of the required annualised rate, a review of housing allocations and consideration of land that is safeguarded for housing under Policy H4 of the Hertsmere Local Plan will be undertaken. Planning permission for development of the safeguarded land will only be granted following a review of the plan (or following the adoption of any other development plan document that releases it for development) and, until such time, normal Green Belt policy will apply.

~~Should housing delivery still remain more than 20% below the annualised housing target, as set out above, this will trigger a review of the plan and the Council will implement one or more of the following measures in order to increase the delivery of housing, as detailed below:~~

- ~~1. Review the DPDs to bring forward additional sites for housing in locations consistent with the overarching spatial strategy, including a review of housing allocations, affordable housing provision and S106/CIL requirements.~~
- ~~2. In the event that there is still a shortfall in housing delivery, that cannot be addressed through a review of the phasing~~

~~of sites, then the Council will evaluate employment land and as required Green Belt land with the aim of releasing land for housing development in appropriate locations.~~

9.7 Should housing delivery still remain more than 20% below the annualised housing target, as set out above, this will trigger a review of the plan and the Council will implement one or more of the following measures in order to increase the delivery of housing, as detailed below:

1. Review the DPDs to bring forward additional sites for housing in locations consistent with the overarching spatial strategy, including a review of housing allocations, affordable housing provision and S106/CIL requirements.
2. In the event that there is still a shortfall in housing delivery, following co-operation with neighbouring authorities, then the Council will evaluate employment land and if required Green Belt land with the aim of releasing land for housing development in appropriate locations.

Affordable Housing

Contingency 2: Where overall housing targets are being met, but affordable housing delivery is not being met (Policy CS4):

9.8 The delivery of affordable housing is closely linked to overall housing delivery and therefore the above contingency measures are equally as relevant to the delivery of affordable housing as they are to overall housing delivery. Where affordable housing delivery is more than 20% below the annualised affordable housing target (76 dwellings) over a rolling three year period and housing completions for the next five years are subsequently projected to be below the required annualised rate then In addition to the above contingency measures, the Council will also adopt the measures set out below in order to ensure that affordable housing is delivered as anticipated.

1. Review affordable housing threshold, and development viability within Hertsmere and review the Hertsmere Affordable Housing SPD.
2. Review the use of the Council's funds in order to facilitate an increase in the delivery of affordable housing.
3. Consider the potential to increase the delivery of affordable housing on Council owned sites.
4. Evaluate the potential for achieving a higher proportion of affordable housing on an individual basis on allocated sites.
5. Examine the opportunities available through any new Government initiatives to support the development of new affordable housing.

Contingency 3: Where there is an insufficient affordable housing mix (Policy CS4):

9.9 Within Hertsmere there is strong need for family sized affordable housing (3 and 4 bed properties). The council will monitor the mix of affordable housing completions. The mix (number of bedrooms) of all Affordable Housing should be within 20% of the equivalent proportions for market housing over a rolling three year period, if this falls below this target then a review of the Affordable Housing SPD will be undertaken. This will consider methods of increasing the supply of family sized affordable housing units. If over the following two years this fails to increase the supply a review of the RCS or allocated sites in the Site Allocations DPD will be considered.

Development Location

Contingency 4: Where housing delivery is inconsistent with the location of development (Policy CS2):

9.10 The Council will monitor housing completions in line with Policy CS2 and Table 8 of the RCS. Completion will be monitored annually, at the end of each 5 year period of the Core Strategy (2016/17, 2021/2022, 2026/2027) the cumulative completion will be assessed against CS2, where the percentages for a settlement are 20% above CS2; this will trigger a review of the Policy to ensure that the target is appropriate. The Council will assess infrastructure capacity with infrastructure providers, and housing allocations to ensure sufficient capacity.

Contingency 5: Where additional employment land is required/release of safeguarded land is required (Policy CS8):

9.11 In line with national planning policy, the new safeguarded land adjoining the Elstree Way Employment Area, Borehamwood, between the urban area and the Green Belt, is required to meet longer term development needs beyond the plan period. It is not allocated for development at the present time. A planning application for development of this safeguarded land will only be granted following a review of the Site Allocations DPD (or any other equivalent document) and, until such time, normal Green Belt policy will apply. The land safeguarded by the Hertsmere Local Plan 2003 for an extension of the Cranborne Road Industrial Estate in Potters Bar could be released if necessary for employment development following a review of the Core Strategy.

Infrastructure

Contingency 6: Where infrastructure delivery is not forthcoming (SP1, CS18, CS20):

9.12 The progress of infrastructure delivery will monitored with the AMR against the Infrastructure Schedule, and future iterations within the Infrastructure Topic Paper. In the event that identified infrastructure requirements are not forthcoming and additional facilities necessary to support new development cannot be accommodated in the most sustainable locations on previously developed land within the urban area, (including the extension / intensification / dual use of existing buildings and sites), the Council will work in partnership with infrastructure providers and adjoining authorities in order to ensure that any land requirements necessary to support their delivery are secured. On site provision will be secured through S106 and S38 and wider, off-site requirements through S106, S278 (for highways) and through CIL.

Plan Review

9.13 The Council commits to undertaking a partial review of the Core Strategy within three years of the adoption of this Development Plan Document. That early review will be undertaken in co-operation with neighbouring authorities taking account of the progress and status of emerging Development Plan Documents in neighbouring authorities. To support the review the Council will commission population and household projections, and consider housing and employment needs, including an updated Strategic Housing Market Assessment within the South West Hertfordshire Housing Market area that accords with the requirements of the National Planning Policy Framework.

			<p><u>9.14 The Council acknowledges that housing need in the authority would not be fully met in the minimum target set in Policy CS1, based on the latest available evidence. Given that the consideration of housing need across a greater than local area requires further engagement with neighbouring authorities, principally in South West Hertfordshire, it will be necessary to continue to co-operate with those authorities.</u></p> <p><u>9.15 It is anticipated that this process should be completed within the next three years enabling the Strategic Housing Market Assessment to be updated, related data sources to be considered including the 2011 Census and a partial-review of the Core Strategy to be commenced at the earliest opportunity. An updated Jobs Growth and Employment Land study will also be required as part of an early review. The Council's Local Development Scheme will be updated immediately following the adoption of this Core Strategy setting out the anticipated timescales for the early partial review, including anticipated, informal joint working in the intervening period prior to this review. The Council's planned timescale for undertaking this early review will be set out in an updated Local Development Scheme.</u></p>
MM/18	100	Appendix 5	<p>i) Move Policy H4 from the "To replace Local Plan policy" to "compliments Local Plan policy" ; ii) Clarify that Policy B1 compliments Policy CS8 so far as it establishes the boundaries of the employment sites shown on the current Proposals Map, and iii) Remove Policies T3 and T6 from the "To replace Local Plan policy" column. (See Appendix A of this document.)</p>
MM/19	82	8.5	<p>The Council will ensure that proposals within Borehamwood, Potters Bar, Radlett and Bushey town centres are appropriate to the size and scale of the centre. There are a number of larger supermarkets within Borehamwood and Potters Bar, including a new supermarket which opened at Stirling Corner in January 2011, in addition to several located nearby in Watford, London Colney and Stanmore which serve communities in the borough. Proposals for any additional large supermarkets will need be demonstrated by retailers, in addition to satisfying the significant adverse impact assessment test as required by PPS4 <u>to accord with national planning policy for the location of retail development as set out in NPPF.</u></p>
MM/20	43	Para 3.41, 4 th line, and insertion of new text and close para after 2 nd sentence	<p>The Council's preferred option is to retain the target of 18 pitches established in the regional plan to 2011 and for some additional growth to 2016<u>7. Based on the regional plan assessment, this would equate to an additional 2 pitches a year. The Council does not consider there is a robust basis to plan from beyond 2017, as at this point the needs assessment will be more than 10 years out of date and the government has signalled its intentions to review Gypsy and Traveller requirements. This approach demonstrates a commitment to meeting Gypsy and Traveller needs, whilst recognising that a further assessment of need and a review of this aspect of the Core Strategy will be needed by 2017.</u></p>
MM/21	43	Para 3.41, start new para after 2 nd sentence, and 10 th /11 th /12 th lines	<p><u>3.42</u> Since the regional plan was adopted, a further 9 pitches have been approved – six pitches at the Pylon Site in Potters Bar which have since been implemented and three pitches at Sandy Lane in Bushey, approved in 2011 and for which government grant funding has been received to deliver the pitches. Given that there may be scope for small extensions to or intensification of one or more of the other existing authorised sites, any further provision beyond this, if required, is likely to be limited to no more than one larger site or a limited number of very small sites to accommodate the requirements to 2017. The Council will also consider the potential for extending the existing transit site at South Mimms, which is recognised by Hertfordshire County Council to be underused for providing some permanent pitches to provide some permanent pitches in addition to the existing transit pitches.</p>

MM/22	50	Para 4.21, 6 th / 7 th / 8 th / 13 th / 14 th lines and insertion of new text after 4 th sentence	<p>This These safeguarded sites for employment areas are considered to represent the most appropriate location for the provision of additional employment land. In particular, the new safeguarded area has been identified as suitable on account of given its immediate proximity to existing employment land and to the primary route network, its limited environmental quality, the extent of existing previously developed land and buildings and the wider importance of the Elstree Way employment area for Borehamwood, which will be accommodating the greatest proportion of new housing in the borough over the next 15 years. The safeguarded land would be released to meet any longer term employment needs and to offset any land lost in existing Employment Areas in the shorter term, providing for B class development. In line with national planning policy, the new area of safeguarded land, between the urban area and the Green Belt, may be required to meet longer term development needs beyond the plan period. It is not allocated for development at the present time. Therefore planning permission for development of the safeguarded land adjoining the Elstree Way Employment Area, between the A1 and Rowley Lane, will only be granted following a review of the Site Allocations DPD (or any other equivalent document) and, until such time, normal Green Belt policy will apply. The Council's preference is for major, new B1(a) office development to be located in or adjacent to town centres, so the focus of any extension of the Elstree Way or Cranborne Road Employment Areas would be on a mix of B class activities, including B1(b), B1(c) and B2 development.</p>
MM/23	64	Para 5.44	<p>As well as applying Building Regulations, the Council will require standards to be met as set out in the Development Management policies. In the March 2011 Budget, the Chancellor stated that by 2016 new homes would not have to be fully zero carbon but built in accordance to Level 5 of the Code for Sustainable Homes. Meeting higher carbon reduction standards may require the use of allowable solutions where carbon reduction targets cannot be met onsite. Details of what constitutes allowable solutions are expected in a future government consultation and there may be an opportunity to establish a Community Energy Fund as part of the allowable solutions framework. Following the consultation, the Council will explore the opportunities for establishing a community energy fund and will publish additional guidance, as required.</p>
MM/24	64	Para 5.46	<p>In addition to supporting the broader infrastructure requirements of electricity and gas companies, the promotion of renewable energy technology, subject to adequate mitigation of any adverse impacts, is supported by the Council. The Council requires that larger developments (above 1,000 sq m or 10 new homes) provide at least 10% of their predicted energy requirements on site. The Council considers that it is preferable for carbon omissions to be reduced through sustainable design and construction, before requirements for on-site renewable energy generation or allowable solutions are considered.</p>
MM/25	75	Policy CS23	<p>The Council will work towards Hertfordshire County Council's vision of providing a safe, efficient and affordable transport system that allows access for all to everyday facilities.</p> <p>To obtain the best use of the existing highway network, major trip generating development should be focused principally on Transport Development Areas, Transport Corridors and town centres as indicated on the Key Map Diagram. Major non-residential developments over 2,500 sq m or schemes of 25 residential units will only be permitted where:</p> <ol style="list-style-type: none"> it does not conflict with the Transport Objectives of the Hertfordshire Local Transport Plan (April 2011 as amended) and associated Accessibility Strategy; it is accompanied by a suitable Travel Plan (for developments over 2,500 sq m or 80 residential units where required by the Hertfordshire Local Transport Plan (as amended)), prepared in accordance with guidance set out in the Parking Standards Supplementary Planning Document and DfT guidance on preparing travel plans;

			<p>iii. it is in accordance with Hertfordshire County Council guidance and relevant Local Plan / Development Plan Document (as amended) policies relating to the operation of the Highways network and the achievement of vehicular, pedestrian and equestrian safety; and</p> <p>iv. it contributes, where required, to the provision or funding of new infrastructure or improved public transport services and non-motorised routes; and</p> <p><u>iv.v. the cumulative impact on the highways network can be adequately mitigated.</u></p>
MM/26	75	Para 7.4	<p>The Council acknowledges that there is no single solution to the problem of congestion. However, there is likely to be limited scope for major, trip generating commercial development outside of (1) the identified 'Transport Development Areas' and-associated transport corridors in Borehamwood and Potters Bar (2) town centres identified in the retail hierarchy or (3) the designated Employment Area on Shenley Road, Borehamwood - unless new or improved public transport, pedestrian and cycle routes can be created or funded and the local environment can accommodate such development. Major trip generating developments are considered <u>to be those creating over 2,500 sq m of new / additional office, retail or leisure floorspace, have a site area of one hectare or greater, or requiring more than 150 car parking spaces in Policy CS23.</u></p>
MM/27	82	Policy CS26	<p>Development within the designated town, district or neighbourhood centres of Borehamwood, Potters Bar, Bushey and Radlett will be permitted provided that it maintains their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses (as defined within PPS4the NPPF). Retail activity elsewhere should be focused within local centres and parades, which will be expected to retain a core of local shopping facilities and accommodate any new retail development, commensurate to their position within the town, district and neighbourhood centre hierarchy. <u>Proposals to create in excess of 2,500 sq m of new retail floorspace that is outside of an existing town centre will be subject to the sequential test significant new floorspace outside of an existing town, district or neighbourhood centre will be subject to the sequential test.</u></p> <p><u>Proposals to create in excess of 2,500 sq m of new retail floorspace will be subject to the [significant adverse] impact assessment to enable the impact on existing shopping centres to be considered. Proposals for main town centre uses will be considered in accordance with national planning policy set out in the NPPF, including the application of the sequential test and impact assessment as appropriate.</u></p>
MM/28	26	2.36	<p>The focus for employment will continue to be on town centres and in and adjacent to the Borough's designated Employment Areas <u>at land safeguarded for employment development,</u> rather than through the development of new locations for employment generating development. No significant need has been identified to allocate new areas of land for employment purposes and the Council will seek to direct significant new industrial and warehousing development to designated brownfield locations in Borehamwood, Potters Bar and Bushey. Major new office developments will be directed to town centres and other locations with good public transport accessibility and sufficient infrastructure. It is also recognised that some vacant or underused sites within existing employment areas may come forward for residential development during the plan period. Should this arise, the Council will seek to ensure that there is adequate provision for future jobs growth <u>over the next 15 years in the longer term, beyond the Plan period,</u> through a limited, compensatory extension of the Elstree Way employment area in Borehamwood up to the A1. <u>, along with a more modest extension of the Cranborne Road industrial estate in Potters Bar, as currently identified in the 2003 Local Plan. Land safeguarded by the Hertsmer Local Plan 2003 for a more modest extension of the Cranborne Road Industrial Estate in Potters Bar could be released if necessary for employment development following a review of the Core Strategy. In total, approximately 16.9 hectares of safeguarded land will be identified,</u></p>

			comprising 14.5 hectares in Borehamwood and 2.4 hectares in Potters Bar, as indicated in the Employment Site Allocations Report Update (May 2012). The specific boundaries and area will be clarified in the Site Allocations and Development Management DPD.
MM/29	66	Policy CS16	<p>All new residential developments will be required to achieve the following levels of the Code for Sustainable Homes (Code) as a minimum as and when successive updates to Part L of the Building Regulations become mandatory:</p> <ul style="list-style-type: none"> - 2010 - Code level 3 - 2013 - Code level 4 once updates to Part L come into effect. - 2016 - Code level 65 once updates to Part L and the national Zero Carbon Homes policy come into effect. <p>All new non-domestic will be expected as a minimum to achieve CO2 emissions reductions in-line with the Building Regulations Part L. This requirement will not come into effect until successive updates to Part L of the Building Regulations become mandatory:</p> <ul style="list-style-type: none"> - 2010 - 25% reduction in the Building Emission Rate compared to the Target Emission Rate defined by Part L of the Building Regulations (2006). - 2013 - 44% reduction in the Building Emission Rate compared to the Target Emission Rate defined by Part L of the Building Regulations (2006) (reductions above 70% can be delivered using allowable solutions). - 2019 - Zero Carbon - no additional requirement. <p>The Council will further encourage all new development or major refurbishment to incorporate energy from decentralised and renewable or low carbon sources. All large scale development will be required to incorporate on-site renewable energy generation, unless it is not feasible or viable or alternative decentralised and renewable, low carbon sources can be identified. The Council will also permit new development of sources of renewable energy generation subject to:</p> <ul style="list-style-type: none"> • local designated environmental assets and constraints, important landscape features and significant local biodiversity; • minimising any detriment to the amenity of neighbouring residents and land uses; and • meeting high standards of sustainable design and construction.
MM/30	50	4.20-4.21	<p>The retention of existing designated employment land in the Borough is likely to represent the most logical way of maintaining some control over the supply of existing B-space accommodation. However, the Council will exercise a degree of flexibility in line with emerging government policy and limited releases of currently designated employment land will be considered where large sites are anticipated to or have continued to remain vacant and are likely to remain so during the Plan period, in particular where this might offer some potential to provide sites for new housing-led (or mixed use) development. Exceptionally, a relocation of employment uses to safeguarded employment land nearby, where the employment site is considered suitable for new housing, may also be considered. Any relocation would have to be to safeguarded employment sites identified in the Site Allocations DPD and in accordance with the provisions of Policy CS8.</p>
MM/31	68	6.7	<p>The provision of purpose built facilities will often present the best solution for healthcare, social service, education or other providers of a local service. However, ensuring quality of life and fair access to services, is largely dependent on providing facilities for the local population. This may require the conversion of an existing building and in exceptional circumstances, the adaptation or redevelopment of buildings – including some residential properties – to provide certain healthcare and elderly care facilities will need to be supported by the Council.</p>

MM/32 (replaces MA/97)	73	6.22	In 2003 the Council published the Elstree Way Planning and Design Brief Supplementary Planning Guidance, which sets a number of principles for the development within the corridor. However, in recent years a number of developments have continued to emerge in a piecemeal way, which has resulted in a poorly related built form. The need to deliver an improved Elstree Way Corridor has resulted in key landowners commissioning follow-up studies on feasibility and transport by Colin Buchanan and Partners for a housing-led regeneration of the corridor. These explored options for property disposals and consolidation and the possible need to improve the highway network including the removal of the large roundabout at the junction of Elstree Way and Shenley Road. The need to address vehicular and pedestrian traffic difficulties in this location is identified as a priority in the Elstree and Borehamwood Urban Transport Plan. <u>Essential enabling infrastructure including the proposed removal of the roundabout will predominantly, although not exclusively be funded by developer contributions either as S106 or Community Infrastructure Levy funding (CIL).</u>
MM/33 (replaces MA/98)	73	6.23 and new paragraph 6.24	<u>Options for the coordinated delivery of development will be explored by the Council in association with key stakeholders. This is likely to involve a partnership approach with one or more development partners. Full details of how development and the enabling highway improvements along EWC will be delivered and implemented will be set out in an Elstree Way Corridor Area Action Plan (AAP).</u> The SHLAA has identified a potential for residential development to be developed on selected sites within the corridor and it is expected that any residential developments meets the appropriate design principles. 6.24 The Council intends to prepare and adopt an Area Action Plan (AAP) DPD for the Elstree Way Corridor before the end of 2013 . The AAP will help to deliver development in a coordinated way, ensure <u>the necessary enabling infrastructure is delivered in a timely manner</u> , and provide a degree of certainty for both landowners and developers through the setting out of clear planning guidance for individual sites and the area as a whole. <u>Hertfordshire County Council has indicated that early phases of the corridor can come forward ahead of the highway improvements.</u> In doing so, it would <u>The AAP will</u> also send a clear signal that the Council is placing the Elstree Way Corridor at the centre of its development strategy over the next 15 years. The Council will consult widely with residents, landowners, developers and other interested parties as part of the preparation of an AAP.
MM/34 (replaces MA/99)	73	Policy CS22, 2 nd paragraph	"...Any development should have regard to guidance set out in the Elstree Way Corridor Area Action Plan DPD and be brought forward in a coordinated manner. <u>Such development will be required to support the funding of essential enabling infrastructure through S106 or Community Infrastructure Levy charges.</u> Proposals likely to result in a piecemeal or fragmented redevelopment..."
MM/35	70	Table 11	Delete the reference to 'Affordable Housing' from the 4 th row of the table.

Appendix A: Revised Appendix 5 - Schedule of Core Strategy policies (MM/18)

Core Strategy Policy	Development Management application	To replace Local Plan policy (deleted)	Compliments Local Plan policy
SP1 Creating sustainable development	Y	K1 Sustainable Development K2 Development Strategy	
SP2 Presumption in favour of sustainable development	<u>Y</u>	K1 Sustainable Development	
CS1 The supply of new homes	Y	H1 Housing Land – overall supply	
CS2 The location of new homes	N	H4 Green Belt Safeguarded Land for Housing	<u>H4 Green Belt Safeguarded Land for Housing¹</u>
CS3 Phasing of development Housing Delivery and Infrastructure	Y	N/A (Policy H5 Phasing of Housing Sites is deleted)	
CS4 Affordable Housing	Y	H16 Affordable Housing Provision and paragraph 9.6.	
CS5 Affordable Housing in rural areas on "exception sites"	Y	H17 Affordable Housing Provision in Rural Villages and Settlements.	
CS6 Gypsy and traveller sites	Y		
CS7 Housing mix	Y	H7 Housing Mix	H12 Sheltered Housing
CS8 Scale and distribution of employment land	Y		<u>B1 Employment Area (Note: the saving of Policy B1 is limited to the extent that it defines the Employment Areas on the Policies Map. Policy CS10 replaces Policy B2).</u> <u>B3: Cranborne Road Employment Area; B5: Centennial Park</u>
CS9 Local Significant Employment Sites	N (until Site Allocations adopted)	B6 Class B1(a) development	
CS10 Land use within employment areas	Y	B2 Employment areas - offices and other employment generating users	

¹ Through the preparation of the Site Allocations DPD, the Proposals Map will be updated to reflect the status of land which is currently safeguarded but which has since been redeveloped or in the case of the land at Byron Avenue/Vale Avenue, Borehamwood, designated as a village green.

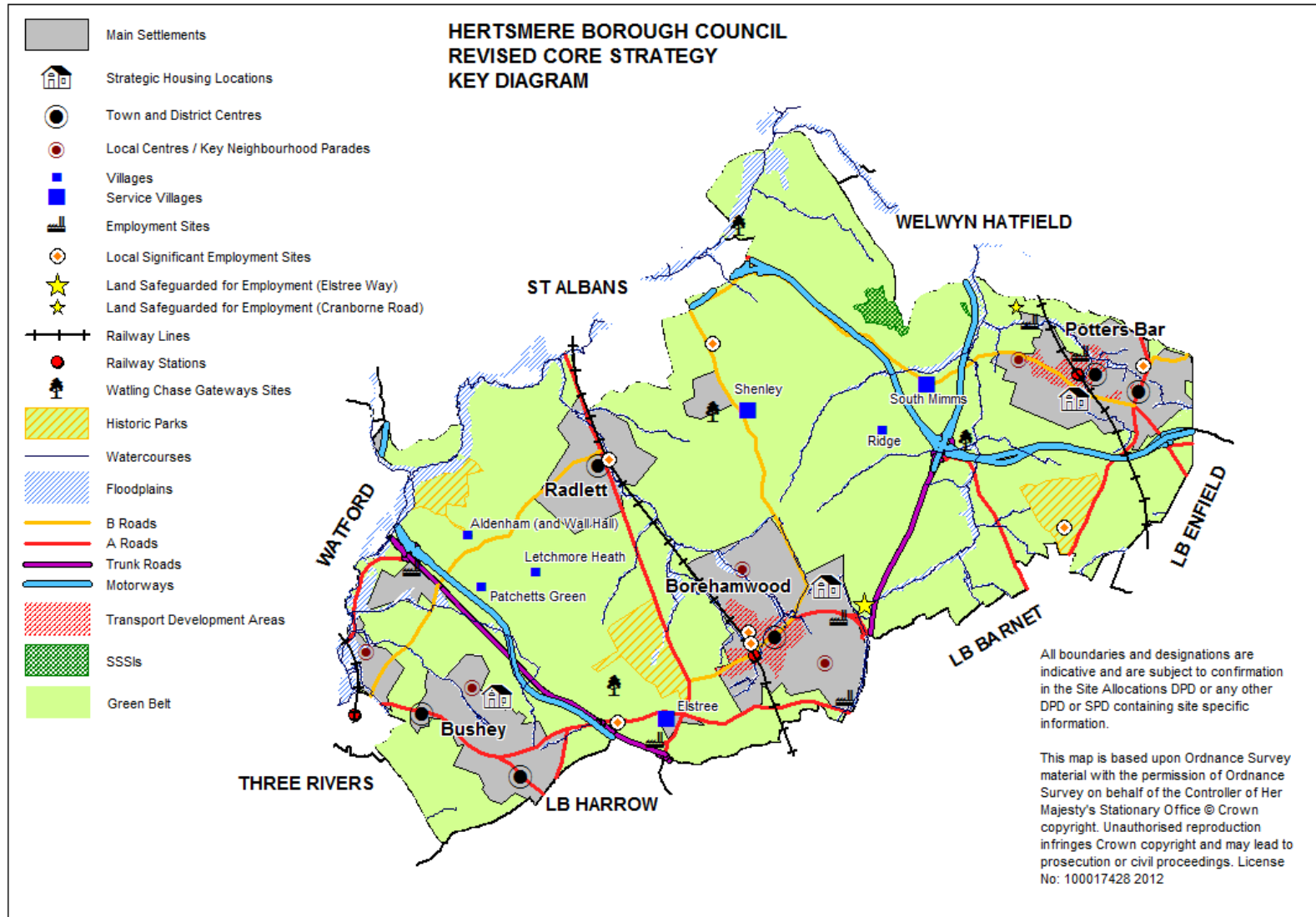
		B6 Class B1 (a) development	
CS11 Promoting film and television production in Hertsmere	Y	B7 Borehamwood Town Centre - revitalisation	
CS12 The Green Belt protection and enhancement of the natural environment	Y	C9 Landscape Conservation Areas C10 Landscape character	C1 Green belt C18: Major Developed Sites in the Green Belt E1: Sites of Special Scientific Interest, E2: Nature Conservation Sites – Protection, E3: Species Protection, E4: Features of Major Importance for Nature Conservation, E5: Nature Conservation Sites – Management, E6: Nature Conservation Sites – Opportunities Arising from Development, E7: Trees and Hedgerows – Protection and Retention, E8: Trees, Hedgerows and Development D6 Safeguarding Mineral Supplies
CS12 (a) The enhancement of Natural Environment	<u>Y</u>	C9 Landscape Conservation Areas C10 Landscape character	E1: Sites of Special Scientific Interest, E2: Nature Conservation Sites – Protection, E3: Species Protection, E4: Features of Major Importance for Nature Conservation, E5: Nature Conservation Sites – Management, E6: Nature Conservation Sites - Opportunities Arising from Development, E7: Trees
CS12 (b) The Green Belt	<u>Y</u>		C1 Green belt, C2: Safeguarded Land, C3: Reuse of Buildings in the Green belt, Development Criteria in the Green Belt, C18: Major Developed Sites in the Green Belt
CS13 Protection <u>or</u> enhancement of historic assets	Y		E9: Archaeology - Assessment of Sites, E10: Archaeology - Nationally Important Sites, E11: Archaeology - Sites of Less than National Importance, E12: Listed Buildings – Demolition, E13: Listed Buildings - Alteration and Extensions, E16: Listed Buildings - Development Affecting the setting of a listed building, E17: Listed Buildings - Submission of Drawings E18: Buildings of Local Interest, E19: Conservation Areas – Demolition, E20: Conservation Areas - Redevelopment, E21: Conservation Areas - Retention of Character,

			<u>E22: Conservation Areas - Preservation and Enhancement, E23: Conservation Areas - Design of Development, E24: Conservation Areas - Cumulative Effect of Small, E25: Conservation Areas - Detailing and Materials, E26: Conservation Areas - Submission of Detailed, E27: Conservation Areas - Adjacent Development, E28: Conservation Areas - Open Space, E29: Conservation Areas - Streetscape, E30: Conservation Areas – Shopfront, E31 Historic Parks, E32: Battlefield</u>
CS14 Promoting recreational access to open spaces and the countryside	Y	C8 Watling Chase Community Forest Gateway Sites	<u>M6: Cyclists, M7: Equestrian Needs M8: Rights of Way - Existing Definitive and Non-Definitive Public Networks, M9: Rights of Way - New 'Off Road' Routes and Greenways</u> C7 Watling Chase Community Forest
CS15 Environmental impact of development	Y		<u>D1: Watercourses, River Corridors, Floodplains and water meadows, D2 Open Water Areas, D3: Control of Development Drainage and Runoff Considerations D4: Groundwater Protection , D5: Water Supply & Sewerage Facilities for New Development D7 Re-use and recycling in construction D15: Energy Efficiency - Design and Layout of Development, D16: Renewable Energy Sources D17: Pollution Control, D18: Hazardous Substances, D19: Lighting Installations and Light Pollution</u>
CS16 Energy and CO ₂ Reductions	Y/ In line with Part L of the building Regulations		D15 Energy Efficiency – Design and Layout D14 Renewable Energy Sources
CS17 Access to services	Y		S2 Surgeries S3 Residential Care and Supported Accommodation S4 New Schools or Colleges S5 Extensions to Existing Schools or Colleges S6 Nurseries and Crèches

CS18 Key community facilities	Y	S1 Social and community facilities – existing S8 Libraries	
CS19 Securing mixed use development	Y	B2 Employment areas - offices and other employment generating users	H13 Changes of use to residential
CS20 Standard charge and other planning obligations	Y		H7 Housing Mix R2 Developer Requirements
CS21 Securing a high quality and accessible environment	Y (including 100% lifetime homes requirement)	H15 Accessible Housing and the ability to adapt	D21 Design and Setting of Development
CS22 Elstree Way Corridor	Y		
CS23 Development and accessibility to services and employment	Y	M2 Development and Movement (regarding location of major development) – F B6 Class B1(a) development	M2 Development and Movement
CS24 Accessibility and parking	Y	M13 Car Parking Standards H14 New Residential Development in Town and District Centre Locations	
CS25 Promoting alternatives to the car	Y		M5: Pedestrian Need, M6: Cyclists, M7: Equestrian Needs, M8: Rights of Way - Existing Definitive and Non-Definitive Public Networks, M9: Rights of Way - New 'Off Road' Routes and Greenways M10: Passenger Transport Facilities M11: Passenger Transport Enhancement (Topics within Integrated Package Areas)
CS26 Town centre strategy	Y	T3 Town and District Centres – Retail and Commercial Developments	T5 Shopping Facilities – Areas of Deficiency
CS27 Strengthening town centres	N	T6 Non-retail uses – Locational Criteria	T6 Non-retail uses – Locational Criteria T7 Non-retail uses – other criteria
CS28 Retail and commercial development in Shenley	Y		T5 Shopping Facilities – Areas of Deficiency
CS29 Safe and attractive evening economy	Y		T3 Town and district centres – retail and commercial developments T6 Non-retail uses – locational criteria T7 Non-retail uses – other criteria T8 Development in shopping centres – environmental considerations

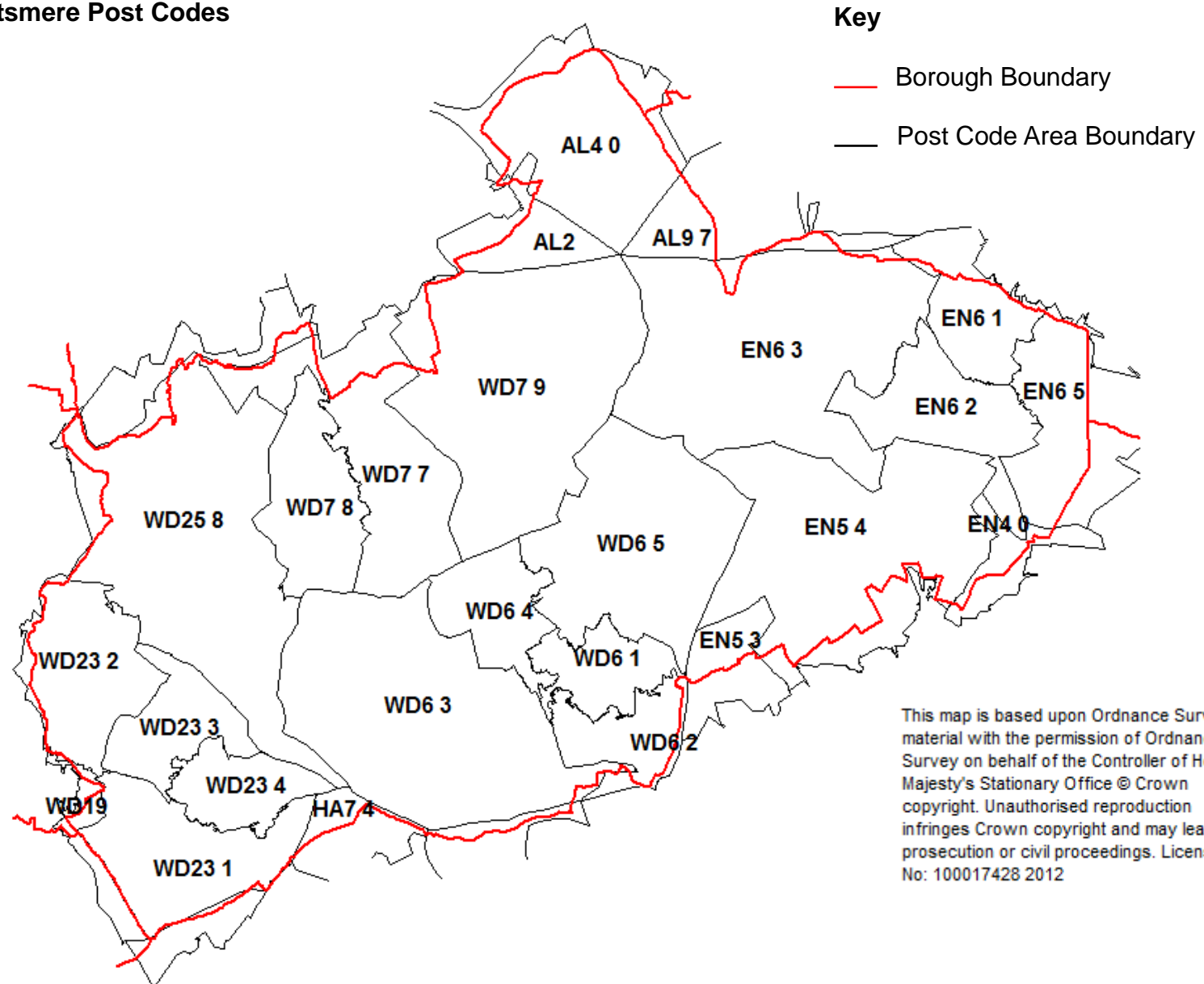
Local Plan (2003) Proposal Map: All components of the Local Plan Proposal Map (2003) are saved apart from H4, and will be superseded by a revised proposal map to support the Site Allocations DPD.

Appendix B: Revised Core Strategy Key Diagram (MM/4)



Appendix C: Appendix 6 for the Core Strategy to Support Policy CS4 (MM/9)

Appendix 6. Hertsmere Post Codes



Appendix D: Revised Table 8 - Projected Housing Supply in Hertsmere 2012-2027 (MM/5)

	Allocations and Commitments	SHLAA Sites			Large scale urban windfall (11-15)	Small Scale urban windfall	Rural Windfall (6-15)	Elstree Way (6-15)	Total
		0-5	6-10	11-15					
Borehamwood	521	365	352	0	216	180	800	2434	
Potters Bar, Ridge, South Mimms	118	150	0	0	36	30	52	386	
Bushey, Aldenham and Patchetts Green	643	130	46	0	90	75	26	1010	
Elstree and Shenley	28	13	0	0		52		93	
Radlett	90	10	0	0	18	15		133	
Gross	1400	668	398	0	-	-	-	800	-
Total borough (Gross)²									4056
Total borough Net	1352	628	374	0	360	300	130	752	3896

² Windfall figures incorporated into total borough figure are already net having been (1) calculated through trend-based net figures (which take account of any demolition on those sites) and (2) further reduced through garden land discount

Appendix E – Revised Figure 2 - Housing Trajectory 2001-2027 (MM/5)

