

Hertsmere Local Plan - Development Plan Document

Site Allocations and Development Management Policies Plan

Hertsmere Borough Council's proposed Additional Modifications

This schedule sets out changes to the Submission Site Allocations and Development Management Policies Plan (SADM) that the Council is proposing. These changes are in addition to the Main Modifications proposed by the Inspector, and are known as Additional Modifications. The Inspector's proposed Main Modifications are published in a separate document for consultation.

The purpose of the Council's Additional Modifications is to correct errors or to include factual text which, if ...'(taken together) do not materially affect the policies that would be set out in the document.' The proposed Additional Modifications are listed in document order of the SADM.

AM. No.: unique reference number for each proposed Additional Modification

Policy / Paragraph Number: The specific policy or paragraph within the SADM to which the proposed Additional Modification applies.

Hertsmere Council's Proposed Additional Modifications:

- Where text is proposed for deletion it is shown by strikethrough as: ~~deleted text~~.
- Where text is proposed for addition, it is underlined as: additional text.
- Where the modification involves policy text it is bolded as: **SADM 35**

The Council has also proposed making some changes to the adopted Policies Map when the SADM Plan is adopted. Proposed changes to the submission Policies Map are published separately for consultation.

Chapter 1

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
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| AM1 | Para 1.5 | The Site Allocations and Development Management Policies Plan sets out detailed proposals and policies by which the Council sees the aims and objectives of the Core Strategy being best achieved. Appendix D lists the policies in this document and explains how they will supersede the Local Plan. This document is the Proposed Submission version of the Site Allocations and Development Management Policies Plan. The Council intends to submit the Plan for examination by an independent Inspector this year and adopt it during 2016. | Updating |
| AM2 | Para 1.21 | A statement explaining the Council's compliance with the duty to co-operate will be prepared for submission <u>was submitted</u> to the Planning Inspectorate when SADM is <u>itself was</u> submitted for examination. | Updating |
| AM3 | Para 1.22 | Consultation with the community and key stakeholders helps <u>has helped</u> to inform and mould the policies and proposals of the Site Allocations and Development Management Policies DPD. | Updating |
| AM4 | Para 1.26 | A full draft of SADM was published in March 2014 to allow consultation. The comments received were have been analysed and revisions made to the document. <u>A Statement of Consultation, which started with the call for sites and topics in April 2013, has explained notification and publicity; summarised comments received on issues and drafts of the DPD; and outlined the responses given by the Council.</u> | Updating |
| AM5 | Para 1.27 | A Report of Consultation, starting with the call for sites and topics in April 2013, is being published separately. It covers notification and publicity, comments received on issues and drafts of the DPD, and responses given by the Council. The revised SADM (known as the Proposed Submission Draft) was published in July 2015. Representations were received on various aspects of the plan. These were summarised in a Statement of Representations. The Council submitted the plan for examination in November 2016 together with the representations. The Council suggested changes to SADM both in the light of the representations made and as a result of the Examination. | Updating |
| AM6 | New para after 1.27 | <u>These have been published as Main Modifications and additional modifications to allow for any further representations. The Main Modifications are the concern of the Planning</u> | Updating. Further updating of |

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| | | <u>Inspector conducting the Examination and help to make the plan legally sound. Additional modifications update, correct and clarify text and are not as important.</u> | this paragraph will be necessary after the Inspector's Report is received and the Council proceeds to adopt the plan. |
| AM7 | Para 1.29 | Other sources of information and reference include the Council's Corporate Plan and Community Strategy. These plans are regularly reviewed by the Local Strategic Partnership and the Council, and updated where appropriate. | Updating and correction |
| AM8 | Para 1.32 | The policies are shown in italics. The background text provides a context and reasons for the policies. The boxes at the beginning of Chapters 2-7 contain key objectives from the Core Strategy and other context (e.g. from the Hertsmere Health and Wellbeing Strategy): together they provide a clear direction for the policies. <u>Illustrative material is also provided where appropriate to assist the reader.</u> | Clarification |
| AM9 | Para 1.33 | <u>A separate Policies Map Appendix A contains maps showing definitively shows site allocations, proposal sites and policy areas. The Policies Map includes insets at a larger scale.</u> | Updating and correction. |

Chapter 2

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
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| AM10 | Policy SADM1 – Site H2 (Site specific requirements) | The Retort House, a Locally Important Building, should be retained. | Correction to reflect removal of building from the list of locally important buildings. |
| AM11 | Policy SADM1 - Site H8 (Site specific requirements) | The design and layout of the new development should create a stronger building line, improve the street scene and provide a better relationship with other surrounding properties. Development should largely be no more than two storeys, although there may be opportunities for accommodation within roof spaces or some 3 storey development. A back to back arrangement should be achieved wherever possible. Semi-detached and/or terraced properties should front Aldenham Road. A mix of houses and flats could be acceptable subject to compliance with all other policies and development guidance. The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied. <u>A prior approval notice has been given for conversion of the existing offices into 40 flats, suggesting that the estimated number of dwellings could be substantially exceeded.</u> | Clarification in response to a representation (Ref.020). |
| AM12 | Policy SADM1 - Site H10 (Site specific requirements) | Flats and/or houses will be acceptable, with a mix of two and three storeys. <u>The estimated number of dwellings for the site is based on an existing planning permission: any appropriate scheme comprising a large proportion of flats is likely to increase that number.</u> The layout and design should allow for open views within the site and reinforce the sense of openness adjoining the Green Belt. Existing trees should be retained and supplemented. Development should not harm the setting of the adjoining listed building County End. Consideration should be given to incorporating the adjoining garden land within the development. If this is not possible, the site layout should allow for future access to the adjoining garden land and not prejudice the future development of this area. | Clarification in response to a representation (Ref.031). |
| AM13 | Para. 2.13 | Sites which continue to be subject to safeguarded <u>safeguarding</u> are covered by Policy SADM2. <u>The sites are reserved for housing development in the future; in the meantime their use should respect their former Green Belt designation.</u> | Clarification and some flexibility in approach to interim use having |

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| | | | regard to the character of the area. The change is consistent with Policy SADM2. |
| AM14 | Para 2.16 | <p>The conversion of existing buildings to residential uses and the redevelopment of sites for flats are normally acceptable in existing urban areas¹, subject to provision for other important uses, infrastructure capacity, and local character and amenity. This also includes development for sheltered housing, including extra-care and self-contained housing for the elderly.</p> <p>Footnote: <u>1 i.e. the settlements wholly or partly excluded from the Green Belt, including those listed in paragraph 2.1 in the Core Strategy</u></p> | Add footnote for clarification of urban areas. |
| AM15 | Para 2.17 | <p>The Government's current approach is to relax controls on conversion of buildings to residential through changes to permitted development developments rights, which will result in more housing units as windfall. Many of these changes require In some cases the period when the change can be introduced is temporary: this particularly affects change of use from offices (Use Class B1(a)) and warehouses (Use Class B8). Each change is subject to prior approval: i.e. consideration of a limited set of factors listed by the Government. Because these new rights have been introduced in exceptional circumstances and they are short term measures in comparison with the 15 year span of the development plan, it It is considered prudent for the Council to manage change where it reasonably can through its employment and retail policies in order retain policies which seek to prevent the loss of key employment floorspace and sustain shopping areas. In other cases, the period when the change can be introduced is not limited: this particularly affects smaller retail units. However prior approval is again required</p> | Updating and simplification in accord with (changes to) the text of Chapters 3 and 7. |
| AM16 | Policy SADM3 (second paragraph) | <p>The redevelopment of sites for residential use will be permitted supported in existing urban areas, subject to the requirements of relevant development plan policies. In particular, development within residential areas must be of a scale and design which respect its immediate surroundings including the local pattern of development, not result in a tandem development layout and as far as possible improve the quality of the area.</p> | To present the policy more clearly. |

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| AM17 | Para 2.31 | A fresh, independent Gypsy and Traveller assessment has been undertaken to identify accommodation needs. This assessment indicates a need for up to 28 25 additional pitches, over and above the new provision on the sites listed in Policy SADM5, between 2014 and 2028. Provision on this scale is best made in the context of the forthcoming partial review of the Core Strategy: the Council will need to consider whether additional land should be allocated for housing and employment purposes and as a result review the Green Belt. The Council intends to accommodate the outstanding need for Gypsy and Traveller sites through this process. | Correction provided by Examination Document EX101a (Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Addendum, Dec 2015) |

Chapter 3

No Additional Modifications proposed.

Chapter 4

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
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| AM18 | Chapter 4 – introductory quotes | The green spaces across the borough are very important to people' Hertsmere Health and Wellbeing Strategy 2014-2017 p5 | This quote is a better fit in Chapter 5 as it deals with open spaces |
| AM19 | Para. 4.7 | 4.7 The Council supports habitat conservation, improvement and extension, and where necessary mitigation measures. It is important to retain the ecological, geological and biodiversity benefits of sites. Policies also seek protection of species. Where it has been identified that a habitat or species protected in European or Statutory legislation could be affected by a proposed development, the Council will require sufficient survey information and mitigation or compensation proposals at the time the application is | To respond to supplementary statement made by the Herts and Middlesex Wildlife Trust. In addition, BIAC given |

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| | | submitted. This is to ensure that an assessment is undertaken of the possible impacts, any appropriate mitigation or compensatory measures, including planning obligations, and future management of the site and any protected species. <u>The Council will consider using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate.</u> | full title for clarity. |
| AM20 | Para. 4.8 | 4.8 The Hertfordshire Landscape Character Assessments, prepared by the County Council, provide an important broad description of the character of most of the borough's <u>Borough's</u> countryside. The assessments cover physical influences, such as geology and topography, vegetation and wildlife, as well as historical and cultural influences such as the field pattern and development form. The character of some areas includes their relative tranquillity. For each character area management guidelines have been drawn up based on a condition and sensitivity analysis. Development proposals will be expected to adhere to the guidelines, conserving, restoring or improving the landscape as appropriate. This action will support the prudent management of land and water resources, and benefit ecology. The same broad brush approach will be taken towards any areas of the countryside which are not covered by the Hertfordshire Landscape Character Assessments. | Capitalisation for consistency |
| AM21 | Para. 4.9 | 4.9 Trees are an important part of the environment. The Biodiversity, Trees and Landscape SPD identifies the following benefits of trees: <ul style="list-style-type: none"> • visual amenity; • improving air quality; • providing habitat for wildlife; • providing shelter; • reducing storm water run-off; • reducing energy use in buildings; • screening; • historical and cultural values; and • <u>improving</u> health and wellbeing. | Word added for consistency with the rest of the list |
| AM22 | Para 4.31 | 4.31 Some small watercourses may be too minor to be classed as 'Ordinary Watercourses' 'Main Rivers' and therefore will not be shown within the Environment Agency flood zones, and may not be included in the Hertsmere SFRA. | Correction of an error in response to representation and |

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| | | | change sought by respondent (Ref.038) |
| AM23 | Para 4.34 | 4.34 Under the Flood and Water Management Act 2010 SuDS is compulsory on all major schemes. <u>Major proposals should be consistent with the policies set out by the LEAD Local Flood Authority for SuDS.</u> Sustainable drainage will also be sought within smaller schemes to mitigate mitigate against the cumulative impact they can have on localised surface water flooding and to encourage the more efficient use of water. | Correction of typographical error and request from LLFA Ref.038 |
| AM24 | Para. 4.36 | 4.36 Further guidance for applicants on ways to manage water and deliver SuDS is provided in Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development (www.hertslink.org/buildingfutures). <u>SuDS Design Guidance for Hertfordshire, available on the Hertfordshire County Council website.</u> | Factual update to reflect latest available guidance. |
| AM25 | Para 4.37 | 4.37 Sewer flooding can arise due to lack of capacity within the existing sewer network. The Council will work with Thames Water and developers in order to ensure that the strategic wastewater infrastructure required to support growth will be delivered alongside development. However it It is also important for developers to consult Thames Water <u>at an early stage to discuss waste water infrastructure requirements for development.</u> | In response to representation and changes sought by respondent (Ref.036) |
| AM26 | Policy SADM18 – Water Supply and Waste Water | <p>Policy SADM18 – Water Supply and Waste Water</p> <p>Development proposals must take into account the demand for off-site water service infrastructure.</p> <p>In particular, developers will be required to demonstrate that there is adequate waste water capacity on and off the site to satisfactorily serve the development.</p> <p>The Council will support development proposals where:</p> <p><u>Development proposals will be permitted where:</u></p> <ul style="list-style-type: none"> (i) sufficient infrastructure capacity already exists; or (ii) extra capacity can be provided in time to serve the development. <p>Water efficiency measures should be incorporated into the development. For residential development, efficiency measures should enable a maximum potable water usage of 110 litres per person per day to be achieved.</p> <p>The design of non-residential building development should enable achievement of the BREEAM ‘Excellent’ standard or the best practice level of the Association for</p> | To add certainty, in line with the NPPF. |

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| | | Environment Conscious Building Water Standards or equivalent. | |
| AM27 | Para 4.50 | 4.50 Planning for minerals and waste underlies the prudent use of natural resources and the reduction of pollution. The County Council is responsible for the Minerals and Waste Development Framework Planning and is the Waste Disposal Authority and sets out policies for future mineral extraction and waste development for all types of waste. <u>The County Council is also the Waste Disposal Authority with responsibility for the disposal of Local Authority Collected Waste'</u> | Change agreed through Statement of Common Ground with respondent (Ref.038) |
| AM28 | Para 4.51 | 4.51 The Minerals Local Plan guides mineral extraction and associated development. Tyttenhanger Quarry at Colney Heath is identified as a major source of sand and gravel up to 2032: the site is being progressively extracted and infilled with inert waste as the landscape is restored. Mineral reserves, particularly sand and gravel, will be safeguarded from the sterilising effect of new development (i.e. new building, engineering works and land cover). Minerals Policy 5: Mineral Sterilisation encourages the extraction of minerals <u>in circumstances where any significant mineral resource would be sterilised before by any other development is considered appropriate.</u> <u>Minerals Policy 10 Railheads and Wharves safeguards existing and disused railheads and wharves where they have potential for the exportation and importation of minerals and secondary/recycled aggregates.</u> The County Council has defined Mineral Consultation Areas (MCAs) within its Mineral Consultation Areas Supplementary Planning Document (MCASPD) to support this these <u>policy policies</u> . Councils and developers are expected to consider the effect of prospective development on mineral resources in these areas at an early stage. This excludes the small-scale developments, listed in the County Council's MCASPD, Supplementary Planning Document <u>on Mineral Consultation Areas which would have little effect (e.g. householder development).</u> <u>A significant proportion of the Borough is identified in the MCASPD as a MCA for sand and gravel: The Mineral Consultation Area Harper Lane Rail Depot MCA which extends into Hertsmere, is covered by Minerals Policy 10. Both are indicated is shown</u> on the Policies Map. | Change agreed through Statement of Common Ground and subsequent discussion with respondent (Ref.038) |
| AM29 | Para 4.54 | 4.54 <u>Waste prevention and reduction measures are important in all construction and demolition projects to prevent waste generation and encourage the re-use of materials on site as much as possible. This should be considered throughout the design and</u> | Change agreed through Statement of Common Ground with |

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| | | <p><u>implementation phases. The Council can assist with waste management through the use of site waste management plans during construction and through control of development. to improve materials resource efficiency in the demolition and construction phases by identifying methods (including re-use, recycling or recovery) to minimise waste produced on site and to capture data relating to construction, demolition and excavation waste. This is line with the Hertfordshire Waste Local Plan.</u></p> <p>Waste storage provision is an important consideration which should be integrated into all new developments at the design stage to ensure that bins are stored within the development site in a fashion which allows easy access for occupiers and collection and does not block the public highway. Households, in particular, are issued with a number of bins and boxes which are required to be stored within new developments in order to facilitate the sorting of waste and recyclable products.</p> | respondent (Ref.038) |
| AM30 | Policy SADM20 | <p>Policy SADM20 – Waste Storage in New Development</p> <p>Adequate provision for the storage of waste (which includes recycling facilities) will be fully integrated within the design and layout of new development.</p> <p>New development will be supported permitted where:</p> <ul style="list-style-type: none"> i) full provision is made within the curtilage of the development site; ii) waste storage areas are readily accessible by occupiers and by local waste collection agencies allowing easy removal and replacement of bins; iii) waste storage areas would not obstruct pedestrian, cyclist or driver sight lines; iv) the siting or design of waste storage areas would not result in any adverse impacts to the amenity of occupiers; and v) the conditions of the Planning and Design Guide SPD and the Technical Note for Waste Storage Provision Requirements for New Residential Developments are satisfied. | To add certainty in line with the NPPF. |
| AM31 | Para 4.76 | <p>Changes have been made to the Green Belt boundary which was in the Local Plan 2003:</p> <ul style="list-style-type: none"> (a) In accordance with the Core Strategy, the former Shenley Hospital housing estate has been removed from the Green Belt. In addition, there (b) There have been a few number of other minor adjustments to reflect existing | In response to the Inspector’s MIQs Matter 3H. Reflects the retention of the existing GB boundary at Sunny Bank School |

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| | | <p><u>development and make the boundary more defensible: i.e.</u></p> <ul style="list-style-type: none"> • remove Colney Fields, Barnet Road (M25 Junction 22) from the Green Belt; • remove the Spire Hospital, Heathbourne Road, Bushey Heath from the Green Belt; and • re-draw the boundary around Oakbank; 5-23 (odd nos.) Watling Street; First Place Nursery; and 10 Cobden Hill, Radlett to form a more logical boundary. <p>(c) The following sites are <u>is</u> allocated for housing development in Policy SADM1 and have <u>has</u> been removed from the Green Belt:</p> <ul style="list-style-type: none"> • Print Works at Bushey Hall Golf Course, Bushey (Site H4) ; and • Former Sunny Bank School, Potters Bar (Site H9). <p>(d) The following land is designated as Safeguarded Land for Employment Development in Policy SADM10 and is removed from the Green Belt:</p> <ul style="list-style-type: none"> • Land on Rowley Lane adjacent to the Elstree Way Employment Area, Borehamwood. <p>(e) Following a review of safeguarded land for housing, land at Byron Avenue/Vale Avenue, Borehamwood is returned to full Green Belt status.</p> | <p>as set out in the Council's preferred option and in line with Inspector's Main Modification MM4. Other changes are for clarity.</p> |
| AM32 | New paragraph before 4.80 | <p>The NPPF recognises that 'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land)', whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development' is <u>need not be</u> inappropriate. There is <u>therefore</u> value in acknowledging key sites which play an important role in the economy of Hertsmere and allowing the establishments to meet their physical development needs to comply with national requirements.</p> | <p>Simplification of para 4.84, consequential on changes to SADM25 (Inspector's Main Modification MM21)</p> |
| AM33 | Para 4.80 | Key Green Belt Sites <u>in Hertsmere</u> are the larger, previously developed sites in the Green | Minor clarification |

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| | | Belt with educational, research and development, utility service and leisure uses. They are established sites with important uses, which should be maintained and supported. They contain a significant amount of building, and any future development needs to be carefully integrated with <u>their</u> its surroundings. The character of the site, including the presence of significant ecological features and heritage assets, the effect on existing uses (such as playing fields), the landscape and the impact on neighbours and adjoining roads will be important factors to consider. | |
| AM34 | Para 4.83 | Three <u>Four</u> sites are newly designated as Key Green Belt Sites. These are: <ul style="list-style-type: none"> • Blackbirds Sewage Works, Oakridge Lane, Aldenham; • Electricity Transforming Station, Hilfield Lane; • Elstree Aerodrome, Hogg Lane, Elstree; and • Willows Farm Village, London Colney. | Amendment following changes to SADM25 (Inspector's Main Modification MM21) |
| AM35 | 4.84 | The NPPF recognises that 'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development' is not inappropriate.. There is value in acknowledging key sites which play an important role in the economy of Hertsmere and allowing the establishments to meet their physical development needs to comply with national requirements. | Paragraph has been moved before 4.80 and simplified (see AM31). |
| AM36 | 4.86 | Key Green Belt Sites with known listed buildings, registered Parks and Gardens and archaeological remains are listed in Appendix F together with guidance on how these assets are to be taken into account. | Deletion following changes to SADM25 and supporting text (Inspector's Main Modification MM21) |
| AM37 | Policy SADM28 (first paragraph) | Proposals for the diversification of farm enterprises or for forestry, equestrianism or other rural business, which involve new building and/or works, will be <u>permitted</u> supported provided: <ul style="list-style-type: none"> (i) the site is of a lower agricultural land grade (i.e. Grade 3b, 4, 5 or non-agricultural); or (ii) there is a robust case that overrides the need to protect agricultural land of a higher quality; and/or | To make the policy wording more precise and effective. |

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| | | (iii) there is a reliable prospect that the land will be restored to at least its original quality. | |
| AM38 | Policy SADM30 (Listed Buildings) | The Council will not permit support development proposals which would materially harm the setting or endanger the fabric of a listed building. Listed Building Consent will not be granted for alterations or extensions that would be detrimental to the special architectural or historic character of a listed building. | To make the policy wording more precise and effective. |

Chapter 5

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
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| AM39 | Chapter 5 – introductory quotes | <i>'The green spaces across the borough are very important to people'</i> <i>Hertsmere Health and Wellbeing Strategy 2014-2017 p5</i> | Moved from the beginning of Chapter 4 – better fit with Chapter 5 as it deals with open spaces. |
| AM40 | Policy SADM31 Design Principles | The Council will support development <u>Development which complies with the policies in this Plan will be permitted provided it:</u> (i) makes a positive contribution to the built and natural environment; (ii) recognises and complements the particular local character of the area in which it is located, and (iii) results in a high quality design. In order to achieve a high quality design, a development must: (i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and | Wording of policy reviewed in light of NPPF paragraph 154. It also includes correction of typographical error. Last sentence is further changed by Inspector's proposed Main Modification MM25. |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
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| | | <p>(ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.</p> <p>For major <u>Major development</u> proposals development <u>will be permitted provided they should also:</u></p> <p>(i) retain, enhance or create a high quality public or semi-public realm, in line with Hertsmere’s Streetscape Manual or successor document;</p> <p>(ii) enhance legibility through <u>through</u> the spatial pattern of development;</p> <p>(iii) create a sense of place by complementing the local character, pattern of development or distinctiveness of its surroundings; and</p> <p>(iv) ensure an appropriate degree of functionality in terms of internal space, accessibility for users, facility provision and waste storage.</p> <p>For Advertisement proposals will not be permitted advertisements proposals should also unless they:</p> <p>(i) be <u>are</u> sensitively located within the street scene;</p> <p>(ii) be <u>are</u> well designed and relate carefully to the scale, design and architectural features of any building on which they are placed;</p> <p>(iii) include only illumination which is well designed and appropriate to the character, scale and design of the building on which it is placed and the area in which it is situated; and</p> <p>(iv) <u>will</u> not have a detrimental impact on public safety.</p> <p>All development should comply with Hertsmere’s Planning and Design Guide SPD (and any successor document).</p> | |
| AM41 | Paragraph 5.11 | 5.11 There are parts of some towns and villages within Hertsmere that have historical or architectural significance and which are conserved by designation as a conservation area | For typographical consistency. |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
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| | | <u>Conservation Area.</u> | |
| AM42 | Paragraph 5.12 | 5.12 The Bushey Heath Ministry of Defence (MOD) housing area does not have the characteristics of a conservation area <u>Conservation Area</u> | For typographical consistency. |
| AM43 | SADM32 Bushey Heath MOD Housing Area | <p>In order to preserve the special character of the Bushey Heath MOD housing area defined on the Policies Map, new development <u>will be permitted if</u> should satisfy the following principles:</p> <ul style="list-style-type: none"> (i) new development must <u>it respects</u> the pattern, rhythm, spacing and open setting of the area; (ii) new development should be <u>it is</u> sited on a plot that reflects existing plot sizes and must <u>it does</u> not result in disproportionate plot coverage; (iii) new development must <u>it does</u> not disrupt the rhythm of existing front building lines or significantly alter existing sky gaps; (iv) new development must <u>it complements</u> the design of existing buildings by virtue of its height, scale, bulk, materials and in particular roof design, front projections and ridge and eaves heights; (v) new development should <u>it makes</u> provision for the retention of soft landscaping between the road and building and <u>respects</u> the open layout of front curtilages; (vi) new development must <u>it ensures</u> that existing trees which make a positive contribution to the character of the area are retained; (vii) additions to dwellings should <u>do</u> not dominate or overbear the original proportions of the dwelling. | Wording of policy reviewed in light of NPPF paragraph 154. |
| AM44 | Para 5.18 | The Council will also undertake <u>commenced</u> an Indoor Sports and Playing Pitch Study in 2015 which will further evidence existing and required provision. | To update the supporting text. |
| AM45 | Para. 5.22 | Given the potential capacity of existing one form entry schools in the area to expand and the possible establishment of new Free Schools the case for a new site is not clear. If the case for a new two form entry school is proven however an alternative location to that identified in the Elstree Way Corridor AAP will be preferred. | In response to the Inspector's MIQs Matter 6 and representations from |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
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| | | | Hertfordshire County Council (ref 026). |
| AM46 | SADM34 - Provision for Faith Communities | <p>The provision or enhancement of facilities in which faith communities can meet and worship will be permitted in accordance with Policy SADM33. Wherever possible, this accommodation should be designed to provide flexibly for existing and future needs. Applications for the erection of structures and symbols related to or required for religious practices will be considered in terms of permitted provided their <u>they do not have an unacceptable impact on amenity and or any impact on highway safety.</u> The joint use or re-use of a building or site with other user groups is encouraged, where appropriate and particularly where it would secure the continued and effective use of the community facility.</p> <p>The potential loss, reduction or displacement of any facility will be controlled under Policy CS19.</p> | Wording of policy reviewed in light of NPPF paragraph 154. |
| AM47 | Para. 5.28 to 5.35 | <p>Green <u>Open Spaces</u></p> <p>5.28 The NPPF recognises high quality open spaces and opportunities for sport and recreation as vital components of sustainable communities. It contains a strong presumption against building on existing open spaces and sports and recreational land, including playing fields. Core Strategy Policy CS19 affords a high degree of protection to key community facilities, including allotments and other urban open land, green infrastructure and town or village greens together with parks, sports clubs and pitches.</p> <p>5.29 National guidance also contains a presumption in favour of new community facilities. The NPPF is clear that local authorities should plan positively to deliver sufficient community facilities to meet local needs. This includes open space and sports and recreation facilities. Planning policies should be based on robust and up to date assessments of needs, and identify opportunities for new provision as appropriate. Open space needs and provision are kept under review by the Council. An Open Spaces Study has been carried out, together with a Green Spaces and Amenity Land Assessment, and an Indoor Sports and Playing Pitch Study is to be undertaken <u>commenced</u> in 2015. <u>An update of the Green Spaces and Amenity Land Assessment has been undertaken in 2016.</u></p> | In response to the Inspector's MIQs Matter 7 |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|----|----------------------------|--|------------------------------|
| | | <p>5.30 The Green Spaces and Amenity Land Assessment reviewed existing urban open land in the Borough. A rigorous criteria-based approach was taken to identifying those spaces with high environmental, spatial and social value, worthy of protection for the benefit of local people and the environment. The Assessment recommends the protection of three different types of open space, i.e. Major Green Spaces, Local Green Spaces, and Minor Amenity Land.</p> <p>5.31 <u>The Council is committed to protecting and enhancing existing open spaces in the Borough including parks, gardens, sport pitches, children’s play areas and leisure facilities.</u> The NPPF <u>also</u> makes specific reference to Local Green Space: this should apply to green areas of particular importance to the local community and would rule out new development on them other than in very special circumstances. The Green Spaces and Amenity Land Assessment, which recommends areas which could appropriately be defined as Local Green Spaces, was subject to public consultation before it was finalised to allow the community to make a case for any areas which might have special local significance. Designated Open Spaces and Local Green Spaces These spaces are shown on the Policies Map and listed in Appendix G.</p> <p>5.32 Major Green Spaces are defined on the basis of their size and structural value rather than communal value. They have an essentially open character which it is considered necessary to protect. They are typically larger than Local Green Spaces and generally offer opportunities for sports and recreation. These spaces are also shown on the Policies Map and listed in Appendix G.</p> <p>5.323 <u>Minor Amenity Land, as identified in the Green Spaces and Amenity Land Assessment,</u> is land within the urban area, such as road side grass verges and small amenity greens, which contributes to character and visual amenity but does not serve the functions of a Major Green Space <u>designated Open Space</u> or have the local significance of a Local Green Space. A lower level of protection is afforded to this category of space and proposals to develop part of Minor Amenity Land to facilitate off</p> | |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|------|-------------------------------------|--|---|
| | | <p>street parking or to provide access to driveways will be considered on their individual merits. Parts of Borehamwood and Potters Bar, in particular, contain large areas of Minor Amenity Land: where a small amount of hardstanding is needed for parking proposals are likely to be viewed favourably provided they do not undermine the setting of nearby housing. In assessing such proposals, it is important to avoid leaving small pieces of soft landscaping with little amenity value that are difficult to maintain efficiently.</p> <p>5.334 An assessment of past planning applications reveals significant pressures on open space in the Borough from the expansion of education facilities. The Government wants a sufficient choice of school places to meet the needs of existing and new communities. Great weight is therefore given in the NPPF to the need to create, expand or alter schools. Where there is a proven need for additional local education provision and it can be clearly demonstrated that it is not possible to meet the need in a better way, the Council may accept a case for exceptional <u>very special</u> circumstances: this would override the protection afforded to areas defined as Major Green Open Spaces and Local Green Spaces.</p> <p>5.345 Provision of new open space may be required in accordance with the Council's published Developer Contributions Framework. The Council expects that open space and play provision will be suitably designed and made on-site in order to ensure an acceptable distribution of and accessibility to open space and play provision across Hertsmere; this is important for amenity, biodiversity and well-being. Provision of or a contribution towards identified off-site enhanced or new facilities may be an acceptable alternative, where on-site provision is not viable.</p> | |
| AM48 | SADM38 New and Improved Open Spaces | <p>Policy SADM38 – New and Improved Public Open Spaces</p> <p>Developments in excess of 50 residential units or 2,500 sq.m gross external floorspace, or where a specific need has been identified by the Council, are required to provide public open space on site. This shall be provided in addition to private amenity space</p> | To remove the word 'public' from the policy as requested by the Inspector and to improve clarity. |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|----|----------------------------|--|------------------------------|
| | | <p>and landscaping; it shall be fully accessible without any restrictions and maintained in perpetuity unless otherwise agreed with the Council. If public open space cannot be provided on site or the required amount cannot be provided on site in full, and where the proposal has over-riding planning benefits, a financial contribution may be sought towards the provision of new public open space or enhancements to existing spaces as an alternative.</p> <p>Public open <u>Open</u> space provision must maximise biodiversity benefits. New or improved public open space shall incorporate areas of biodiversity habitat complementing surrounding habitats and supporting the Hertfordshire Biodiversity Action Plan. Species chosen for planting across the space must maximise the biodiversity benefit. Public open <u>Open</u> space must also provide local land drainage benefits and may include a Sustainable Drainage System.</p> <p>Public open <u>Open</u> space should normally be <u>an area of green</u> public open space, such as a public park. Areas of new and/or improved hard landscaped public open space, such as civic space, may be considered appropriate instead of green public open space, particularly in town centres. In such cases it must be demonstrated that the provision of green public open space is not possible or appropriate. Biodiversity benefits should be maximised where appropriate for civic spaces and other hard landscaped public open space.</p> | |

Chapter 6

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|------|----------------------------|--|--|
| AM49 | Para.6.3 to 6.5 | <p>The Road Hierarchy</p> <p>6.3 The Highways Agency is responsible for the national road network - i.e. A1(M) and M25 in Hertsmere. It is preparing a route-based strategy for the A1(M) between London and Leeds as a basis for further investment. The service area at South Mimms primarily supports the strategic road network. Policy SADM26 South Mimms Special Policy Area sets out the Council's approach to future development here.</p> <p>6.4 The Hertfordshire County Council is the Local Highway Authority and has set out its transport policy in the Local Transport Plan (2011-2031). The Local Transport Plan reduces the previous emphasis on building new roads and increasing road capacity, though they may still be required to support economic development or planned housing growth. Instead it places much higher priority on making better use of the existing road network. <u>The County Council's current road hierarchy is shown on the Policies Map.</u></p> <p>6.5 Transport improvements will be necessary to help enhance access to homes, workplaces, shops and social facilities. They should be designed to help tackle peak-time congestion, reduce casualties, support economic growth and enable access to key services.</p> | For clarity. Linked to Inspector's Main Modification MM29 |
| AM50 | Para. 6.12 | <p>[proposed new sentence inserted before final sentence of this paragraph]:</p> <p><u>Where major developments are proposed, the Transport Statement or Transport Assessment should include an assessment of on-street parking capacity in the vicinity of</u></p> | To support the function of the Council as a parking authority. |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|----|----------------------------|--|------------------------------|
| | | <p><u>the application site.</u></p> <p>Hertfordshire County Council's local highway design guidance and Hertsmere's Parking Standards SPD give guidance on what categories of schemes will require Transport Assessments and Statements.</p> | |

Chapter 7

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|------|----------------------------|---|--------------------------------|
| AM51 | Para. 7.6 | Proposals for retail, office and leisure uses should be checked for their potential impact on the centres and controlled as appropriate. If the impact is not managed, the functioning of the centres (and/or shopping hierarchy) could be undermined and proposals to improve a centre could be threatened. A three stage threshold for impact assessments has therefore been set to reflect circumstances in Hertsmere. The highest threshold, 2,500 sq m, comes from the NPPG <u>NPPF</u> and relates to Borehamwood Town Centre: it applies to applications on the edge of the centre... | Factual correction of an error |
| AM52 | Para 7.10 | 7.10 Changes in permitted development rights are reducing the control which the Council can currently exercise over the mix of uses at ground floor level. Change from shop to financial or professional service (excluding payday loan shops or betting shops) is permitted. Some changes of smaller units are possible for a temporary two-year period. Otherwise changes require prior approval from the Council, and must consider the sustainability of the shopping area. The key shopping areas of the borough <u>Borough</u> are listed in Table 3: Shopping Hierarchy. They include the town and district centres (containing primary and secondary frontages), one local centre, key neighbourhood parades and neighbourhood centres. It is important they are all suitably protected and the key retail and service activities supported. | For consistency |
| AM53 | Para 7.13 | 7.12 The Core Strategy identifies Elstree and Shenley as "Service Villages". Although | Correction of an error |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|------|---|--|--|
| | | they contain a limited range of shops and services, these make a vital contribution to the sustainability of the local community and are also defined as key shopping areas within the shopping hierarchy. Elstree High Street and Andrews Andrew Close, Shenley are designated as Neighbourhood Centres. The centres are limited in size but contain a mix of uses with a high level of local significance. Access to alternative facilities is poor. | |
| AM54 | Para 7.14 | 7.14 The Core Strategy recognises the specific circumstances of Shenley, and has a separate policy addressing retail and commercial development in the village. Policy CS29 states that small scale retail and commercial development should be restricted to suitable sites within existing commercial areas, based on those defined in the Shenley Parish Plan. These are at Andrews Andrew Close and along London Road in the south east of the village. Andrews Andrew Close is designated as a Neighbourhood Centre and the convenience store at 40 London Road is identified as an Individual Shop <u>individual shop</u> . Policy SADM47 CS29 in the <u>Core Strategy</u> sets out the locations where retail and commercial development will be acceptable, and these are shown on the <u>Policies Map</u> . | To reflect proposed deletion of policy SADM47, as well as correction of an error, removal of capitalisation for consistency. |
| AM55 | Para 7.16 | 7.16 Isolated shops <u>Individual Shops</u> are those which are not part of a defined centre or parade. They are often a considerable distance away from the nearest alternative shopping facilities. While they are sometimes found in groups isolated shops <u>Individual Shops</u> are mostly broken up. They rarely present as a coherent or defined frontage. | For consistency with Table 3: Shopping Hierarchy |
| AM56 | Policy SADM46 - Smaller Centres, Parades and Individual Shops | <p>Policy SADM46 - Smaller Centres, Parades and Individual Shops</p> <p>The Council will, as far as possible, protect class A1 shops within the following designated areas: Local Centres, Key Neighbourhood Parades, Neighbourhood Centres, Neighbourhood Parades, and Individual Shops.</p> <p>Where consent is required, however, proposals that would result in the loss of a shop will be permitted provided:</p> <ul style="list-style-type: none"> (i) the function of any Key Shopping Area would be sustained; (ii) local residents would still have access to a range and choice of essential shops within the centre, parade or within reasonable walking distance; or | For enhanced clarity |

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|------|----------------------------|--|--|
| | | <p>in the case of smaller centres and parades there is more than one class A1 use remaining; or there is clear evidence to demonstrate that there is no demand for continued class A1 use and the unit has been marketed effectively for such use; and</p> <p>(iii) — the replacement use would be beneficial to the local community.</p> <p>(i) in the case of a Neighbourhood Centre, local residents would still have access to a range and choice of essential shops within reasonable walking distance;</p> <p>(ii) in the case of a Neighbourhood Parade, there is more than one class A1 use remaining unless there is clear evidence to demonstrate that there is no demand for the continued class A1 use and the unit has been marketed effectively for such use;</p> <p>(iii) in the case of Individual Shops, there is clear evidence to demonstrate that there is no demand for the continued class A1 use and the unit has been marketed effectively for such use.</p> | |
| AM57 | Para. 7.17 | <p>7.17 The Borough’s centres and parades, particularly the key shopping areas defined in Table 3, are crucial for the provision of goods and services. While they contain a wide variety of other activities in addition to shopping it is important that the mix of uses is sensitively managed. Firstly the basic retail function is essential. Secondly, those other activities (such as financial services, cafes and take-aways <u>takeaways</u>) assist in extending the use of the area throughout the day and during the evening, and their contribution to the local economy can be supported appropriately. The diversity of use <u>uses</u> helps to sustain the area’s vitality and viability.</p> | Hyphenation removed for consistency. Typographical error corrected. |
| AM58 | Para. 7.19 | <p>7.19 Policies SADM48 and SADM49 set out the factors that the Council will take account of when determining applications to ensure that an appropriate balance of uses is maintained in <u>key shopping areas, and local amenity is protected.</u></p> | For clarity |

Chapter 8

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|------|----------------------------|--|---|
| AM59 | Para 8.7 | 8.7 Detailed advice on contributions to infrastructure including affordable housing and the way in which the Council addresses the issue of viability is given in the Council's “_Developer Contributions Framework’. | Correction of typographical error |
| AM60 | Para 8.9 | 8.9 The Council’s monitoring process will be used to identify where objectives and targets are not being met through policies and recommend action to amend any problems that occur. <u>In addition and as part of the review of the Core Strategy (2013), the Council will consider the need for new allocations arising from the identification of an Objective Assessment of Housing Need and the Council’s agreed housing target. The Council will identify individual land allocations arising from that review. Further details of the process will be set out in the Council’s Local Development Scheme.</u> | In response to representation (Ref.030). Wording agreed through a Statement of Common Ground. |

Appendices

| AM | Policy / Paragraph Number: | Suggested changes: | Reason for suggested change: |
|------|-----------------------------|--|---|
| AM61 | Appendix A | The Council will make sure maps included in Appendix A are correctly referred to as part of the Policies Map rather than Appendix A to the SADM plan. | In response to the Inspector’s MIQs Matter 10 |
| AM62 | Appendix F | Amend to include extracts from Appendix A showing the Key Green Belt Sites alongside the descriptions of known heritage assets. [The list now excludes SADM25 site g) because it has no infilling envelope.] See Revised Appendix F attached. | To consolidate the information about Key Green Belt Sites into one appendix |
| AM63 | Policies Map – preface page | The Key for these maps can be found on the main Borough-wide Policies Map | Redundant sentence |

| | | | |
|--|---------|--|--|
| | (p.241) | | |
|--|---------|--|--|

Additional Modification AM61

Appendix F Policy SADM25 Key Green Belt Sites: Known Heritage Assets

The following Green Belt Key Sites have known heritage assets as follows. Development proposals will be required to take account of them, with specific reference to the actions identified in the final column. This list should not be treated as exhaustive; others may currently exist and known assets may change over the Plan period.

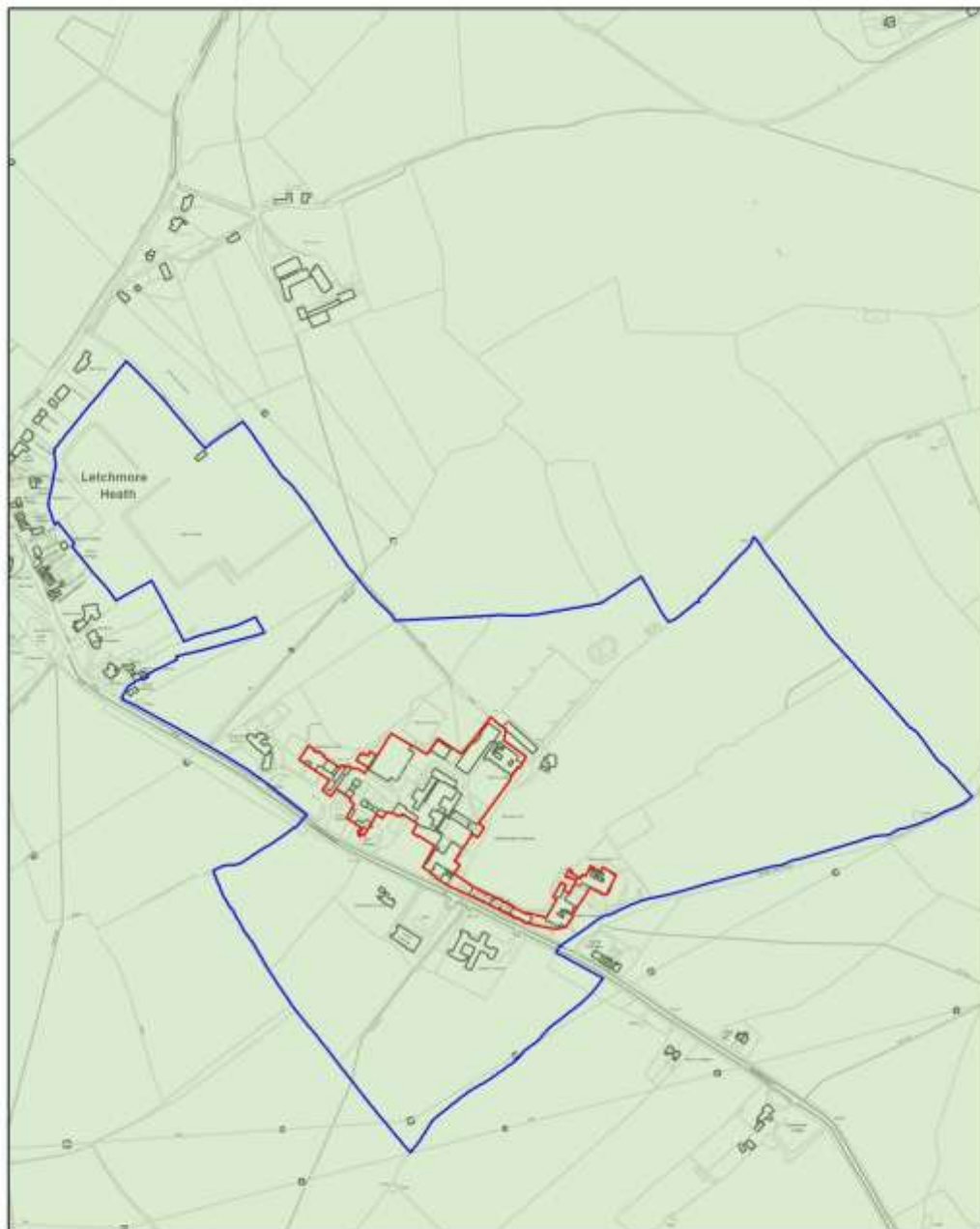
| Key Green Belt site | Heritage asset in or adjacent to site | Action required |
|--------------------------------|---|---|
| <i>Aldenham School</i> | Grade II listed buildings (Library, School House, Elm Cottages) Risk of nationally important archaeological remains | Development at the site should allow for the retention and re-use of these assets and be required to protect, conserve and enhance these assets and their setting. Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |
| <i>Bio Products Laboratory</i> | Risk of nationally important archaeological remains | Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |
| <i>Blackbirds Sewage Works</i> | Risk of nationally important archaeological remains | Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |
| <i>Bushey Academy</i> | Located within Bushey High Street Conservation Area. | Development required to preserve or enhance the established character of the area. |
| <i>Elstree Aerodrome</i> | Grade II listed Harmshall Cottage on site; Grade II Registered Park and Garden Aldenham House; scheduled ancient monument Penne's Place; Grade II* listed Hilfield Caste and Gatehouse adjacent to site. Risk of nationally important archaeological remains | Development should allow for the retention and reuse of Harmshall Cottage and be required to protect, conserve and enhance the asset and its setting. Development should be required to not materially harm the setting of assets adjacent to the site. Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of |

| | | |
|-----------------------------------|---|--|
| | | an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |
| <i>Haberdashers' Aske's Boys</i> | Grade II* Aldenham House, within Grade II Registered Park and Garden Aldenham House Park, scheduled ancient monument Penne's Place moated site. Potential for development severely constrained by nationally important archaeological remains. Any development proposals have the potential to contain heritage assets with high significance which could be a reason for refusal of any planning application. | Development at the site should allow for the retention and reuse of Aldenham House and be required to protect, conserve and enhance these assets and their setting. Archaeological site impact assessment and consultation with English Heritage and HCC Historic Environment Unit required prior to submission of planning application. |
| <i>Haberdashers' Aske's Girls</i> | Within Grade II Registered Park and Garden Aldenham House Park. Grade II Home Farm House adjacent to the south of the site. Risk of nationally important archaeological remains | Development at the site should be required to protect, conserve and enhance and not materially harm these assets and their setting. Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |
| <i>Cancer Research</i> | Adjoining Conservation Area Risk of nationally important archaeological remains | Development required to preserve or enhance character of adjoining Conservation Area Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |
| <i>NIBSC</i> | Adjoining Conservation Area Risk of nationally important archaeological remains | Development required to preserve or enhance character of adjoining Conservation Area Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |

| | | |
|-----------------------------|---|---|
| <i>Queens School</i> | <p>Risk of nationally important archaeological remains</p> <p>Adjoining heritage assets at site H7</p> | <p>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</p> <p>Development required to preserve or enhance character of adjoining site H7</p> |
| <i>Purcell School</i> | <p>Risk of nationally important archaeological remains</p> | <p>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</p> |
| <i>St Margaret's School</i> | <p>Grade II Listed St. Margaret's Clergy Orphan School and Chapel.</p> | <p>Development at the site should allow for the retention and re-use of these assets and be required to protect, conserve and enhance them and their setting.</p> |
| <i>Willows Farm</i> | <p>Grade I Listed Tyttenhanger House and associated Grade II Stable Block and Kitchen Garden Wall.</p> <p>Risk of nationally important archaeological remains</p> | <p>Development at the site should be required to protect, conserve and enhance these assets and their setting.</p> <p>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</p> |

a) Aldenham School, Elstree

| Heritage asset in or adjacent to site | Action required |
|--|--|
| <u>Grade II listed buildings (Library, School House, Elm Cottages)</u> | <u>Development at the site should allow for the retention and re-use of these assets and be required to protect, conserve and enhance these assets and their setting.</u> |
| <u>Risk of nationally important archaeological remains</u> | <u>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</u> |



Key

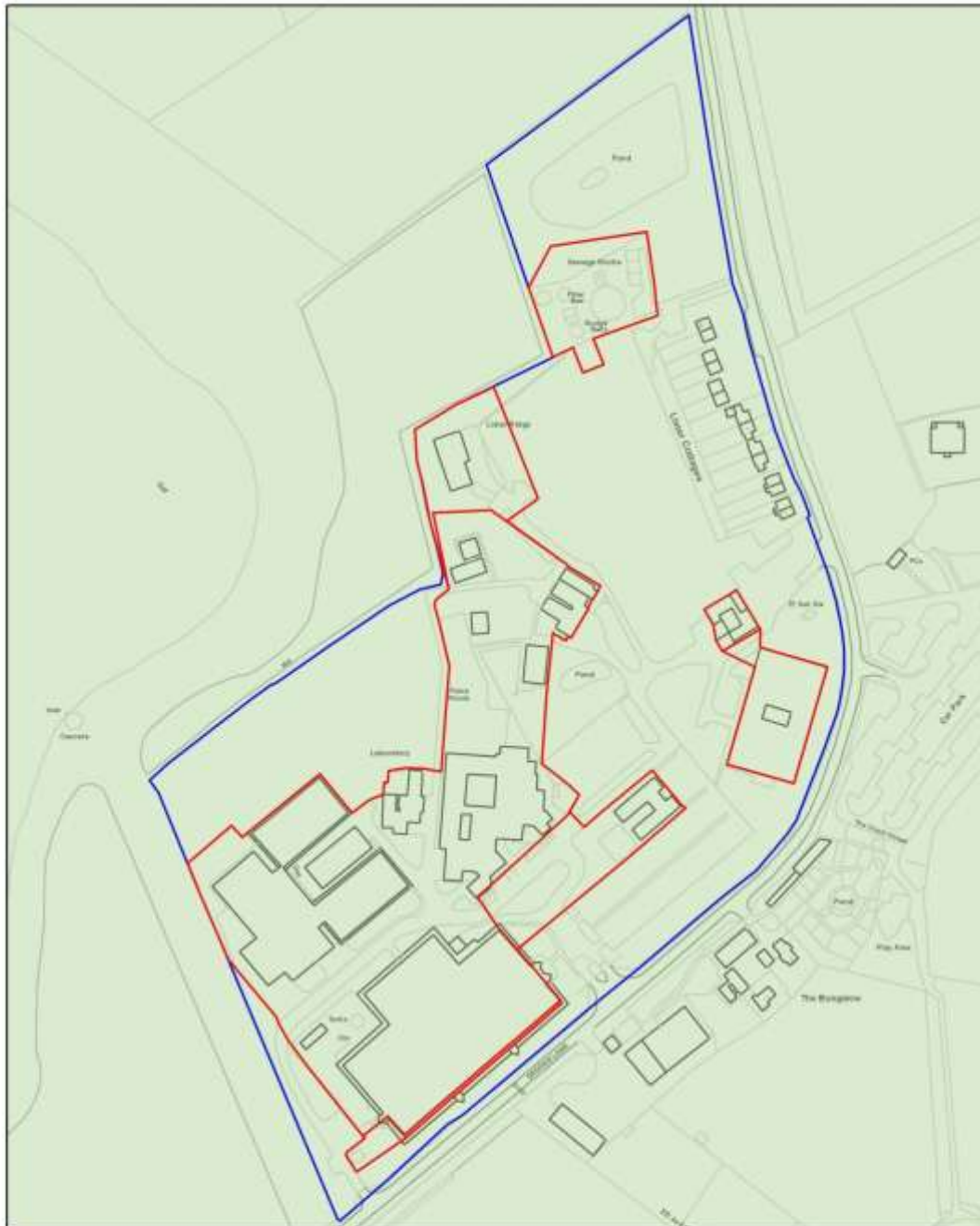
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- ▭ Site Boundary (at 01/04/2016)
- ▭ Green Belt

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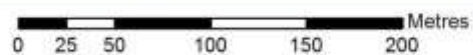
b) Bio Products Laboratory, Dagger Lane, Aldenham

| Heritage asset in or adjacent to site | Action required |
|--|--|
| <u>Risk of nationally important archaeological remains</u> | <u>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</u> |



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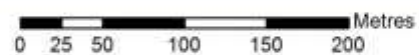
c) Blackbirds Sewage Works, Oakridge Lane, Aldenham

| Heritage asset in or adjacent to site | Action required |
|---|---|
| Risk of nationally important archaeological remains | Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |



Key

- Infill Boundary (as shown on the Policies Map)
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d) *Bushey Academy, London Road, Bushey*

| <u>Heritage asset in or adjacent to site</u> | <u>Action required</u> |
|--|--|
| Located within Bushey High Street Conservation Area. | Development required to preserve or enhance the established character of the area. |



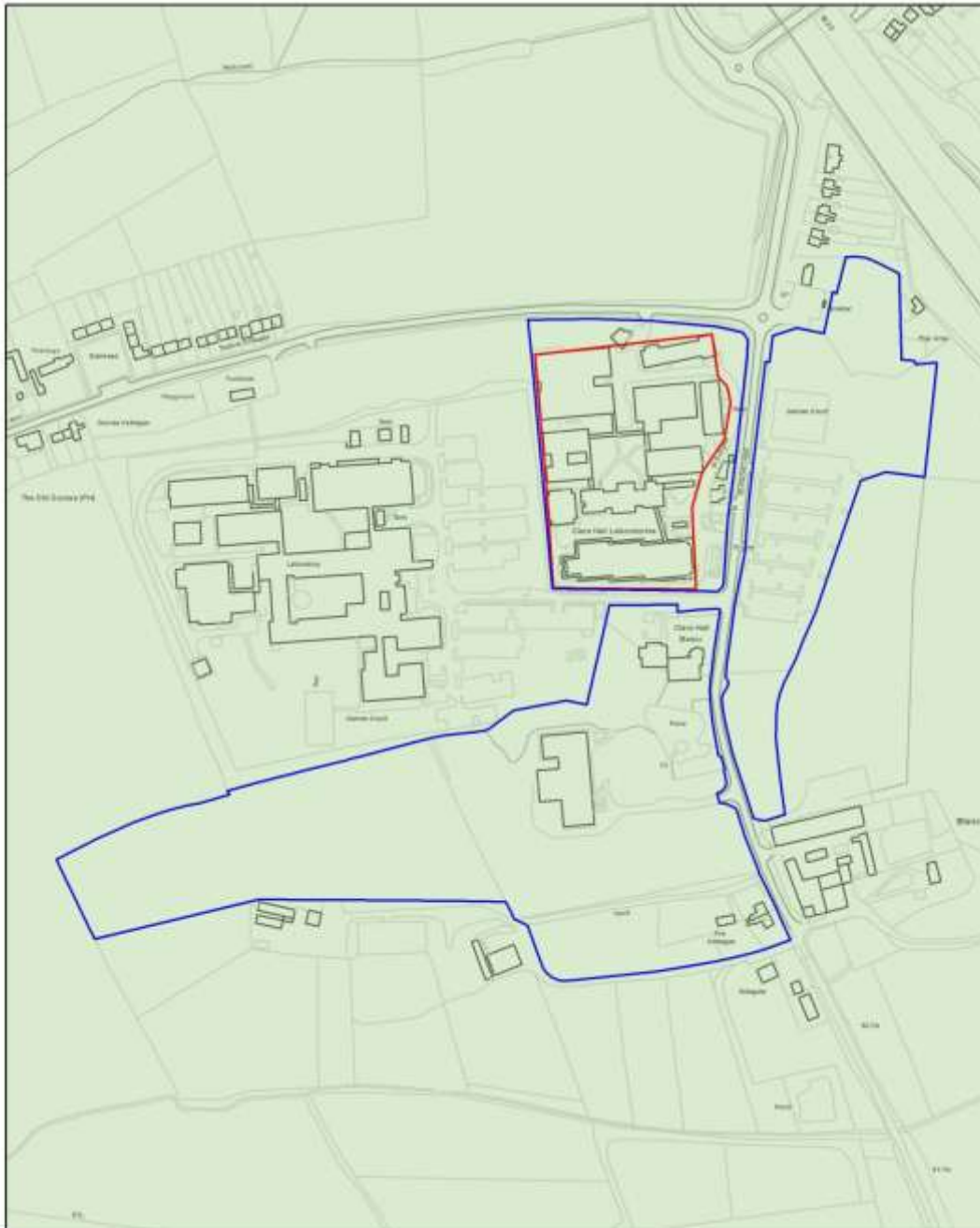
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f) *Cancer Research UK, Blanche Lane, South Mimms*

| Heritage asset in or adjacent to site | Action required |
|--|---|
| Adjoining Conservation Area | Development required to preserve or enhance character of adjoining Conservation Area |
| Risk of nationally important archaeological remains. | Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |



Key

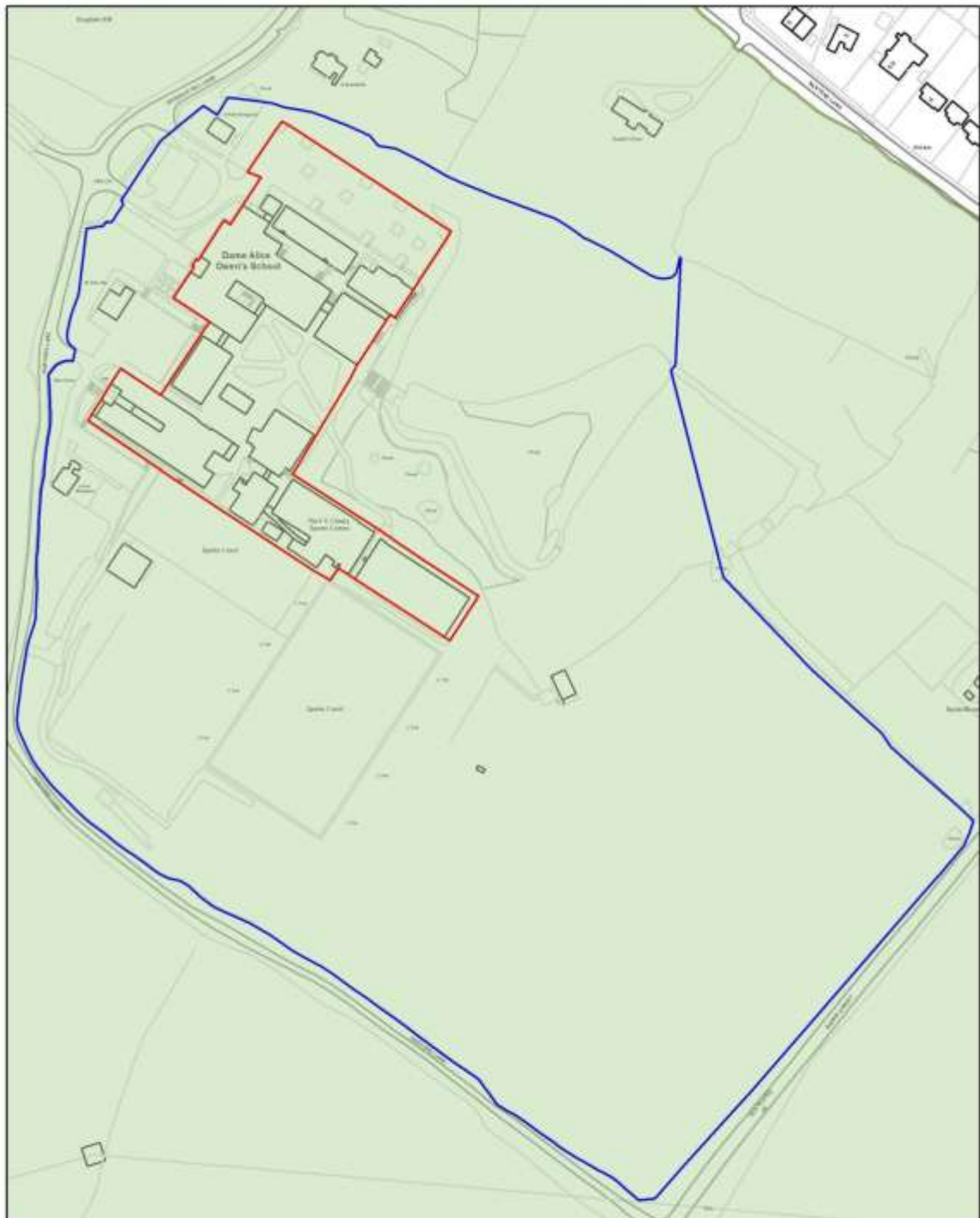
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g) Dame Alice Owen's School, Sawyer's Lane, Potters Bar

| Heritage asset in or adjacent to site | Action required |
|---------------------------------------|-----------------|
| None | None |



Key

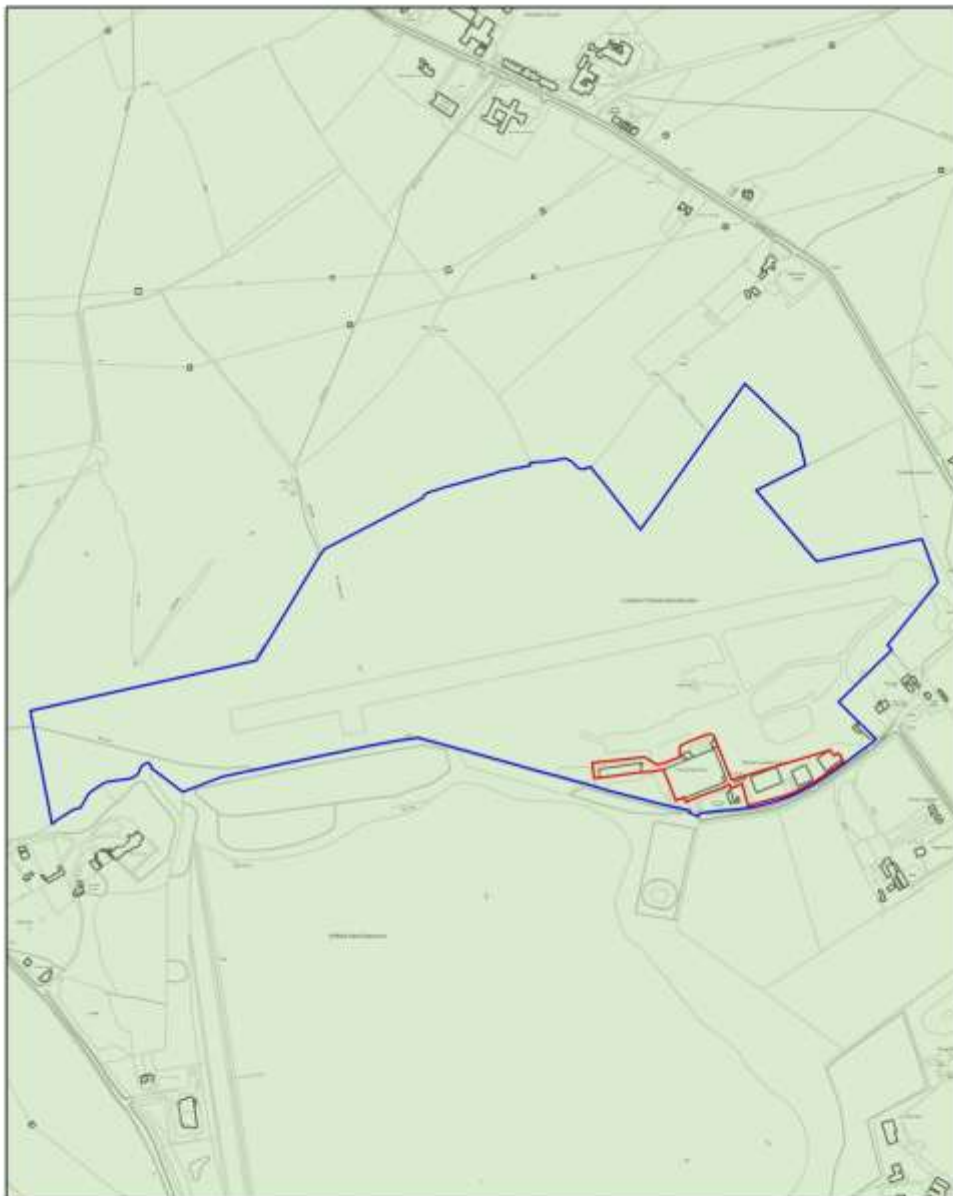
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h) Elstree Aerodrome, Hogg Lane, Elstree

| Heritage asset in or adjacent to site | Action required |
|---|--|
| <u>Grade II listed Harmshall Cottage on site;</u> <u>Grade II Registered Park and Garden Aldenham House; scheduled ancient monument Penne’s Place: Grade II* listed Hilfield Caste and Gatehouse adjacent to site.</u> | <u>Development should allow for the retention and reuse of Harmshall Cottage and be required to protect, conserve and enhance the asset and its setting. Development should be required to not materially harm the setting of assets adjacent to the site.</u> |
| <u>Risk of nationally important archaeological remains</u> | <u>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</u> |



- Key**
- Infill Boundary (as shown on the Policies Map)
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i) Haberdashers' Aske's Boys' School, Aldenham Road, Elstree

| Heritage asset in or adjacent to site | Action required |
|---|---|
| <u>Grade II* Aldenham House, within Grade II Registered Park and Garden Aldenham House Park, scheduled ancient monument Penne's Place moated site.</u> | <u>Development at the site should allow for the retention and reuse of Aldenham House and be required to protect, conserve and enhance these assets and their setting.</u> |
| <u>Potential for development severely constrained by nationally important archaeological remains. Any development proposals have the potential to contain heritage assets with high significance which could be a reason for refusal of any planning application.</u> | <u>Archaeological site impact assessment and consultation with English Heritage and HCC Historic Environment Unit required prior to submission of planning application.</u> |



Key

- Infill Boundary (as shown on the Policies Map)
- Site Boundary (at 01/04/2016)
- Green Belt



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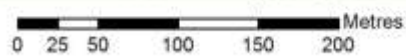
j) Haberdashers' Aske's School for Girls, Aldenham Road, Elstree

| Heritage asset in or adjacent to site | Action required |
|---|---|
| Within Grade II Registered Park and Garden Aldenham House Park. Grade II Home Farm House adjacent to the south of the site. | Development at the site should be required to protect, conserve and enhance and not materially harm these assets and their setting. |
| Risk of nationally important archaeological remains. | Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |



Key

- Infill Boundary (as shown on the Policies Map)
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m) Queen's School, Aldenham Road, Bushey

| <u>Heritage asset in or adjacent to site</u> | <u>Action required</u> |
|---|--|
| <u>Risk of nationally important archaeological remains.</u> | <u>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</u> |
| <u>Adjoining heritage assets at site H7</u> | <u>Development required to preserve or enhance character of adjoining site H7</u> |



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n) *Purcell School, Aldenham Road, Bushey*

| Heritage asset in or adjacent to site | Action required |
|--|---|
| Risk of nationally important archaeological remains. | Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist. |



Key

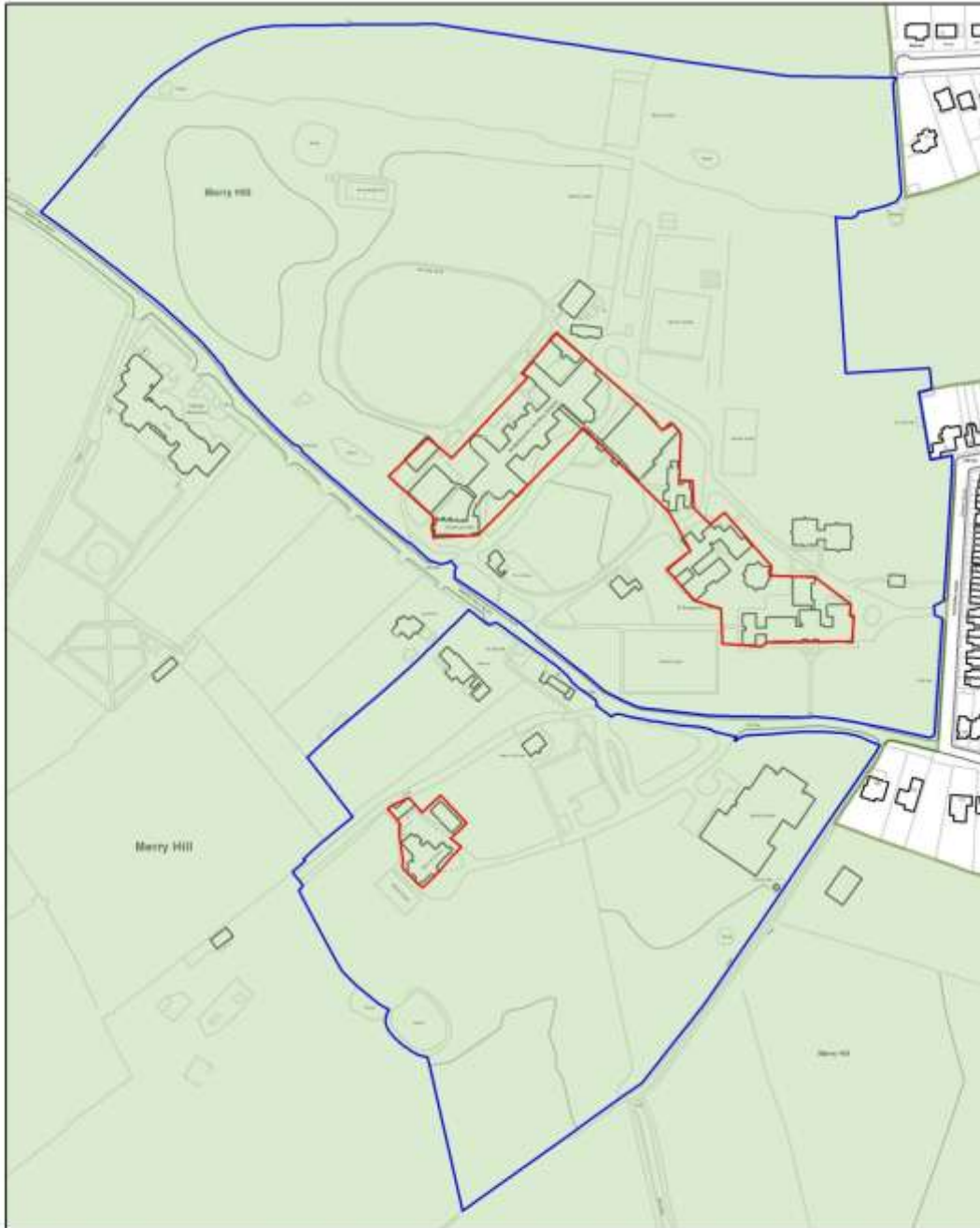
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o) *St Margaret's School, Merry Hill Road, Bushey*

| Heritage asset in or adjacent to site | Action required |
|---|--|
| Grade II Listed St. Margaret's Clergy Orphan School and Chapel. | Development at the site should allow for the retention and re-use of these assets and be required to protect, conserve and enhance them and their setting. |



Key

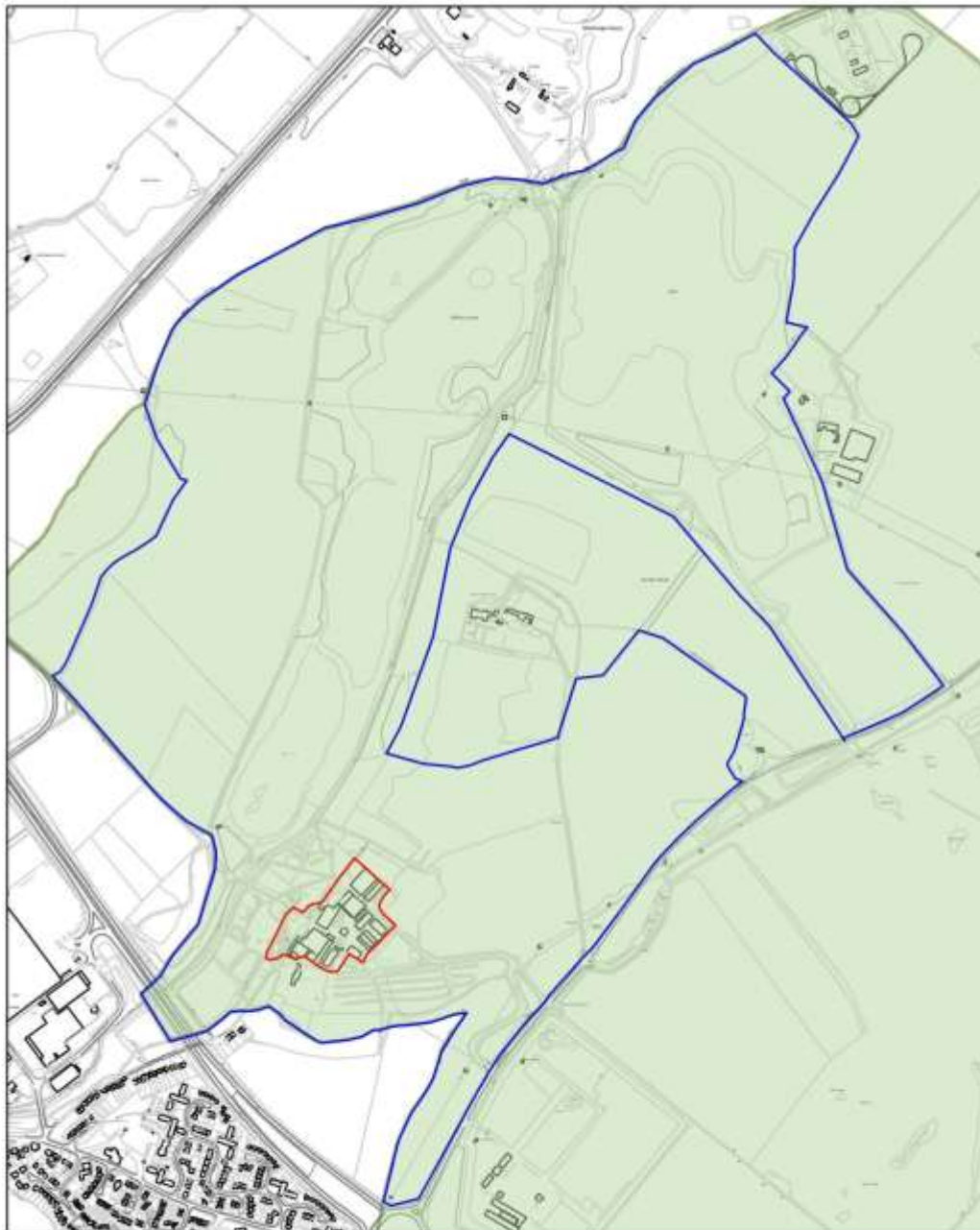
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p) *Willows Farm Village, London Colney*

| Heritage asset in or adjacent to site | Action required |
|--|--|
| <u>Grade I Listed Tyttenhanger House and associated Grade II Stable Block and Kitchen Garden Wall.</u> | <u>Development at the site should be required to protect, conserve and enhance these assets and their setting.</u> |
| <u>Risk of nationally important archaeological remains.</u> | <u>Archaeological site impact assessment required. Further field evaluation may be required (preferably before submission of an application) if significant potential for archaeological remains worthy of preservation in situ may exist.</u> |



Key

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