

Hertsmere Local Plan - Development Plan Document

Site Allocations and Development Management Policies Plan

Inspector's proposed Main Modifications (May 2016)

This schedule sets out the Inspector's proposed Main Modifications to the Submission Site Allocations and Development Management Policies Plan (SADM) which he considers are required to make the plan sound. The proposed modifications are listed in document order of the SADM.

MM. No.: the unique reference number for each proposed Main Modification.

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

Inspector's Proposed Modifications:

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

The Council has proposed making some changes to the adopted Policies Map when the SADM Plan is adopted. The Policies Map is not part of the plan but is a separate Local Development Document. Consequently, the Inspector is not in a position to recommend modifications to it. Proposed changes to the submission Policies Map are published separately for consultation.

In addition, the Council may make Additional Modifications to the plan 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.' These are not included in this schedule.

Chapter 2 - Housing

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:																																																																							
MM1	Para 2.4	Table 1 provides an update on the housing supply in Hertsmere, including site allocations and contributions from other sources. It shows a supply of 4,445 <u>4,177</u> dwellings over 15 years, which is more than sufficient to meet the Core Strategy housing target (3,990 dwellings, 2012-2027). Over half of the supply has been completed or has planning permission.																																																																							
MM2	Table 1		<table border="1"> <thead> <tr> <th data-bbox="696 507 1010 544"></th> <th data-bbox="1010 507 1503 544">Source of Supply</th> <th data-bbox="1503 507 1868 544">No. of Units (Net)</th> </tr> </thead> <tbody> <tr> <td data-bbox="696 544 1010 580"></td> <td data-bbox="1010 544 1503 580"></td> <td data-bbox="1503 544 1868 580"></td> </tr> <tr> <td data-bbox="696 580 1010 617"></td> <td data-bbox="1010 580 1503 617">Completions 2012/13 to 2014/15 (3 Years)</td> <td data-bbox="1503 580 1868 617">912</td> </tr> <tr> <td data-bbox="696 617 1010 654"></td> <td data-bbox="1010 617 1503 654"></td> <td data-bbox="1503 617 1868 654"></td> </tr> <tr> <td data-bbox="696 654 1010 691"></td> <td data-bbox="1010 654 1503 691">Commitments to 2026/27 (12 Years)</td> <td data-bbox="1503 654 1868 691"></td> </tr> <tr> <td data-bbox="696 691 1010 727"></td> <td data-bbox="1010 691 1503 727"></td> <td data-bbox="1503 691 1868 727"></td> </tr> <tr> <td data-bbox="696 727 1010 764"></td> <td data-bbox="1010 727 1503 764">Planning Permissions - schemes under construction</td> <td data-bbox="1503 727 1868 764">341 379</td> </tr> <tr> <td data-bbox="696 764 1010 801"></td> <td data-bbox="1010 764 1503 801">* Planning Permissions - schemes not yet started</td> <td data-bbox="1503 764 1868 801">963 1,077</td> </tr> <tr> <td data-bbox="696 801 1010 837"></td> <td data-bbox="1010 801 1503 837">* Sites under consideration¹</td> <td data-bbox="1503 801 1868 837">41</td> </tr> <tr> <td data-bbox="696 837 1010 874"></td> <td data-bbox="1010 837 1503 874"></td> <td data-bbox="1503 837 1868 874"></td> </tr> <tr> <td data-bbox="696 874 1010 911"></td> <td data-bbox="1010 874 1503 911"><i>Identified Sites</i></td> <td data-bbox="1503 874 1868 911"></td> </tr> <tr> <td data-bbox="696 911 1010 948"></td> <td data-bbox="1010 911 1503 948"></td> <td data-bbox="1503 911 1868 948"></td> </tr> <tr> <td data-bbox="696 948 1010 984"></td> <td data-bbox="1010 948 1503 984">* Allocations in Policy SADM1^{2,3}</td> <td data-bbox="1503 948 1868 984"><u>654</u> 685</td> </tr> <tr> <td data-bbox="696 984 1010 1021"></td> <td data-bbox="1010 984 1503 1021">* Elstree Way Corridor⁴</td> <td data-bbox="1503 984 1868 1021"><u>666</u> 813</td> </tr> <tr> <td data-bbox="696 1021 1010 1058"></td> <td data-bbox="1010 1021 1503 1058">* Town Centre Sites (under Policy SADM43)⁵</td> <td data-bbox="1503 1021 1868 1058">92</td> </tr> <tr> <td data-bbox="696 1058 1010 1094"></td> <td data-bbox="1010 1058 1503 1094">* Other</td> <td data-bbox="1503 1058 1868 1094"><u>115</u> 89</td> </tr> <tr> <td data-bbox="696 1094 1010 1131"></td> <td data-bbox="1010 1094 1503 1131"></td> <td data-bbox="1503 1094 1868 1131"></td> </tr> <tr> <td data-bbox="696 1131 1010 1168"></td> <td data-bbox="1010 1131 1503 1168">* <i>Discount</i>⁶</td> <td data-bbox="1503 1131 1868 1168">-152 -168</td> </tr> <tr> <td data-bbox="696 1168 1010 1204"></td> <td data-bbox="1010 1168 1503 1204"></td> <td data-bbox="1503 1168 1868 1204"></td> </tr> <tr> <td data-bbox="696 1204 1010 1241"></td> <td data-bbox="1010 1204 1503 1241"><i>Windfall</i></td> <td data-bbox="1503 1204 1868 1241"></td> </tr> <tr> <td data-bbox="696 1241 1010 1278"></td> <td data-bbox="1010 1241 1503 1278">Small Scale Urban Windfall⁷</td> <td data-bbox="1503 1241 1868 1278">252</td> </tr> <tr> <td data-bbox="696 1278 1010 1315"></td> <td data-bbox="1010 1278 1503 1315">Rural Windfall⁷</td> <td data-bbox="1503 1278 1868 1315">119</td> </tr> <tr> <td data-bbox="696 1315 1010 1351"></td> <td data-bbox="1010 1315 1503 1351">Large Scale Urban Windfall⁸</td> <td data-bbox="1503 1315 1868 1351">174</td> </tr> </tbody> </table>		Source of Supply	No. of Units (Net)					Completions 2012/13 to 2014/15 (3 Years)	912					Commitments to 2026/27 (12 Years)						Planning Permissions - schemes under construction	341 379		* Planning Permissions - schemes not yet started	963 1,077		* Sites under consideration ¹	41					<i>Identified Sites</i>						* Allocations in Policy SADM1 ^{2,3}	<u>654</u> 685		* Elstree Way Corridor ⁴	<u>666</u> 813		* Town Centre Sites (under Policy SADM43) ⁵	92		* Other	<u>115</u> 89					* <i>Discount</i> ⁶	-152 -168					<i>Windfall</i>			Small Scale Urban Windfall ⁷	252		Rural Windfall ⁷	119		Large Scale Urban Windfall ⁸	174	
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					Total Completions and Commitments			4,177 4,445
MM3	Para 2.9	<p>The principle of residential development at the sites in Policy SADM1 is acceptable, subject to compliance with any site specific requirements identified. The sites have been selected having regard to their availability, deliverability and viability. The estimated number of dwellings in Policy SADM1 has is no more than an indication of what may come forward on the site, being neither a requirement nor a constraint: the aggregate of the estimates helps to understand overall housing supply. Individual estimates have taken into account:</p> <ul style="list-style-type: none"> • information contained within the SHLAA; • identified development constraints; and • indicative schemes put forward by agents or site owners through the call for sites and which have been discussed with officers informally or through a formal planning pre-application meeting; and • <u>any planning permissions.</u> 						
MM4	Policy SADM1 – Site H9		H9	Former Sunny Bank School, Potters Bar	Housing development should respect and as appropriate protect and enhance the character of the surrounding area, in particular the setting of The Royds Conservation Area and the relationship with the Green Belt and its landscape. Development should provide a continuation of the existing established building lines so as to fit with the established grain of development in the surrounding area. Dwellings should be either detached or semi-detached with spacious plots including front and rear gardens. Building heights should not exceed two storeys. Large flatted blocks will not be acceptable. Measures to mitigate any intrusive noise and pollution emanating from the M25 must be provided. Accesses may be taken from Field View Road, Sunnybank Road and/or Meadow Way although it is expected that the primary access will be via Field View Road. Pedestrian and cycle access should be			31

					<p>provided through the site to the remaining education facility.</p> <p>The layout should include a minimum of 1.4ha of open space which will thereafter be treated as Local Green Space for planning policy purposes (Proposal C1 in SADM33). The developer will be required to make a contribution towards the cost of implementation and maintenance of this open space. The space must be usable, well-designed and safely and conveniently accessible from the surrounding housing area. It should enable formal sports use unless satisfactory off-site replacement playing field provision is secured or demonstrated not to be required. The developer will be required to produce a master plan indicating how the whole site is proposed to be laid out. Inter alia, this will show how the existing educational support centre (which may be retained) can be integrated in the layout and brought forward for housing at a later date.</p>		
MM5	Policy SADM1 - Site H11 (Site specific requirements)	Flatted development using existing access onto Elton Way. Full parking standards to be met. Carefully designed and usable communal amenity space required. The Council has approved planning application 14/0911/FUL for 102 units and prefers this to a conversion of the existing building on the site. <u>The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.</u>					
MM6	Policy SADM1 – Site H12 (Site specific requirements)	Removal of former swimming pool building (currently used by the Nursery) and associated hardstanding. Development of residential units to be situated nearer to Falconer Road thereby reducing the impact on the openness of the Green Belt. Needs to meet requirements of Core Strategy Policy CS19 Key Community Facilities in respect of the current nursery use.					
MM7	Policy SADM1 (Total Units from	Total <u>estimated</u> units from housing allocation sites: 685 <u>654</u>					

	Housing Allocations)	
MM8	Policy SADM2	<p>These sites will only be released for housing in the event that a review of this <u>the Local</u> Plan indicates that there is insufficient suitable land available, within the defined urban area and/or consistent with Local Plan and national planning policy, to meet longer term housing needs. Until that time the sites will be treated as if they are in the Green Belt: there will be a presumption against inappropriate development. <u>Any proposal should not prejudice future housing development.</u></p>
MM9	Para 2.25 - 2.27 and Policy SADM 4	<p>2.25 A Written Ministerial Statement in November 2014 set out changes to national policy in relation to planning obligations under s106 of the Town and Country Planning Act 1990 (as amended). These have been reflected in amendments to the national Planning Practice Guidance. The changes seek to remove the requirement for developer contributions (including Affordable Housing) on sites of 10 units or less, the stated aim being to help increase housing supply by lowering the construction cost of small scale new build housing.</p> <p>2.26 There is, however, an acute need for affordable housing provision in Hertsmere, a situation to which the adopted Core Strategy responds; the site size threshold of 5 reflects independent recognition of both the magnitude of local housing need and the deliverability of small sites including the required affordable housing provision. The Inspector examining the Core Strategy concluded that it would accord with the NPPF by helping to meet the need for Affordable Housing, without compromising delivery or viability. This has been reflected in the number of schemes which have come forward for 5-10 units since January 2013. The evidence supports the Council in continuing to require an Affordable Housing contribution from sites of 10 units or less.</p> <p>2.27 Some additional flexibility in relation to contributions to Affordable Housing provision on small sites (of between 5 and 10 units) is however proposed. Contributions will therefore be sought in the form of cash payments, commuted until after completion of units within the development. This flexibility does not apply to Rural Exception sites under Core Strategy Policy CS5.</p> <p>Policy SADM4 – Small Sites for Affordable Housing On sites of between 5 and 10 residential units (inclusive), the Council will seek financial contributions to support the delivery of Affordable Housing. Contributions will be sought in the form of commuted payments, calculated on the basis set out in the Affordable Housing SPD and any subsequent update.</p>

Chapter 3 – Employment and Economy

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM10	Para 3.2	<p>The Government has relaxed controls on the conversion of buildings to residential <u>use</u> through changes to permitted developments rights, as part of its current drive to promote new homes. The periods when changes can be introduced are temporary: tThis affects change of use from offices (Use Class B1(a)) and warehouses (Use Class B8) <u>including changes from Class B uses to residential</u>. Each change is subject to prior approval: i.e. consideration of a limited set of factors. The Government has also consulted on the possibility of the changes of control being permanent, as well as changes from light industry (Use Class B1(c)) to residential. Nevertheless, the Government confirms that councils should be able to protect strategically important office space in their local areas and should continue to support economic development. The new permitted development rights have been introduced in exceptional circumstances and are short term measures in comparison with the 15 year span of the development plan. It is therefore prudent for the Council to retain pursue policies which seek to prevent the loss of key employment floorspace.</p>
MM11	Policy ADM6	<p>The following sites identified on the Policies Map are allocated as Employment Areas:</p> <ul style="list-style-type: none"> a) Elstree Way, Borehamwood; b) Stirling Way, Borehamwood; c) Cranborne Road, Potters Bar; d) Station Close, Potters Bar; and e) Otterspool Way, Bushey <p>Further policy requirements for these sites are set out in Policy CS8 and Policy CS10 of the Core Strategy.</p> <p><u>The boundaries of the sites which are allocated as Employment Areas in accordance with Policy CS8 are shown on the Policies Map. Land uses within these areas will be limited by the provisions of Policies CS8 and CS10.</u></p>
MM12	Policy ADM7	<p>The following site identified on the Policies Map is allocated as a Key Employment Site:</p> <ul style="list-style-type: none"> a) Centennial Park, Elstree <p>Infilling, additions or redevelopment for employment purposes will be acceptable provided they comply with Policy ADM27. Further policy requirements are set out in Policy CS8 of the Core Strategy.</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
		<p><u>The boundaries of the Key Employment Site at Centennial Park, Elstree, allocated in accordance with Policy CS8, are shown on the Policies Map.</u></p> <p><u>Infilling, additions or redevelopment for employment purposes will be acceptable provided they comply with Policy SADM27.</u></p>
MM13	Policy SADM8	<p><u>The boundaries of the Local Significant Employment Sites where, in accordance with Policy CS9, employment generating uses are focussed, are shown on the Policies Map.</u></p>
MM14	<p>New supporting text to Policy SADM9</p> <p>Policy SADM9</p>	<p><u>The Council recognises the need to increase the supply of new homes both locally and nationally and acknowledges the changes to permitted development rights which have been introduced by the government to facilitate this objective. Both recent and planned changes to permitted developments rights have the potential to impact on the local supply of land and buildings for jobs and, specifically, B class floorspace. The NPPF requires that local planning authorities must seek to meet objectively assessed needs and deliver sufficient homes and jobs. However, the additional permitted development rights may, without some safeguards, impact on the ability of the Council to retain sufficient land and buildings for local employment needs and to promote the local economy during the Plan period.</u></p> <p><u>The Council will, therefore, consider the introduction of Article 4 Directions, where appropriate, in order to remove permitted development rights for the change of use of strategically important offices to residential use. Planning permission will then be required which will enable the impact of such changes to be fully considered.</u></p> <p>Where planning permission or prior approval is required, change of use to residential use will <u>not</u> be resisted permitted in the following Strategically Important Business Locations:</p> <ul style="list-style-type: none"> i) Employment Areas listed in Policy SADM6; ii) the Key Employment site in Policy SADM7; iii) Locally Significant Employment Sites listed in Policy SADM8, and iv) Existing office buildings (or parts of buildings) elsewhere in the Borough which exceed 500 square metres floorspace unless it can be demonstrated that the premises are no longer suitable for and have been marketed effectively for continued B1(a) use.

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM15	<p data-bbox="315 280 427 308">Para. 3.9</p> <p data-bbox="315 496 465 523">Para. 3.9 (b)</p> <p data-bbox="315 783 501 850">Policy SADM10 2nd paragraph</p>	<p data-bbox="618 280 1975 419">The Core Strategy identifies two sites as Safeguarded Land for employment use. As a result, neither area is in the Green Belt. Both areas may be used for B class development needs beyond the plan period. The purpose of safeguarding is to provide some land for future employment use and help maintain the permanence of the Green Belt in the long term. The two sites are:</p> <p data-bbox="618 496 1975 740">b) land between Rowley Lane and the A1 at Elstree Way in Borehamwood. Land at Rowley Lane is redesignated in order to be consistent with the Council's safeguarding policies. This land includes the Holiday Inn site in line with paragraph 5.9 in the Core Strategy. It also includes a former sports ground, on which a sports hub or sports centre of excellence is considered appropriate, particularly if it creates new jobs and can be accommodated satisfactorily in its surroundings. <u>Any future proposal for employment development would be expected to establish whether there is a need for new or improved playing field provision, in light of the previous use of the site and any current or future community playing fields needs.</u></p> <p data-bbox="618 783 1975 959">These sites will be released for employment purposes in the event that a review of this Local Plan indicates that there is insufficient suitable land available within the then defined urban area and/or consistent with Local Plan and national planning policy, to meet longer term employment needs. Until that time they will be treated as if they are in the Green Belt: inappropriate development will not be approved, except in very special circumstances. Neither should <u>the use of the sites prejudice future employment development.</u></p>

Chapter 4 - Open Land and the Environment

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM16	Policy SADM11	<p>Second sentence of policy:-</p> <p>These sites and their boundaries are reviewed by the responsible organisations from time to time: the Policies Map will be updated when necessary over the plan period to reflect any such decisions.</p>
MM17	<p>Para. 4.11</p> <p>Policy SADM13</p>	<p>4.11 When there is a proposal for a development at a site where there are existing trees, consideration needs to be given to the impact of the proposals on the natural environment, including trees, hedgerows and other forms of landscaping. <u>It is expected that any healthy, high quality trees on a development site will be retained. High quality trees are those which are assessed as being Category A or Category B as defined in British Standard BS 5837:2012 (or any successor document). An arboricultural assessment is required wherever trees are present on a development site in line with the guidance in the Biodiversity, Trees and Landscaping SPD Part C.</u></p> <p>Planning permission will be refused for development which would result in the loss, or likely loss, of:</p> <ul style="list-style-type: none"> i) <u>healthy, high quality trees</u> subject to a Tree Preservation Order; or ii) any healthy, high quality trees and/or hedgerows that make a valuable contribution to the amenity or environment of the area in which they are located. <p><u>If development is approved which would result in the removal of trees and/or hedgerows, equivalent and appropriate replacement planting will be required.</u></p> <p>All development affecting trees, hedgerows and other plants or landscaping should comply be consistent with the Biodiversity, Trees and Landscape SPD and BS5837 (or any subsequent guidance). This includes the requirement for appropriate landscaping schemes and, if necessary, replacement trees.</p> <p>Where possible, the Council will make additional Tree Preservation Orders to ensure that existing trees, or groups of trees, which are healthy and contribute to the amenity of the area, are retained and protected.</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM18	Policy SADM16	<p>The design of new development should include sustainable drainage measures. In particular, the Council will require the introduction of sustainable drainage (SuDS) on all <u>major developments of 10 residential units or 1,000 square metres of floorspace (or more), (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and any subsequent order...</u></p> <p>Major proposals should also comply with the principles and standards set out by the Lead Local Flood Authority for SuDS.</p>
MM19	Policy SADM23	<p>The amended boundary of the Green Belt, to which Policy CS13(Core Strategy) and Policy SADM23<u>27</u> apply, is shown on the Policies Map</p>
MM20	Policy SADM24	<p>Village envelopes are shown on the Policies Map for parts of Elstree, Shenley and South Mimms. The areas defined by the village envelopes are part of the Green Belt, within which limited infilling <u>will be permitted may be appropriate.</u> Such infilling will be considered appropriate if it complies with Core Strategy Policy CS13 and other relevant plan policies.</p>
MM21	<p>First new para. after 4.80</p> <p>Second new para. after 4.80</p> <p>4.85</p>	<p><u>Focusing essential development within a defined part of the site will help to limit the impact on the openness and character of the Green Belt, and contribute to the overall maintenance of the Green Belt. The submission of long term plans indicating future investment and development is encouraged. The definition of the 'infilling areas' has been based on long terms plans respecting the Green Belt location, wherever possible. In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.</u></p> <p><u>The Key Green Belt Sites are listed in Appendix F. Information about listed buildings, Registered Parks and Gardens and archaeological remains on these sites is provided, together with guidance on how these assets are to be taken into account.</u></p> <p>There are three Key Green Belt Sites which are subject to redevelopment. The Bushey Academy, formerly known as Bushey Hall School, is being redeveloped and the infilling envelope boundary has been re-drawn accordingly. The governors of Hertswood Lower School, formerly known as Nicholas Hawksmoor School, are seeking new</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM21 (cont.)	<p data-bbox="302 991 551 1054">First new para. after 4.85</p> <p data-bbox="302 1278 584 1342">Second new para. after 4.85</p>	<p data-bbox="616 272 1991 767"><u>(redeveloped) school premises and St Margaret's School in Bushey is promoting redevelopment together with some school buildings on the south side of Merry Hill Road. Proposals may also come forward for the Haberdashers' Aske's schools. The infilling envelopes for these sites may be amended in the future when the extent of the redevelopment proposals is clearer. Smaller adjustments to the infill boundaries at Bio Products Laboratory and Bushey Meads School have also been made to take account of known development proposals. A number of existing publicly funded secondary schools are within the Green Belt; the important role these facilities play in supporting the needs of the community is recognized. In several cases there are known development needs which have been taken into account in defining current infill boundaries. The Bushey Academy has been redeveloped, and plans put forward for expansion at Bushey Meads School; the infilling envelope boundaries have been re-drawn accordingly. Proposals to provide new (redeveloped) school premises on a single site for Hertswood Academy are being developed; the infilling envelope has been amended to reflect the anticipated requirements of the Academy arising from any future expansion to 10 forms of entry should an enlarged building footprint be sought. The Academy has confirmed that (subject to funding and ministerial approvals) they would seek to expand the school to meet any increased local demand.</u></p> <p data-bbox="616 810 1991 1018"><u>The private education sector is also well represented in Hertsmere's Green Belt; the schools perform valuable educational, economic and community functions and in some cases safeguard the future of important heritage assets. Some of these establishments may need to undertake improvement and expansion in the future. St Margaret's School in Bushey is promoting redevelopment together with some school buildings on the south side of Merry Hill Road. Proposals may also come forward for others, including Haberdashers' Aske's schools and the Aldenham School.</u></p> <p data-bbox="616 1061 1991 1198"><u>Adjustments have been made to the Bio Products Ltd infill site boundary to reflect known development proposals. Further proposals for expansion within the site may come forward in future. The infill envelopes for these and other Key Green Belt sites may be amended through any future review of this document once the extent of development needs has been established and an appropriate form of development agreed.</u></p> <p data-bbox="616 1241 1464 1378">The following Key Green Belt Sites are identified on the Policies Map: a) Aldenham School, Letchmore Heath; b) Bio Products Laboratory, Dagger Lane, Aldenham; c) Blackbirds Sewage Works, Oakridge Lane, Aldenham;</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM21 (cont.)	Policy SADM25 (as submitted)	<p>d) The Bushey Academy, formerly Bushey Hall School, London Road, Bushey; e) Bushey Meads School, Coldharbour Lane, Bushey; f) Dame Alice Owen's School, Sawyers Lane, Potters Bar; g) Electricity Transforming Station, Hilfield Lane, Elstree; h) Elstree Aerodrome, Hogg Lane, Elstree; i) Haberdashers' Aske's School (Boys), Aldenham Road, Elstree; j) Haberdashers' Aske's School (Girls), Aldenham Road, Elstree; k) Cancer Research UK, formerly Imperial Cancer Research Fund, Blanche Lane, Potters Bar; l) National Institute for Biological Standards and Control (NIBSC), Blanche Lane, Potters Bar; m) Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood; n) Queen's School, Aldenham Road, Bushey; o) Purcell School, Aldenham Road, Bushey; p) St Margaret's School, Merry Hill Road, Bushey; q) Willows Farm Village, London Colney.</p> <p>Continuation of the existing use is supported.</p> <p>Infilling or redevelopment may be appropriate within the defined 'envelope' area in each site, taking full account of the following factors: (i) the impact on the openness of the Green Belt and the purpose of including land within it; (ii) the impact of proposals on any playing fields; (iii) the impact on wildlife and the ecological network; (iv) the impact on any heritage asset; (v) the impact on the amenity of adjacent properties; (vi) the proposal being ancillary to, or supporting an existing or approved use on the site; (vii) the impact of the relocation or introduction of a hard surfaced area such as car park or playground; and (viii) whether the proposal would lead to any significant increase in motorised traffic generation.</p> <p>The submission of long term plans for Key Green Belt Sites indicating future investment and development is</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM21 (cont.)	Policy SADM25 (as modified)	<p>encouraged. In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.</p> <p><u>At Key Green Belt Sites development will be directed towards the 'envelope' defined on the Policies Map.</u></p> <p><u>Any proposal for infilling or redevelopment within the 'envelope' must be ancillary to or support an existing or approved use on the site. This development will be permitted provided it:</u></p> <p>a) <u>does not significantly harm the openness of the Green Belt and the purpose of including land within it;</u> <u>and</u> b) <u>meets the criteria set out below.</u></p> <p><u>Outside the defined 'envelope' any development should be "appropriate" in terms of the NPPF and preserve the openness of the Green Belt.</u></p> <p><u>All proposals must satisfy the following criteria:</u></p> <p><u>i. the proposed development should protect, conserve or enhance any relevant heritage assets in accordance with Policy SADM 30;</u></p> <p><u>ii. the relocation or introduction of a hard surfaced area such as car park or playground should not have unacceptable impacts;</u></p> <p><u>iii. the development should not result in a significant increase in motorised traffic; and</u></p> <p><u>iv. there should be no significant adverse impact on:</u></p> <p><u>a. designated open space and sports and leisure facilities;</u></p> <p><u>b. wildlife sites and ecological network; and</u></p> <p><u>c. the amenity of adjacent properties.</u></p> <p>Green Transport Plans should accompany planning applications for any significant development at these sites.</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM22	Policy SADM26 (fourth paragraph)	Proposals will not be supported permitted which: (i) exacerbate existing traffic or environmental conditions; (ii) have an adverse impact on the safe and effective operation of <u>the existing or expanded Highways England and Connect Plus facilities and</u> the strategic road network; (iii) prejudice the rationalisation and improvement of the area, or (iv) are located in the flood plain of Mimmshall Brook.
MM23	Policy SADM27 (first sentence)	The Council will assess all applications for development in the Green Belt, <u>as defined on the Policies Map, in accordance with Core Strategy Policy CS13 and</u> to ensure they comply with the following principles:
MM24	Policy SADM30 (Historic Parks and Gardens)	For proposals relating to registered or locally important historic parks and gardens the Council will consider: (i) <u>whether the proposal conserves and, where possible, enhances the significance, character or appearance of the heritage asset and its setting;</u> (ii) <u>the potential harm to the historic asset; and</u> (iii) <u>the scale, design, character and materials of the proposed development.</u> <u>Proposals relating to registered or locally important historic parks and gardens should:</u> (i) <u>avoid any harm to the historic asset; and</u> (ii) <u>where possible, enhance its significance, character, appearance and setting.</u> <u>The scale, design, character and materials of the proposed development must respect the appearance and landscape of the park or garden.</u>

Chapter 5 – Building Sustainable Communities

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM25	Policy SADM31 Design Principles Final paragraph	All development should comply <u>be consistent</u> with Hertsmere's Planning and Design Guide SPD (and any successor document).

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
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MM26	Para 5.21 SADM 33 Key Community Facilities	<p>The following new facilities are proposed:</p> <ul style="list-style-type: none"> • new public open space on the Sunny Bank School site off Field View Road • re-provision of key community facilities as part of the redevelopment of the • Hertswood Upper School north and south sites: there may also be an opportunity to provide a new primary school on land immediately adjacent to the development envelope. <p>Proposals for the provision or enhancement of community facilities will be supported provided permitted provided:</p> <p><u>Proposals for the provision or enhancement of community facilities will be supported provided permitted provided:</u></p> <p>(i) they will principally serve a local community or meet a wider, unmet need which cannot be accommodated elsewhere;</p> <p>(ii) they are appropriately located and designed having regard to other plan policies, particularly Policies SP1, CS13, CS24 and CS27, and the amenity of adjoining occupiers and the local area;</p> <p>(iii) they are or can be made accessible by public transport, walking and cycling;</p> <p>(iv) where appropriate, they are designed to be able to accommodate a range of community uses and users;</p> <p>(v) in the case of new schools, there is a clear need for the provision of additional capacity which cannot be met through the expansion of existing schools <u>any proposal to develop a school on a new site is supported by evidence demonstrating the need for a new site; and</u></p> <p>(vi) they satisfy the terms of Policy CS25 and provide for an appropriate amount of car parking in line with the Parking Standards SPD.</p> <p><u>The following specific proposals for the provision of key community facilities, which are not already the subject of a site-specific planning brief are identified on the Policies Map:</u> (Insert amended table , deleting Sunny Bank School)</p>
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Reference	Site	Proposal	Site Requirements
€1	Former Sunny Bank School, Potters Bar	Provision of new public open space	1.4ha of open space (thereafter to be treated as Local Green Space for planning policy purposes) to be provided within site H9 (SADM1).

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:			
MM26 (Cont.)	SADM33	Reference	Site	Proposal	Site Requirements
		C1	Former Sunny Bank School, Potters Bar	Provision of new public open space	1.4ha of open space (thereafter to be treated as Local Green Space for planning policy purposes) to be provided within site H9 (SADM1). The space must be usable, well designed and safely and conveniently accessible from the surrounding housing area. It should enable formal sports use unless satisfactory off-site replacement playing field provision is secured or demonstrated not to be required. Developer will be required to make a contribution towards the cost of implementation and maintenance of this open space.
		C2 C1	Hertswood Lower School, Cowley Hill, Borehamwood	Provision of new and/or refurbished school facilities	The site is to be used for the consolidation of Hertswood Academy and associated key community facilities and any other educational facilities that may be necessary to serve the immediate local area.

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
		<p>Site Requirements for Hertswood Lower School (Cont.)</p> <p>Buildings should be concentrated in one part of the site. Open space and landscaping should provide a soft edge with and visual links to the wider Green Belt. A transport statement is required to show how the cumulative impact on the highways network can be adequately mitigated.</p> <p>The proposal is linked to the residential development of Hertswood Upper School, Proposal H6 (see Policy SADM1), This includes the relocation of Hertswood Upper School, playing fields, the Hertswood Centre and The Ark Theatre to the Hertswood Lower School site.</p> <p>Proposals should minimise any reduction in the overall quantity of playing field provision and its effect; improvements to the quality and accessibility of playing field and sports provision will be required as part of any agreed mitigation strategy. Programme of development on the two sites to be considered against Policy CS19 (key community facilities) and agreed, in particular, to ensure that (i) the proper level of school facilities, including playing fields <u>and indoor sports facilities</u>, is available throughout the development period, (ii) there are local facilities available to allow the satisfactory operation of theatre activities <u>and indoor sports facilities</u> throughout the development period, and (iii) the provision of the replacement theatre premises <u>and indoor sports facilities</u> is made at the earliest possible opportunity. The playing fields <u>and indoor sports facilities</u> are to be made available for community use on a basis to be agreed with the Council.</p>
MM27	SADM 35 (To be deleted)	<p>SADM35 — Major Green Space</p> <p>Development proposals, which would result in the loss of a Major Green Space identified on the Policies Map or detract from its open character, will not be permitted unless exceptional circumstances can be demonstrated.</p> <p>Where exceptional circumstances can be demonstrated, proposals will not be considered acceptable unless they:</p> <p>(i) are ancillary to the use of the space or to any buildings on that land;</p> <p>(ii) will enhance activities associated with the open nature of the space;</p> <p>(iii) are appropriate in scale; and</p> <p>(iv) will contribute positively to the setting and quality of the space.</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM27 (Cont.)	Replacement policy SADM35	<p><u>Policy SADM35 – Open Space, Sports and Leisure Facilities</u> <u>Where appropriate all development affecting open space and sports and leisure facilities should seek to improve the quality, quantity, and/or accessibility of the space/facility through appropriate financial contribution and/or direct provision.</u></p> <p><u>As a minimum, development must not exacerbate existing deficits of open space and sports and leisure facilities in the locality and within the Borough. Proposals which will result in the loss of, or negatively impact upon the designated open space / facility will only be considered appropriate where:</u></p> <ol style="list-style-type: none"> 1. <u>The development proposal is a small scale ancillary use which supports or enhance the quality and/or accessibility of the provision; or</u> 2. <u>Equivalent or improved provision can be created in the most appropriate and accessible location available; or</u> 3. <u>There is substantiated evidence of significant surplus of provision within the catchment of the existing space / facility, both quantitatively and qualitatively.</u> <p><u>Any development on a designated open space / facility should not cause significant harm to the character, appearance and visual amenity of the local area. Development will not be supported where it would cause significant harm to the integrity of the green infrastructure network.</u></p>
MM28	SADM 36	<p>Policy SADM36 – Local Green Space Development proposals, which would result in the loss of a Local Green Space defined on the Policies Map or would have a negative impact on the features which make it locally significant, will not be permitted unless exceptional <u>very special</u> circumstances can be demonstrated.</p>

	Policy SADM39 (replacement)	<p><u>category of road in the road hierarchy based on the amount of traffic generated and its effect on safety and the environment.</u></p> <p><u>The traffic generated from new development must be compatible with the location, design and capacity of the current and future operation of the road(s) within the road hierarchy. In reaching a judgement, the Council will have regard to:</u></p> <ul style="list-style-type: none"> - <u>any planned improvements on the road;</u> - <u>the cumulative effects of incremental developments;</u> - <u>advice from the local highway authority, including guidance on the relative priorities given to particular types of traffic and/or modes of transport; and</u> - <u>the protection of rural character.</u> <p><u>The type and nature of accesses will be controlled according to the category of road. In particular, new access will not be permitted on to a Primary Trunk Road or a Main Distributor Road unless there are special circumstances.</u></p>
MM30	Policy SADM40	<p><u>In accordance with policy CS24, major trip generating development should be focused principally on town centres and on the Transport Development Areas at Borehamwood and Potters Bar which are shown defined on the Policies Map.</u></p>
MM31	Policy SADM41	<p>The Council will support development provided that:</p> <p>Development will be permitted where:</p> <ul style="list-style-type: none"> (i) it can be accessed by a range of transport modes including, where appropriate, public and other sustainable transport modes; (ii) it provides safe and convenient links through the site and within the site and enables access to adjoining routes and services for all users; (iii) it will not harm the safety of any users of the highway network, cause or add significantly to road congestion or unduly harm the flow of vehicles; (iv) the proposed design and layout give priority to pedestrians, cyclists and other non-vehicle users and provide for safe and convenient: <ul style="list-style-type: none"> a) movement, circulation, parking, manoeuvring and picking up or dropping off; b) accommodation of larger vehicles including emergency and servicing vehicles and/or coaches where required and

		<p>c) site access for all users (including adequate visibility splays);</p> <p>(v) off-street car and cycle parking is provided in accordance with Core Strategy Policy CS25 and <u>is consistent with</u> the Parking Standards SPD; and</p> <p>(vi) for major trip generating schemes, the applicant provides a Transport Statement or Transport Assessment (prepared in compliance with guidance issued by the Council and local highway authority), which demonstrates that the scheme accords with the policies in the Local Plan.</p> <p>Where development may be expected to have negative impacts, appropriate mitigation measures will be required at the developer's expense.</p>
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Chapter 7 – Town Centres and Shopping

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM32	SADM43 TC2 Radlett Service Station/Regency House, Former Fire Station and Burrell & Co	Retail/commercial uses on ground floor fronting Watling Street. Community uses required on part of the site to replace former community use, <u>subject to the provisions of Core Strategy Policy CS19 Key Community Facilities.</u>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM33	Para 7.8	<p>Primary frontages are the core shopping areas of the Borough's centres and contribute significantly to the overall level of vitality. The approach in these areas is therefore to support the retention of A1 shops as far as possible. The change of use of A1 shops to A2 and (up to 150 square metres and subject to prior approval, which includes consideration of the sustainability of a key shopping area) A3 uses is currently permitted development; the Council recognises that these additional uses within primary frontages are capable of supporting retail vitality and footfall subject to there not being an over concentration of such uses. The Council considers an over concentration of A3 uses to be harmful to the sustainability of primary frontages within a key shopping area. Generally an over-concentration would be regarded as having more than the following proportion of A3 units within primary frontages: 15% in Borehamwood and Darkes Lane Potters Bar, 20% in Radlett and Bushey Village and 25% in Bushey Heath. (financial and professional services) is currently permitted development with no need for prior approval, so the Council seeks to retain a combined proportion of 70% A1 and A2 uses at ground floor level within all of the Borough's primary frontages. This proportion reflects the current proportion of these uses within the primary frontages, based on a December 2015 retail survey. Where the current proportion of A1 and A2 uses within a particular primary frontage is already below 70%, proposals for the further loss of A1 or A2 units within that frontage will not be permitted unless the unit has been effectively marketed for class A1 and/or A2 uses and</p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM33 (Cont.)	Replacement Policy SADM44	<p><u>In the primary shopping frontages (defined on the Policies Map) the Council will seek to ensure that class A1 (retail shops) predominate in ground floor units. A development proposal which reduces the combined proportion of class A1 and A2 retail uses at ground floor level below 70% within that centre's primary frontage will not be permitted.</u></p> <p><u>Changes of use which will result in any loss of class A1 (retail shops), or A2 (financial and professional services) uses will only be permitted where it can be demonstrated that:</u></p> <p><u>(i) the development proposal supports the overall retail function of the primary frontage and, in the case of class A3 uses within key shopping areas, does not lead to an over-concentration of such units within the primary frontage; and</u></p> <p><u>(iii) the site has been effectively marketed for class A1 and/or A2 uses.</u></p> <p><u>Proposals for class A4 (drinking establishments) and A5 (hot food takeaways) uses will not be permitted if the combined proportion of these two types of uses exceed 5% within primary frontages in Borehamwood, Radlett and Potters Bar; or exceed 10% within primary frontages in Bushey Village and Bushey Heath.</u></p> <p><u>Development proposals for betting shops and pay-day loan shops will not be permitted if they result in an over-concentration of these uses within any primary frontage. Development proposals for uses with a non-active frontage at ground floor level will also not be permitted in primary frontages.</u></p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM34	<p>Paragraph 7.9</p> <p>Policy SADM45 (To be deleted)</p> <p>Policy SADM45 (Replacement Policy)</p>	<p>Secondary frontages have a much greater mix of uses. The Council will seek to maintain and encourage A1, A2 and A3 uses. Other main town centre uses, as defined in the NPPF, will also be acceptable provided that they make a positive contribution to the frontage and the centre generally. Acceptable uses include A4 (<u>drinking establishments</u>) and A5 (<u>hot food takeaways</u>) and will be those that create activity and interest along the frontage and which are well integrated in design terms, <u>although to avoid an over-concentration of A5 premises, this should not lead to the creation of three or more consecutive A5 units.</u> Where premises are currently vacant and a proposed use would not result in an active frontage, the Council will have regard to how long the premises have been vacant and seek evidence of active marketing for 'A' class uses over a significant period of time. Where a betting or pay day loan shop is proposed in a particular location (other than in a primary frontage, where they will not be supported), the Council will seek to avoid an over-concentration of these uses. As a guide, three or more units of each type in close proximity to each other would be regarded as an over-concentration.</p> <p>In the secondary shopping frontages (defined on the Policies Map) the Council will seek to maintain and encourage class A1 (retail shops), A2 (financial and professional services) and A3 (restaurants and cafes) uses in ground floor units. Proposals for other main town centre uses, including A4 (drinking establishments), A5 (hot food take away) and D2 (assembly and leisure) will be supported provided that they would not harm the vitality or viability of the frontage and the centre generally.</p> <p>The new use will be expected to maintain an active frontage at street level.</p> <p><u>In the secondary shopping frontages (defined on the Policies Map) the Council will seek to maintain and encourage class A1 (retail shops), A2 (financial and professional services) and A3 (restaurants and cafes) uses in ground floor units.</u></p> <p><u>Changes of use which result in any loss of class A1 (retail shops), A2 (financial and professional services), or A3 (restaurants and cafes) uses will only be permitted where it can be demonstrated that the development proposal does not undermine the overall retail character of the secondary frontage.</u></p> <p><u>Proposals for other main town centre uses, including A4 (drinking establishments), A5 (hot food takeaway) and D2 (assembly and leisure) will be permitted where they would not harm the vitality or viability of the frontage and the centre generally, and would not lead to an overconcentration of such uses. New uses will be expected to maintain an active frontage at street level.</u></p> <p><u>Development proposals will not be permitted if they will result in an over-concentration of betting shops and pay-day loan shops within any secondary frontage.</u></p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM36 (Cont.)	SADM48 (Replacement Policy)	<p>traffic, parking, general disturbance or problems of disorder and nuisance;</p> <p>(iv) the likely impacts of the proposal, whether individually or cumulatively, on the retail image of the area in which it is located; and</p> <p>(v) in the case of hot food take-aways, which may fall partly or wholly within Class A5, their proximity to local secondary age schools.</p> <p><u>Applications for non-A1 retail uses within the Borough's key shopping areas (defined in Table 3 shopping hierarchy) will be permitted where it can be demonstrated that:</u></p> <p>(i) <u>the nature of the use would not have a significant detrimental impact on the functioning of the centre, parade or frontage and the local area generally;</u></p> <p>(ii) <u>the concentration or clustering of such uses would not have a significant detrimental impact on the functioning of the centre, parade or frontage and the local area generally;</u></p> <p>(iii) <u>the proposal would not result in unacceptable levels of noise, odours, traffic, parking demand, general disturbance or disorder and nuisance; and</u></p> <p>(iv) <u>the proposal would not have an unacceptable negative impact on the retail image of the area in which it is located.</u></p> <p><u>Outside of key shopping areas, applications for non-A1 retail uses will be permitted provided that the proposal would not result in unacceptable levels of noise, odour, traffic, parking demand, general disturbance, or disorder and nuisance.</u></p> <p><u>Where the proposal is for a hot food takeaway (use class A5), and the premises would be clearly visible from any entrance or access point to a secondary school, it must be demonstrated that the proposed use would not undermine any existing or proposed healthy eating policy at that school.</u></p>
MM37	SADM49 - Night-time and Evening Uses	<p>The Council will in addition consider the following factors in determining planning applications for.</p> <p><u>Applications for evening economy uses, including entertainment, late night retailing and eating and drinking</u></p>

MM No.	Policy / Paragraph Number:	Inspector's Proposed Modification:
MM37 (Cont.)		<p>establishments these uses will be permitted where:</p> <p>(i) whether the proposal supports the creation of a balanced evening economy; (ii) the likely effects of the proposal, whether individually or cumulatively, in terms of noise, traffic, parking, signage and lighting, general disturbance or problems of disorder and nuisance; (iii) the design of the development, as it relates to public safety, crime prevention and the reduction of anti-social behaviour; (iv) arrangements for mitigating pollution, including noise, odours and emissions; (v) access arrangements for people of all ages and abilities; (vi) whether adequate levels of parking and public transport would be available during the hours of operation; and (vii) whether the day-time use would detract from the character and amenity of the surrounding shops and services (i.e. by providing a blank frontage due to closure during the day rather than maintaining an active street frontage).</p> <p><u>(i) the proposal supports the creation of a balanced evening economy;</u> <u>(ii) the likely effects of the proposal, whether individually or cumulatively, would not result in unacceptable impacts in terms of noise, traffic, parking, signage and lighting, general disturbance or problems of disorder and nuisance;</u> <u>(iii) the design of the development is acceptable, as it relates to public safety, crime prevention and the reduction of anti-social behaviour;</u> <u>(iv) arrangements are agreed for mitigating pollution, including noise, odours and emissions;</u> <u>(v) the proposal incorporates access arrangements for people of all ages and abilities;</u> <u>(vi) adequate levels of parking and public transport would be available during the hours of operation; and</u> <u>(vii) the day-time use would not detract from the character and amenity of the surrounding shops and services (i.e. by providing a blank frontage due to closure during the day rather than maintaining an active street frontage).</u></p>

Chapter 8 – Implementation and Monitoring Framework

MM38	Table 4: Monitoring Framework	Insert Table 4 as in SC131 (below)	
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Table 4: Monitoring Framework

Monitoring indicators and targets in italics are those already being used to monitor relevant Core Strategy policies but are included in the table for completeness.

Policy	Aspiration	Ref.	Indicator	Complements Core Strategy Indicator	Target	Responsible Agencies	Implementation / Delivery Mechanism
SADM1	To deliver all proposals	AMF 1	Development progress, noting the proportion of total dwelling capacity given planning permission and completed	MF6	To complete 100% of the total dwelling capacity by 2027	Hertsmere BC	Individual planning applications Monitoring through the AMR
<u>SADM2</u>	<u>Meet requirement for release of Safeguarded Land</u>	<u>AMF2</u>	<u>Planning applications in Safeguarded land areas</u>	<u>MF6</u>	<u>No net loss of safeguarded housing land</u>	<u>Hertsmere BC</u>	<u>Individual planning applications</u> <u>Monitoring through the AMR</u>
<u>SADM3</u>	<u>Retention of affordable housing units in any redevelopment schemes</u>	<u>AMF4</u>	<u>Number of affordable housing units on sites prior to and following redevelopment.</u>		<u>No net loss of affordable housing units through redevelopment</u>	<u>Hertsmere BC</u>	<u>Individual planning applications</u> <u>Monitoring through the AMR</u>

<u>SADM5</u>	<u>Retention of existing Gypsy and Traveller sites</u>	<u>AMF5</u>	<u>Number of pitches on sites listed in Table 2</u>	<u>MF12, MF13</u>	<u>Retention of all authorised sites and pitches</u>	<u>Hertsmere BC, Site owners</u>	<u>Monitoring through the AMR</u>
<u>SADM5</u>	<u>Provision of new pitches identified in Policy SADM5</u>	<u>AMF6</u>	<u>Provision of authorised pitches at sites GT1, GT2 and GT3</u>	<u>MF12, MF13</u>	<u>Delivery of authorised pitches identified.</u>	<u>Hertsmere BC, Site owners</u>	<u>Individual planning applications</u> <u>Monitoring through the AMR</u>
<u>SADM6, SADM7, SADM8</u>	<u>Retention of a supply of designated land for B-class and other permitted uses</u>	<u>MF14,</u> <u>MF15</u>	<u>Provision of employment land to retain at least 110ha of designated employment sites</u> <u>To retain Local Significant Employment Sites</u> <u>Monitoring of % of non-B class uses within designated employment areas and Local Significant Employment Sites</u>		<u>No net loss of employment land unless evidence supports otherwise</u> <u>No net loss of Local Significant Employment Sites</u> <u>Permission of non B uses in employment areas be limited to CS10 appropriate uses</u>		

SADM9	Retention of strategic office accommodation (where floorspace exceeds 500 sq m) outside Employment Areas	AMF 27	Applications for change of use of strategic office accommodation from office to residential use.	M14, M15	No net loss of strategic office floorspace to residential use	Hertsmere BC	Individual planning applications/prior approvals. Monitoring through the AMR
<u>SADM10</u>	<u>Requirement for release of Safeguarded Land</u>	<u>MF17</u>	<u>Applications in Safeguarded Land Area, in Cranborne Road Potters Bar and/or Safeguarded land Rowley Lane Borehamwood</u>		<u>For applications in Safeguarded land only approved for B uses, only allowed following Plan review</u>		
<u>SADM11</u>	<u>Protection of biodiversity in development proposals</u>	<u>AMF8</u>	<u>Assessment of proposals; applicants to complete Biodiversity Impact Assessment Calculator (BIAC) where appropriate</u>	<u>MF18</u> <u>MF21</u>	<u>No grant of planning permission for development proposals contrary to specialist biodiversity advice.</u>	<u>Hertsmere BC</u>	<u>Individual planning applications</u> <u>Monitoring through the AMR</u>
<u>SADM13</u>	<u>Protection of the Borough's environmental assets - trees</u>	<u>MF19</u>	<u>Number of trees subject to Preservation Orders felled or damaged</u>		<u>No net loss of protected trees</u>		

<u>SADM14</u> <u>SADM15</u>	<u>Reduction in flood risk</u>	<u>MF26</u>	<u>% of permissions granted contrary to EA advice</u>		<u>No permissions to be granted contrary to EA advice</u>		
<u>SADM19</u>	<u>Future mineral extraction in Mineral Consultation Area to be protected</u>	<u>AMF9</u>	<u>% of permissions granted contrary to HCC advice</u>		<u>No permissions to be granted contrary to HCC advice</u>	<u>Hertsmere BC</u>	<u>Individual planning applications</u> <u>Monitoring through the AMR</u>
<u>SADM23</u> , <u>SADM24</u> , <u>SADM25</u>	<u>The protection of the Green Belt</u>	<u>MF4</u> <u>MF5</u>	<u>Total area of Green Belt</u> <u>Number of approvals which resulted in a material departure</u>		<u>No net loss of Green Belt Land</u> <u>No material departures approved in the Green Belt</u>		
<u>SADM26</u>	<u>Prepare a development brief</u>	<u>AMF10</u>	<u>Development brief prepared</u>		<u>Development brief prepared</u>	<u>Hertsmere BC</u>	<u>Development brief prepared</u>
<u>SADM28</u>	<u>Diversification to protect agricultural land</u>	<u>AMF11</u>	<u>Development on Grade 1 or 2 agricultural land</u>		<u>No loss of Grade 1, or 2 agricultural land</u>	<u>Hertsmere BC</u>	<u>Individual planning applications</u> <u>Monitoring through the AMR</u>
<u>SADM2630</u>	<u>To maintain a list of locally important buildings that have value</u>	<u>AMF 3 12</u>	<u>Number of locally listed buildings</u>	<u>MF22, MG23, MF24, MF25</u>	<u>No loss of locally important buildings through the grant of planning permission</u>	<u>Hertsmere BC</u>	<u>Individual planning applications</u> <u>Monitoring through the AMR</u>
<u>SADM30</u>	<u>The protection of the borough's built heritage – listed buildings</u>	<u>MF23</u>	<u>Supply of listed buildings</u>		<u>No net loss of listed buildings</u>		

SADM29-33	To deliver both the proposals	AMF 4 <u>13</u>	Development progress		Both sites Site in full active use for key community facilities	Hertsmere BC	Individual planning applications Monitoring through the AMR
SADM34	To encourage provision for faith groups	AMF14	Planning applications	MF28	No net loss of provision for faith groups	Hertsmere BC	Individual planning applications Monitoring through the AMR
SADM30-35	To maintain the supply of Major Green Open Space	AMF 5 <u>15</u>	Hectares of Major Green Open Space		No net loss of Major Green Open Space	Hertsmere BC	Individual planning applications Monitoring through the AMR
SADM31-36	To maintain the supply of Local Green Space	AMF 6 <u>16</u>	Hectares of Local Green Space		No net loss of Local Green Space	Hertsmere BC	Individual planning applications Monitoring through the AMR
SADM33-38	To increase the supply of public open space	AMF 7 <u>17</u>	Hectares of new public open space in schemes of more than 50 dwellings		New public open space	Hertsmere BC	Individual planning applications Monitoring through the AMR
SADM41	To ensure adequate car parking in new development	MF36	Average car parking provision approved on residential schemes		Average car parking requirement approved through planning applications consistent with car parking standards		
SADM42	To prevent danger to aviation from new development	AMF19	Planning permissions granted		No permissions to be granted contrary to safeguarding advice	Hertsmere BC	Individual planning applications Monitoring through the AMR
SADM36 43	To deliver both proposals	AMF 8 <u>20</u>	Development progress		To complete 100% of total dwelling capacity from these sites by 2027	Hertsmere BC	Individual planning applications Monitoring through the

					(see Table 1)		AMR
<u>SADM44</u>	<u>To ensure A1 uses predominate in Primary frontage</u>	<u>AMF21</u>	<u>Number of A1 units relative to total units in primary frontage</u>	<u>MF37</u> <u>MF39</u>	<u>A1 units to predominate</u>	<u>Hertsmere BC</u>	<u>Individual planning applications. Surveys. Monitoring through the AMR</u>
<u>SADM45</u>	<u>Promoting attractive and viable town centres- secondary frontages</u>	<u>MF37</u>	<u>Monitoring of total units and vacancy rates</u>		<u>Average vacancy rate to be below national average</u>		
<u>SADM46</u>	<u>To protect A1 shops in local centres, Key neighbourhood parades, neighbourhood centres, neighbourhood parades and individual shops</u>	<u>AMF22</u>	<u>Vacant units</u>	<u>MF38</u>	<u>Vacancy rates to be below national average</u>	<u>Hertsmere BC</u>	<u>Individual planning applications. Survey, Monitoring through the AMR</u>
<u>SADM48</u> <u>SADM49</u>	<u>To control non-retail uses and encourage a balanced evening economy</u>	<u>MF37,</u> <u>MF39,</u> <u>MF40</u>	<u>Total units and vacancy rates in main town centres</u> <u>Ratio between A1, A3, A4 and A5 uses in each town and district centre</u> <u>Supply of A3, A4, A5 and D2 use in</u>		<u>Average vacancy rate in town and district centres to be below national average</u> <u>At least 60% of units within town and district centres to be A1</u> <u>To maintain a healthy balance of A3, A4, A5 and</u>		

			<i>each town and district centre</i>		<i>D2 uses relative to the role of the town centre</i>		
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Appendices and Policies Map

All of the enlarged Policies Map extracts for the Site Allocations in Appendix A should be treated as such. Upon adoption they will become part of the adopted Policies Map and constitute a separate Local Development Document. Appendices B to G are retained. For clarification, the amended format for Appendix F does not require a Main Modification.

The only Main Modification (MM39) to the Appendices is to substitute a completely revised table of Open Spaces in Appendix G, as below:-

MM39: Delete the whole of Appendix G and substitute:

Appendix G: Policy ~~SADM35 Major Green~~ Open Space and Policy SADM36 Local Green Space

SADM35 Open Spaces

Boundaries are shown on the Policies Map

Site ref.	Site Location
Borehamwood	
BW 001	Land at Tomkins Close and Bairstow Close
BW 003	Organ Hall Open Space
BW 004	Land at Wetherby Road
BW 008	Old Haberdashers Sports Ground
BW 009	Haggerston Park
BW 010	Brook Meadow
BW 011	Leeming Park
BW 012	Land at Gateshead Road/Beech Drive
BW 013	Aberford Park

BW 014	Playing fields at Aycliffe Road
BW 015	Thirskcliffe Nature Park
BW 016	Walshford Green
BW 017	Land at Ayot Path and Walshford Way
BW 018	Land at Ayot Path and Stapleton Road
BW 019	Land R/O Stapleton Road
BW 020	Clarendon Park
BW 022	Furzehill Road Allotments
BW 023	Meadow Park and Football Ground
BW 024-9	Potters Wood and land at Studio Way
BW 030	Tempsford Green
BW 031	Maxwell Hillside Park (south)
BW 032	Maxwell Hillside Park (north)
BW 033	Land on corner of Byron Avenue/Vale Road
BW 034	Playing field at Woodside and Cowley Hill Primary Schools & Crown Road Amenity Green
BW 035	Land at Shakespeare Drive
BW 036	Kelly Court (Studio Way estate)
BW 037a	Kenilworth Park
BW 038	Farriers Way Open Space and Playground at Fell Path
BW 039	Land at Grantham Green
BW 040	Ripon Park
BW 041	Playing field at Yavneh College/Monksmead School
BW 043	Playing field at Kenilworth school
BW 044	Land R/O 100 Aycliffe Road
BW 045	Playing field at Parkside Primary School
BW 046	Playing field at Summerswood Primary School
BW 047	Playing field at St Teresa's Primary School
BW 048	Playing field at Saffron Green Primary School
BW 049	Playing field at Meryfield Community Primary School
BW 186	Land at Wordsworth Gardens
BW 190	Land at 24-50 Milton Drive

BW 191	Land at 29-57 Milton Drive
BW 198	Land at Lemsford Court
BW 204	Land at Cleveland Crescent
BW 214	Land at Lakeside
BW 236	Playground at Fell Path
BW 239	Land at Hunter Close
BW 249	Land at Windsor Close
Bushey	
BU 002	The Moatfield Playing fields
BU 003	King George Recreation Ground
BU 004	Playing field at Bournehall Primary School
BU 005	Playing field at Little Reddings Primary School
BU 006	Playing field at Merry Hill School
BU 022	Land and Cemetery at St James' Church
BU 043	Boundary Green (Land at Brick Kiln Close)
Bushey Heath	
BH 001	Hillmead Nature Park
BH 003	Windmill Recreation Ground/Allotments
BH 004	Land at R/O 2-44 Richfield Road
BH 005	Playing field at Bushey Heath Primary School
BH 007	<u>The Paddock, Elstree Road</u>
BH 006	Covered reservoirs
BH 028	Land between 22 and 24 Prowse Avenue
Elstree Village	
EV 009	Playing field at St Nicholas' Primary School
North Bushey	
NB 001	Millbrook Road Open Space (Land at Forest Walk)
NB 004	Land at Scottswood Close
NB 006	Playing field at Highwood Primary School
NB 009	Playground at Hartswood Close
Potters Bar	

PB 003	Land at Willow Way
PB 004	Land R/O Willow Way and Mutton Lane
PB 005	Allotments at High View Gardens
PB 013	Land at Abingdon Place
PB 014	Potters Bar Cricket and Bowls Club
PB 015	Parkfield and Ladbroke JMI School
PB 016	Oakmere (including War Memorial)
PB 020	Land at Church Road/Osborne Road
PB 021	Playing field at Lochinver House School
PB 022	Playing field at Mount Grace School
PB 025	Land at Cranborne Crescent
PB 026	Elm Court Community Centre
PB 027	Playing field at Cranborne Primary School
PB 029	Allotments at Aberdale Gardens
PB 030	Land at Berkeley Close
PB 031	Land at Rushfield
PB 034	Former allotment gardens at Elmroyd Avenue
Radlett	
RT 001	Land at Williams Way
RT 002	Land at Canons Close
RT 011	Square at Phillimore Place
RT 014	Playing field at Fairfield Junior School
RT 017 - 020 & 022	Phillimore Recreation Ground, Allotments Elm Walk, & Wood at Fir Spring
RT 021	Scrubbitts Wood (north)
RT 023	Scrubbitts Wood (south)
RT 024	Land Rear of Christ Church, Watling Street
RT 029	Lauteral Green (Tykeside Gardens)
RT 030	Land opposite Station Road, Watling Street
Shenley	

SH 001	Land west of Andrew Close
SH 014	Land at Cockle Way
SH 016	Land at Ribston Close
SH 017	Land at Grace Avenue
SH 023	Green at Mead Road
SH 027	Playing Fields at Shenley Primary School
SH 029	Newcome Road Play Area (Anderson Road)
South Mimms	
SM 002	The Glebeland (Playground at Blanche Lane)
SM 003	Playing fields at St Giles' School
SM 011	Brookside Play Area

SADM36 Local Green Spaces

Boundaries are shown on the Policies Map

Site ref.	Site Location
BH 002	Mary Forsdyke Garden
BH 007	The Paddock, Elstree Road
BU 001	Bushey Rose Garden
BU 015	War Memorial at Sparrows Herne
BW 185	War Memorial at Shenley Road
EV 013	War Memorial at Elstree Hill North
SH 026	Pond and War Memorial at London Road
SM 004	Cemetery, St Giles' Church
SM 005	War Memorial at St Albans Road
BW 021	All Saints Graveyard
EV 010	Cemetery, St Nicholas' Church
RT 025	Cemetery, Watling Street

NB. Site BH007 - The Paddock, Elstree Road, is deleted as a Local Green Space. It becomes an 'Open Space' under Policy SADM35