

# SUMMARY OF MAIN RECOMMENDATIONS

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
GENERAL	<i>Check accuracy of Plan</i>	1.1.50
	<i>Simplify format and layout of Plan</i>	1.1.51
	<i>Include plan summary and full index</i>	
	<i>Incorporate numbered paragraphs</i>	
	<i>Amend references to “Sports Council”</i>	
	<i>Define all categories of employment use by reference to UCO</i>	
	<i>Undertake comprehensive settlement appraisal for Tring before next review</i>	1.1.52
INTRODUCTION	<i>Amend wording of sections 1 and 2</i>	2.1.9
	<i>Modify paragraph 2.4(b) to refer to revised version of RPG9</i>	2.2.7
	<i>Insert additional wording at end of paragraph 2.7</i>	2.2.8
	<i>Modify paragraph 2.14</i>	2.3.5
	<i>MODIFY Plan by inclusion of clear set of aims objectives and targets and new section on monitoring and implementation</i>	2.4.5
	<i>Delete “environmental” in paragraph 2.21</i>	2.5.7
	<i>Modify paragraphs 2.27 to 2.29</i>	2.6.6
	<i>Modify section 15 in accordance with FC82 and first part of PIC2</i>	2.7.6
OBJECTIVES	<i>DELETE Regional and Structure Planning objectives</i>	3.1.11/3.2.6/3.3.6
	<i>ADD additional Local Planning objective on sustaining and enhancing artistic and cultural heritage</i>	3.4.24
<b>DEVELOPMENT STRATEGY</b>		
General Proposals: General	<i>MODIFY to include a commitment to undertake Comprehensive Settlement Appraisals as part of next review of Plan;</i> <i>Identify the specific topics on which further consultation is intended.</i>	4.1.8
General Proposals: New Policy	<i>MODIFY text to provide more detail of national policy on sustainability and relevant aims and objectives of Local Agenda 21;</i> <i>Insert new section outlining monitoring procedures with defined aims, objectives and targets, or alternatively include as new policy and text;</i> <i>Delete criterion (k) from Policy 9 and replace with new policy relating to capacity of local services and facilities, plus associated text.</i>	4.2.26
Development Strategy: General	<i>MODIFY background to Policy1 to explain strategy for development within and adjoining Hemel Hempstead, Berkhamsted and Tring in respect of use of previously-developed land and greenfield sites.</i>	4.3.52
Development Strategy: Purpose	<i>MODIFY to more appropriately reflect the degree of opportunity for development in Tring, Kings Langley and Bovingdon, and make other amendments to text.</i>	4.4.15
POLICY 1	<i>MODIFY text to clarify level of development that will be acceptable in Tring;</i>	4.6.22
	<i>Undertake a Comprehensive Settlement Appraisal of Tring at an early stage.</i>	4.6.21
POLICY 2	<i>MODIFY objectives for development in large villages in both Policy 2 and text to give clearer guidance on acceptable level of development ;</i> <i>Amend settlement boundary for Markyate on Proposals Map.</i>	4.8.33

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
POLICY 3	<p><i>MODIFY Policy to more closely reflect guidance in PPG2 and Structure Plan policy;</i></p> <p><i>Insert new policy relating to Major Developed Sites in Green Belt, with associated text and plans.</i></p>	4.11.41
Green Belt Boundaries	<p><i>MODIFY Green Belt boundary changes proposed at New Road, Northchurch; Markyate; Egerton Rothesay School, Berkhamsted; Shootersway, Berkhamsted; West Hemel Hempstead; Grovehill, Hemel Hempstead; Manor Estate, Apsley; Rectory Farm, Kings Langley; Watford Road, Kings Langley.</i></p> <p><i>Reconsider strategy on Green Belt releases after Plan period.</i></p>	<p>4.12.27, 4.15.48, 4.19.28, 4.24.7, 4.25.15, 4.36.50, 4.38.21, 4.39.24, 4.40.26</p> <p>4.12.28</p>
POLICY 4	<p><i>MODIFY in accordance with PIC9, FC17 (though omitting the reference to Policies 25 &amp; 26) and FC18;</i></p> <p><i>Delete clause (iii) relating to infilling;</i></p> <p><i>Amend text relating to threshold for affordable housing and infilling;</i></p> <p><i>Amend village boundary for Wigginton.</i></p>	4.42.66
POLICY 5	<p><i>MODIFY in accordance with PIC10 and FC23;</i></p> <p><i>Delete the need for buildings to be worthy of retention before considered for reuse;</i></p> <p><i>Insert a clause supporting farm diversification projects which form part of an approved farm management plan, and amend text accordingly;</i></p> <p><i>Insert a clause allowing for small-scale development or redevelopment on land with established employment generating uses under Policy 34</i></p> <p><i>Alter village boundary for Long Marston;</i></p> <p><i>Consider whether a separate policy on farm diversification schemes would improve the Plan;</i></p> <p><i>Undertake a study of the potential for limited additional development at Aldbury, Long Marston and Wilstone at an early stage in the next review.</i></p>	<p>4.43.43</p> <p>4.43.44</p>
POLICY 6	<p><i>MODIFY in accordance with PICs 11 &amp; 12;</i></p> <p><i>Re-draft the objectives for development in selected small villages;</i></p> <p><i>Amend text to define small-scale development, and to highlight the particular importance of Aldbury;</i></p> <p><i>Undertake a study of housing needs in the northern part of the Borough and a conservation area character appraisal of Aldbury.</i></p>	<p>4.44.42</p> <p>4.44.43</p>
<b>URBAN STRUCTURE</b>		
POLICY 7	<p><i>MODIFY by inserting new clause on mixed use sites</i></p> <p><i>Amending clause (iii) to allow compatible business uses in residential areas</i></p> <p><i>Alter clause (ii) in open land areas to include “social and community” uses</i></p> <p><i>Delete clause (iii) of open land areas</i></p> <p><i>Change clause (iv) of open land areas as per PIC14 and FC28</i></p> <p><i>Alter clause (vi) of open land areas to refer to Policy 110</i></p> <p><i>Amend Hemel Hempstead Town Centre Strategy to give support to the reuse of vacant properties for housing</i></p> <p><i>Amend Proposals Map to show H56 as open land</i></p> <p><i>Reconsider maximum walking distance to local shop in paragraph 9.28</i></p>	<p>5.1.58</p> <p>5.1.60</p>

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>POLICY 8</b>	<i>MODIFY by rewriting</i>	<b>5.2.33</b>
<b>DEVELOPMENT CONTROL</b>		
<b>POLICY 9</b>	<i>MODIFY by</i> <i>a) amending clauses (f) and (g) and deleting clause (k)</i> <i>b) Inserting new policies on Infrastructure provision, water and energy conservation</i> <i>c) amend supporting text</i>	<b>6.1.25</b>
<b>POLICY 10</b>	<i>DELETE</i>	<b>6.2.8</b>
<b>POLICY 11</b>	<i>MODIFY by amending wording of policy and of paragraph 6.15</i>	<b>6.3.23</b>
<b>POLICY 12</b>	<i>DELETE</i> <i>CONSIDER issuing enforcement strategy as code of practice</i>	<b>6.4.4</b> <b>6.4.5</b>
<b>POLICY 13</b>	<i>DELETE insert appropriate references to SPG under relevant policies and proposals</i>	<b>6.5.9</b>
<b>POLICY 14</b>	<i>DELETE</i>	<b>6.6.2</b>
<b>New Policies</b>	<i>MODIFY Plan by</i> <i>a) inserting new policy on infrastructure provision and phasing</i> <i>b) adding new policy on energy conservation</i> <i>c) incorporating new policy on sustainability including appropriate background text and sustainability checklist</i> <i>d) inserting new policy on the management of sites of nature conservation importance</i>	<b>6.7.15</b>
<b>HOUSING</b>		
<b>POLICY 15</b>	<i>MODIFY in accordance with PICs 19-21;</i> <i>Revise the background to reflect the housing forecasts of the Structure Plan and revised PPG3 and RPG9;</i> <i>Include a reference to the sequential test in PPG;</i> <i>Review the Housing Schedule and re-assign most small greenfield sites from Phase I to Phase II;</i> <i>Consider an additional policy aimed at bringing into use vacant residential and commercial property.</i>	<b>7.2.66</b>   <b>7.2.67</b>  <b>7.2.68</b>
<b>POLICY 16</b>	<i>No change</i>	<b>7.3.2</b>
<b>POLICY 17</b>	<i>MODIFY to reflect revised figures for completions (either to 3/1999 or to 3/2001), identified sites and unidentified sites, and deletion of the housing land reserve;</i> <i>Make consequential amendments to text;</i> <i>Adjust housing figures to accord with recommended changes to Housing Proposals Sites;</i> <i>Review the capacity of identified sites to achieve maximum suitable density.</i>	<b>7.4.174</b>   <b>7.4.176</b>
<b>POLICY 18</b>	<i>MODIFY the objectives for the control over housing land supply to include co-ordination with infrastructure provision and the use of previously-developed land;</i>	<b>7.5.59</b>

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
	<p><i>Delete references to the housing land reserve, and re-define the phasing for the release of sites;</i></p> <p><i>Amend the release of unidentified sites to give priority to those on previously-developed land;</i></p> <p><i>Amend the definition of a substantial oversupply from 8 years’ provision to 6 years;</i></p> <p><i>Move sites H1, H16, H26, H28, H43 from Part I to Part II of the Schedule of Proposals Site, and H52 from Part III to Part II;</i></p> <p><i>Delete the remaining sites in Part III;</i></p> <p><i>Make consequential amendments to the text and Proposals Map.</i></p>	
POLICY 19	<p><i>MODIFY by adding a requirement to provide some small dwellings on smaller sites within certain settlements where an identified need exists, at least 10% of ‘life-time’ homes on larger sites, and some live-work units in appropriate locations;</i></p> <p><i>Make consequential amendments to the text;</i></p> <p><i>Undertake an assessment of housing need for specified groups, and consider additional policies if a significant need is identified.</i></p>	<p>7.6.26</p> <p>7.6.27</p>
POLICY 20	<p><i>MODIFY in accordance with PICs 25 &amp; 26;</i></p> <p><i>Add a presumption against conversions that would adversely affect the character or setting of a listed building;</i></p> <p><i>Amend the parking requirement for flats to allow below-standard provision in locations accessible to services and public transport;</i></p> <p><i>Make amendments to the text.</i></p>	7.7.16
POLICY 21	<p><i>MODIFY the affordable homes target to 1500;</i></p> <p><i>Expand the definition of affordable housing;</i></p> <p><i>Clarify the settlements to which the different categories of site-size apply;</i></p> <p><i>Amend the criteria influencing the affordable housing provision to include accessibility factors and the relationship to other planning objectives;</i></p> <p><i>Amplify the means by which the benefits of affordable housing pass to successive occupiers;</i></p> <p><i>Make consequential and additional amendments to the text.</i></p>	7.8.202
POLICY 22	<p><i>MODIFY to ensure consistency with PPG3 in relation to making the most efficient use of land and the expected range of densities;</i></p> <p><i>Replace the criteria relating to amenity and character with a reference to Policy 9;</i></p> <p><i>Amend the text to promote higher densities.</i></p>	7.9.17
POLICY 23	<p><i>MODIFY in accordance with FCs 63 &amp; 64 and other wording changes;</i></p> <p><i>Make consequential amendments to the text;</i></p> <p><i>Undertake an assessment of whether the dwelling mix in rural areas is being eroded by the enlargement of existing dwellings.</i></p>	<p>7.10.9</p> <p>7.10.20</p>
POLICY 24	<p><i>MODIFY in accordance with PIC31 and FCs 66 &amp; 67</i></p> <p><i>Amend the text to be consistent with Policy 23.</i></p>	7.11.4

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
POLICY 25	<p><i>MODIFY the criteria to include a dwelling commensurate in size with the functional requirement, and a safe access;</i></p> <p><i>Add a presumption against permission if a potentially suitable dwelling or building has been disposed of in previous 5 years;</i></p> <p><i>Add criteria for the provision of temporary accommodation to enable viability to be established;</i></p> <p><i>Amend the occupancy criteria to exclude other persons qualifying for low-cost housing.</i></p>	7.12.15
POLICY 26	<i>MODIFY in accordance with PIC33 and FC24.</i>	7.13.10
POLICY 27	<p><i>MODIFY by separating the policies for residential caravans and residential moorings;</i></p> <p><i>Specify the exceptions to the general policy on residential caravans (temporary agricultural accommodation, touring caravan sites and gypsy caravan sites);</i></p> <p><i>Move the section of Policy 113 relating to residential moorings to this section of the Plan, and make amendments;</i></p> <p><i>Modify text to residential moorings policy to take account of FCs 120-124 and other amendments.</i></p>	7.14.14
New Policies	<p><i>MODIFY by adding a policy and text relating to gypsy sites, as set out in FC83 subject to wording amendments;</i></p> <p><i>Move paragraph 11.5 from section 8 and delete paragraph 11.6.</i></p>	7.15.5
Housing Proposal Sites: General	<p><i>UP-DATE the Schedule of Housing Proposal Sites to take account of recent progress;</i></p> <p><i>Delete Part III of the Schedule;</i></p> <p><i>Amend the net capacity figures to take account of advice in PPG3.</i></p>	7.16.5
H1	<i>RETAIN Move to Part II of the Schedule and increase capacity to 50 dwellings.</i>	7.17.26
H3	<p><i>INCLUDE as a Major Developed Site in Policy 3A;</i></p> <p><i>Either delete from Schedule and add to completions figure, or amend progress and increase capacity to 157 dwellings.</i></p>	7.18.5
H4	<i>INCREASE capacity to 150 dwellings and amend planning requirements in relation to canalside environment and education provision.</i>	7.19.36
H8	<i>EITHER delete from Schedule and add to completions figure, or amend progress and increase capacity to 108 dwellings..</i>	7.20.8
H10	<i>DELETE from Schedule and add to completions figure.</i>	7.21.2
H15A	<p><i>DO NOT INCLUDE in the Schedule;</i></p> <p><i>If retained in Plan, increase capacity to 450 dwellings, and amend in accordance with FCs 5 &amp; 49.</i></p>	7.53.73 7.53.74
H16	<p><i>MOVE to Part II of the Schedule and increase capacity to 80 dwellings;</i></p> <p><i>Include additional requirements relating to land drainage, archaeology, education provision and health facilities.</i></p>	7.22.50
H17	<i>DELETE from the Schedule.</i>	7.23.4
H18A	<i>ADD in accordance with PIC58 and FC43.</i>	7.60.9

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
H23	<i>DELETE in accordance with PIC39.</i>	7.24.7
H24	<i>MODIFY in accordance with FCs 26 &amp; 57.</i>	7.25.5
H25	<i>DELETE from Schedule and add to completions figure.</i>	7.26.2
H26	<i>MOVE to Part II of the Schedule and reduce capacity to 11 dwellings.</i>	7.27.24
H27	<i>ENLARGE site area to 3.2 hectares and increase capacity to 350 dwellings; Amend requirements relating to pedestrian/cycle link and education provision, and increase area of recreation space.</i>	7.28.38
H28	<i>MOVE to Part II of the Schedule and increase capacity to 70 dwellings; Identify separately from C5 and new L11 on Proposals Map; Amend requirements relating to affordable housing and access.</i>	7.29.41
H30	<i>DELETE from Schedule and add to completions figure.</i>	7.30.3
H31	<i>INCREASE capacity to 60 dwellings and amend requirements relating to education provision.</i>	7.31.8
H32	<i>INCREASE capacity to 30 dwellings and amend requirements relating to education provision.</i>	7.32.21
H34	<i>RECONSIDER allocation of land at West Hemel Hempstead with a view to deletion; If retained in Plan, amend requirements in relation to archaeology, education provision and flood risk.</i>	7.33.98 7.33.99
H35	<i>DELETE from the Schedule; If retained in Plan, modify in accordance with PIC43 &amp; FC38.</i>	7.34.25 7.34.26
H39	<i>EITHER delete from Schedule and add to completions figure, or amend progress.</i>	7.35.4
H40	<i>DELETE from Schedule and add to completions figure.</i>	7.36.4
H40A	<i>ADD in accordance with FCs 47 &amp; 88, subject to the area and capacity being identified, and a requirement for affordable housing.</i>	7.62.58
H43	<i>MOVE to Part II of Schedule and consider increasing capacity to a minimum 22 dwellings; Amend requirements in relation to access, badgers and in accordance with PIC44.</i>	7.37.67 + 7.37.68
H44	<i>DELETE from the Schedule.</i>	7.38.56
H45	<i>DELETE from the Schedule.</i>	7.39.43
H46	<i>NO CHANGE to Proposal; Consider undertaking a parking survey in Markyate.</i>	7.40.5 7.40.6
H47	<i>DELETE from the Schedule.</i>	7.41.2
H49	<i>DELETE from Schedule and add to completions figure.</i>	7.42.4
H50	<i>CONSIDER moving site onto Leverstock Green Football Club site, and relocating football ground onto land adjoining Westwick Row or to Bunkers Lane; Amend requirements relating to archaeology, education provision, health facilities and historic building survey.</i>	7.43.63



POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
H51	<i>RECONSIDER allocation of land at West Hemel Hempstead with a view to deletion;</i>	7.44.23
	<i>If retained in Plan, amend requirements in accordance with PIC 49 and FCs 33 &amp; 41, and in relation to education provision and flood risk.</i>	7.44.24
H52	<i>MOVE to Part II of the Schedule, amend the site area to 4.4 hectares and amend Proposals Map;</i>	7.45.47
	<i>Amend requirements in relation to a school transport plan, education provision, and archaeology.</i>	
H53	<i>DELETE from the Schedule;</i>	7.46.41
	<i>If retained in Plan, modify in accordance with PIC51, add requirement for education provision and delete reference to road link.</i>	7.46.42
H54	<i>DELETE in accordance with PIC52.</i>	7.47.18
H55	<i>DELETE in accordance with PIC53.</i>	7.48.44
H56	<i>DELETE.</i>	7.49.29
Two Waters and Apsley	<i>INCREASE capacity of TWA7 to 270 dwellings, Add Site TWA8 in accordance with PIC56, and increase capacity to 150 dwellings.</i>	7.50.10
New Sites	<i>CONSIDER adding site at Marchmont Farm, Hemel Hempstead to Part II of Schedule, with a capacity of 285 dwellings, and amend Green Belt accordingly;</i>	7.57.14 + 7.57.15
	<i>Amend Site S3 to include an element of housing, and revise Hemel Hempstead town centre strategy to promote use of space above shops for housing;</i>	7.58.11
	<i>Add site at Manor Farm, Markyate to Part II of the Schedule with a capacity of 40 dwellings, and include requirements for affordable housing and high quality design.</i>	7.61.31
<b>EMPLOYMENT</b>		
General	<i>MODIFY text of plan to define employment uses in terms of specific Use Classes.</i>	8.1.8
POLICY 28	<i>No change</i>	8.2.52
POLICY 29	<i>REVIEW the need for Policy 29 and its relationship with Policy 28.</i>	8.3.8
POLICY 30	<i>MODIFY in accordance with PICs 61 &amp; 62 (subject to any consequential changes) and FCs 1 &amp; 2;</i>	8.4.15
	<i>Re-assess the business floorspace ceiling of Policy 30;</i>	
	<i>Clarify the applicability of the criteria of paragraph 2;</i>	
	<i>Delete from Background to Policy 30 the Floorspace Assessment tables based on Peda forecasts.</i>	8.2.53
POLICY 31	<i>MODIFY in accordance with PICs 62, 65 (subject to amendment) &amp; 66;</i>	8.5.34
	<i>Amend reference to office use in Breakspear Park GEA;</i>	
	<i>Delete London Road, Tring and Apsley Mills retail park from Table of GEAs and Proposals Map;</i>	
	<i>Cross refer to Policy 112 where canalside enhancement is sought;</i>	
	<i>Amend boundary of Brook Street and Akeman Street GEAs on Proposals Map.</i>	

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
POLICY 32	<p><i>MODIFY by deleting elements of Green Belt policy relating to major developed sites, replacing them by cross reference to new Policy 3A and re-defining the assessment criteria;</i></p> <p><i>Amend Table of Employment Areas in accordance with PIC67;</i></p> <p><i>Consider re-drawing boundary of Bourne End Mills employment area.</i></p>	<p>8.6.26</p> <p>8.6.27</p>
POLICY 33	<p><i>MODIFY in accordance with PICs 68 &amp; 69;</i></p> <p><i>Remove the presumption favouring the conversion to housing of unidentified sites in larger settlements;</i></p> <p><i>Indicate that firms will be offered assistance to relocate;</i></p> <p><i>Specify all education and other identifiable needs under the Planning Requirements;</i></p> <p><i>Add a sentence indicating that redevelopment of the identified sites for employment purposes will not be permitted.</i></p>	8.7.22
POLICY 34	<p><i>MODIFY in accordance with FCs 51 &amp; 52;</i></p> <p><i>Re-phrase the Policy to positively encourage the relocation of firms which cause environmental problems;</i></p> <p><i>Rationalise the criteria relating to new small scale employment development;</i></p> <p><i>Clarify the text of paragraph 8.56 to ensure consistency with FC51;</i></p> <p><i>Remove the tension between the promotion of redevelopment for housing and the desire to retain certain sites in employment use;</i></p> <p><i>Consider whether the concept of lawful use needs further explanation.</i></p>	8.8.16
POLICY 35	<p><i>MODIFY by adding activities in the national or regional interest to the Policy;</i></p> <p><i>Add a clause indicating that any office use should be ancillary to the specified uses;</i></p> <p><i>Delete the reference to Part 4 of the Plan;</i></p> <p><i>Give guidance in the text on the interpretation of “specialised technological activities”, “activities in the national or regional interest”, and “ancillary office use”.</i></p>	8.9.14
POLICY 36	<i>MODIFY by adding a cross-reference to Policies 31 and 38.</i>	8.10.4
POLICY 37	<i>No change</i>	8.11.2
New Policy	<i>No change</i>	8.12.5
PROPOSAL SITES		
E1	<i>MODIFY in accordance with PIC70 and the inclusion of a cross-reference to Policy 112.</i>	8.13.6
E2	<p><i>RE-ASSESS the need for Site E2, and consider whether it might be better to replace it with a similar area of land next to the Lucas site as part of a larger B1 development.</i></p> <p><i>If Site E2 is retained, delete the reference to the oil terminal consultation zone, require an archaeological evaluation, and re-assess the need for the provision of replacement playing fields.</i></p>	<p>8.14.20</p> <p>8.14.21</p>



<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>E4</b>	<i>MODIFY to relate solely to specialised technological activities or activities in the national or regional interest;</i>  <i>Re-draft the planning requirements to include the policy elements within Part 4.6 that are essential to the proper development of the site;</i>  <i>Re-draw the site boundary to exclude the travellers’ site and the enlarged Housing Site H27.</i>	<b>8.15.12</b>
<b>E5</b>	<i>MODIFY in accordance with PIC72.</i>	<b>8.16.2</b>
<b>E7</b>	<i>MODIFY in accordance with PICs 73&amp; 74, and up-date to indicate that the site has been developed.</i>	<b>8.17.3</b>
<b>E8</b>	<i>No change</i>	<b>8.18.10</b>
<b>New Sites</b>	<i>No change</i>	<b>8.20.19</b>
<b>SHOPPING</b>		
<b>POLICY 38</b>	<i>MODIFY by altering first paragraph</i>  <i>Amend Proposals Map to show Jarman Fields as local centre</i>	<b>9.2.13</b>
<b>POLICY 39</b>	<i>MODIFY by altering criterion (i) and deleting last sentence</i>  <i>Insert maximum size of unit in background text following review of guideline figure</i>	<b>9.3.8</b>
<b>POLICY 40</b>	<i>RELOCATE after Policy 38</i>  <i>MODIFY by amending criterion (c)</i>  <i>Amend background text and insert additional text after Policies 41 and/or 42 to refer to Retail Capacity Study and to identify appropriate level of additional retail floorspace in period to 2006</i>  <i>CONSIDER whether Jarman Fields and Woodhall Farm should be designated as District Centres</i>	<b>9.4.22</b>     <b>9.4.23</b>
<b>POLICY 41</b>	<i>RELOCATE after policies on development within defined centres</i>  <i>MODIFY to relate to development outside existing centres and to incorporate additional relevant criteria</i>  <i>Rewrite paragraph 9.15</i>	<b>9.5.24</b>
<b>POLICY 42</b>	<i>MODIFY to include necessary criteria for assessing retail development in town and local centres</i>	<b>9.6.6</b>
<b>POLICY 43</b>	<i>MODIFY by altering table to show Dolphin Square Tring at main shopping frontage and in accordance with PIC77</i>  <i>Revise paragraph 9.21</i>  <i>DELETE Proposals S1 and BTC1</i>	<b>9.7.30</b>
<b>POLICY 44</b>	<i>Modify by inserting Tring after Miswell Lane/Western Road</i>  <i>Amend Proposals Map as per PIC78</i>	<b>9.8.8</b>
<b>POLICY 45</b>	<i>REVIEW need for additional comparison floorspace in out of centre locations and</i>  <i>Either identify appropriate sites in Gade Valley or Two Waters GEAs and DELETE Policy 45</i>  <i>Or AMEND Policy 45 to identify suitable locations for out of centre development subject to need being demonstrated</i>	<b>9.9.15</b>
<b>POLICY 46</b>	<i>No objection</i>	

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>POLICY 47</b>	<i>MODIFY in accordance with PIC79</i>	9.11.2
<b>POLICY 48</b>	<i>No objection</i>	
<b>POLICY 49</b>	<i>No objection</i>	
<b>New Policy</b>	<i>No change</i>	9.14.2
<b>PROPOSAL SITES</b>		
<b>S2</b>	<i>MODIFY site area in accordance with FC188 and to include Water Lane car park Revise planning requirements (incl PIC80)</i>	9.15.10
<b>S3</b>	<i>MODIFY in accordance with PIC81 and reference to inclusion of residential element</i>	9.16.5
<b>S4</b>	<i>DELETE</i>	9.17.3
<b>New Site</b>	<i>No change</i>	9.19.68
<b>TRANSPORT</b>		
<b>General</b>	<i>CONSIDER whether the order of policies appropriately reflects the importance of non-car based modes of transport.</i>	10.1.7
<b>POLICY 50</b>	<i>MODIFY in accordance with PICs 85 &amp; 86 and FCs 125, 126, 128, 129 &amp; 189, and with PIC83 and FC127 in part; Add opportunities for extending public rights of way and passenger transport networks; Add the integration of different transport modes to principle (v).</i>	10.2.14
<b>POLICY 51</b>	<i>MODIFY in accordance with PIC87; Review the Schedule of Transport Proposals to include only schemes with a reasonable likelihood of commencement during Plan period.</i>	10.3.4 10.3.5
<b>POLICY 52</b>	<i>MODIFY in accordance with PICs 88, 89, 91 &amp; 92 and FCs 131, 133 &amp; 134; Replace the assessment criteria with more generalised factors addressing the wider transport impacts of development; Replace the term ‘transport impact assessments’ with ‘Transport Assessments’; Replace the term ‘Green Transport Plan’ with ‘Green Travel Plan’, and add a reference to guidance on such Plans to the text; Include a specific test which any assessment against the criteria should satisfy; Consider shortening the policy and re-arranging its order, with the criteria appearing in the early part.</i>	10.4.23    10.4.24  10.4.25
<b>POLICY 53</b>	<i>MODIFY in accordance with PIC94 and FCs 135, 136 and the unnumbered FC.</i>	10.5.6
<b>POLICY 54</b>	<i>MODIFY in accordance with PICs 96 &amp; 97 and FC137, and with PIC98 amended to retain the reference to a plan for Tring.</i>	10.6.10
<b>POLICY 55</b>	<i>MODIFY in accordance with PICs 99 &amp; 100.</i>	10.7.7
<b>POLICY 56</b>	<i>MODIFY in accordance with PICs 101 &amp; 102.</i>	10.8.5
<b>POLICY 57</b>	<i>MODIFY in accordance with PIC103.</i>	10.9.3

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>POLICY 58</b>	<i>REVIEW the parking strategy to ensure consistency with Local Transport Plan and PPG13;</i>  <i>Subject to this review, modify in accordance with PICs 104 &amp; 105 and FCs 68, 139, 140, 142-144, add a reference to commuted payments in lieu of parking provision, ensure consistency in the definition of workplace locations, and include in text a comment on parking studies.</i>	10.10.20  10.10.21
<b>POLICY 59</b>	<i>MODIFY in accordance with FCs 145, 146, 148-151;</i>  <i>Re-draft paragraph 6 to reflect County Council advice on operational and customer parking;</i>  <i>Amend arrangements for management of car parks;</i>  <i>Re-draft section on residential development to remove requirement for full parking need to be met on site and to allow for reduced provision;</i>  <i>Add indication that policy applies to expansion or change of use of existing development as well as new development;</i>  <i>Make various other minor amendments to wording;</i>  <i>Give consideration to the inclusion of references to town centre parking and public-private partnerships, and to the need for occupancy restrictions for car-free housing.</i>	10.11.25           10.11.26
<b>POLICY 60</b>	<i>MODIFY in accordance with FCs 152 &amp; 153;</i>  <i>Amend to ensure consistency with overall parking strategy and principles of Policy 58.</i>	10.12.5
<b>POLICY 61</b>	<i>No change</i>	10.13.2
<b>POLICY 62</b>	<i>MODIFY in accordance with FC154;</i>  <i>Add principles to guide pedestrian route network and improvement strategies;</i>  <i>Add consultation process to preparation of pedestrianisation schemes.</i>	10.14.7
<b>POLICY 63</b>	<i>MODIFY in accordance with PIC107 and FCs 155 &amp; 156;</i>  <i>Add promotion of cycling routes from residential areas to other locations, and the need for cycle parking facilities</i>	10.15.8
<b>POLICY 65</b>	<i>MODIFY in accordance with FC158;</i>  <i>Add to Policy aims improvements to interchange between transport services and modes;</i>  <i>Re-draft paragraphs relating to major development proposals.</i>	10.16.9
<b>POLICY 66</b>	<i>MODIFY in accordance with PIC108.</i>	10.17.10
<b>POLICY 67</b>	<i>MODIFY in accordance with PIC109.</i>	10.18.3
<b>New Policies</b>	<i>No change</i>	10.19.7
<b>PROPOSAL SITES</b>		
<b>T1</b>	<i>MODIFY in accordance with PIC111, and up-date the reference to the London and South Midlands study.</i>	10.20.2
<b>T2</b>	<i>MODIFY in accordance with PIC112.</i>	10.21.2
<b>T3</b>	<i>No change</i>	10.22.3

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>T4</b>	<i>No change</i>	<b>10.23.3</b>
<b>T5</b>	<i>No change</i>	<b>10.24.6</b>
<b>T6</b>	<i>No change</i>	<b>10.25.4</b>
<b>T10</b>	<i>No change</i>	<b>10.26.2</b>
<b>T12</b>	<i>No change</i>	<b>10.27.2</b>
<b>T14</b>	<i>MODIFY in accordance with PIC114.</i>	<b>10.28.5</b>
<b>T15</b>	<i>No change</i>	<b>10.29.2</b>
<b>Ti</b>	<i>DELETE scheme unless supported in review of long-term transport proposals. If retained, modify in accordance with FC167 and up-date reference to TPP.</i>	<b>10.30.6</b>
<b>Tii</b>	<i>No change</i>	<b>10.31.2</b>
<b>Tiii</b>	<i>DELETE scheme unless supported in review of long-term transport proposals. If retained, modify in accordance with PIC115 and up-date reference to TPP.</i>	<b>10.32.8</b>
<b>Tiv</b>	<i>REVIEW scheme to establish whether it remains appropriate, and whether there are constraints preventing its implementation.</i>	<b>10.33.4</b>
<b>Tv</b>	<i>No change</i>	<b>10.34.5</b>
<b>Txiv</b>	<i>MODIFY by deleting the reference to a park and ride scheme on British Gas site or within Two Waters GEA.</i>	<b>10.35.15</b>
<b>Txv</b>	<i>MODIFY by adding reference to likely implementation in association with development in neighbouring District.</i>	<b>10.36.3</b>
<b>Txvi</b>	<i>MODIFY in accordance with PIC117, and amend to reflect current stage of implementation.</i>	<b>10.37.4</b>
<b>Txvii</b>	<i>No change</i>	<b>10.38.2</b>
<b>Two Waters and Apsley</b>	<i>No change</i>	<b>10.39.2</b>
<b>New Sites</b>	<i>MODIFY in accordance with PIC120.</i>	<b>10.40.8</b>
<b>Diagram 3</b>	<i>No change</i>	<b>10.41.3</b>
<b>SOCIAL &amp; COMMUNITY FACILITIES</b>		
<b>POLICY 68</b>	<i>DELETE paragraphs 11.5 and 11.6 from this section of the Plan, moving Paragraph 11.5 to the Housing section.</i>	<b>11.1.9</b>
<b>POLICY 69</b>	<i>No change</i>	<b>11.2.3</b>
<b>POLICY 70</b>	<i>MODIFY in accordance with PIC122; Add across reference to Policy 110; Delete the final sentence of the Policy; Add a clause to FC19 removing the inconsistency with schools identified as major developed sites.</i>	<b>11.3.10</b>
<b>POLICY 71</b>	<i>No change</i>	<b>11.4.11</b>
<b>POLICY 72</b>	<i>No change</i>	<b>11.5.2</b>
<b>New Policies</b>	<i>No change</i>	<b>11.6.10-11</b>

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
<b>PROPOSAL SITES</b>		
C1	<i>MODIFY to ensure consistency with Proposals H52 and L1, and separately identify Site H1 from the C1/L1 allocation on the Proposals Map.</i>	11.7.7
C3	<i>AMEND the proposals Map to exclude the built part of Site C3 from the open land.</i>	11.8.5
C5	<i>AMEND the Proposals Map to separately identify Site C5, and amend the site area accordingly.</i>	11.9.3
C6	<i>CONSIDER deleting the site as part of the review of provision at West Hemel Hempstead.</i>	11.10.5
New Sites	<i>No change</i>	11.11.11
<b>LEISURE &amp; TOURISM</b>		
POLICY 73	<i>MODIFY in accordance with PIC125 and FC72</i>	12.1.9
POLICY 74	<i>MODIFY in accordance with PIC126 and FC3</i>	12.2.6
POLICY 75	<i>MODIFY in accordance with PIC127, and the word “special” be replaced by “identified”.</i>	12.3.3
POLICY 76	<i>MODIFY in accordance with PIC128 and FC160, and make the clauses mutually exclusive.</i>	12.4.6
POLICY 77	<i>MODIFY in accordance with FC176A apart from deleting the words “2.8 hectares (7 acres)”;</i> <i>Reduce the threshold for on-site leisure space provision by about half;</i> <i>Delete criterion (b);</i> <i>Revise the final sentence to better define the recreational needs of major developments;</i> <i>Indicate in the text the circumstances in which lower standards of provision would be acceptable.</i>	12.5.15
POLICY 78	<i>MODIFY in accordance with PICs 129-131 and FC94.</i>	12.6.5
POLICY 79	<i>MODIFY in accordance with PICs 132 &amp; 133 and FC84.</i>	12.7.5
POLICY 80	<i>MODIFY in accordance with PIC134 and FC97, and the word “agencies” be replaced by “organisations”.</i>	12.8.8
POLICY 81	<i>MODIFY in accordance with PICs 135 &amp; 136 and FC98, subject to minor wording changes;</i> <i>The word “agencies” be replaced by “organisations;</i> <i>Review the text relating to the impact of horses on bridleways.</i>	12.9.10
POLICY 82	<i>MODIFY in accordance with PIC137 and FC95.</i>	12.10.6
POLICY 83	<i>MODIFY in accordance with PIC138.</i>	12.11.4
POLICY 84	<i>MODIFY in accordance with PIC139.</i>	12.12.4
POLICY 85	<i>MODIFY in accordance with PICs 140 &amp; 141 and FCs 93 &amp; 99.</i>	12.13.4
POLICY 86	<i>MODIFY in accordance with PIC143;</i> <i>Review the appropriateness of PIC142</i>	12.14.4 12.14.5
POLICY 87	<i>No change</i>	12.15.2

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>POLICY 88</b>	<i>No change</i>	12.16.3
<b>POLICY 89</b>	<i>MODIFY in accordance with FC107.</i>	12.17.6
<b>POLICY 90</b>	<i>MODIFY by including in the text the opportunities for hotel development.</i>	12.18.4
<b>POLICY 91</b>	<i>No change</i>	12.19.2
<b>POLICY 93</b>	<i>MODIFY in accordance with FC109.</i>	12.20.2
<b>POLICY 94</b>	<i>MODIFY in accordance with FC108, and amend to be consistent with the approach to development in the Green Belt.</i>	12.21.7
<b>New Policies</b>	<i>MODIFY in accordance with PIC144.</i>	12.22.6
<b>PROPOSAL SITES</b>		
<b>General</b>	<i>No change, but the opportunities for hotel development be added to the text to Policy 90.</i>	12.23.3
<b>L1</b>	<i>MODIFY to ensure consistency with Sites H52 and C1.</i>	12.24.6
<b>L2</b>	<i>MODIFY in accordance with PIC145, but delete all references to the Caravan Club site.</i>	12.25.12
<b>L4</b>	<i>MODIFY in accordance with PICs 146 &amp; 147 and FC48, subject to the site area being amended.</i>	12.26.9
<b>L5</b>	<i>MODIFY in accordance with PIC148.</i>	12.27.7
<b>L9</b>	<i>MODIFY by adding the words “unless a satisfactory alternative is available (see Policy 94)” to the end of the proposal.</i>	12.28.5
<b>L11</b>	<i>DELETE in accordance with PIC150.</i>	12.29.7
<b>L12</b>	<i>CONSIDER deleting as part of review of housing development at West Hemel Hempstead.</i>	12.30.8
<b>L14</b>	<i>DELETE in accordance with PIC152.</i>	12.31.18
<b>Two Waters &amp; Apsley</b>	<i>No change</i>	12.32.2
<b>New Sites</b>	<i>REVIEW the prospects of providing leisure space at Hastoe Lane/ Park Road, Tring;</i>	12.33.29
	<i>CONSIDER alleviating leisure space deficiencies in Berkhamsted and Northchurch in the next review of the Plan.</i>	12.33.30
<b>ENVIRONMENT</b>		
<b>POLICY 95</b>	<i>MODIFY by</i> <i>a) revising wording in accordance with PICs 154 &amp; 155 and FC80</i> <i>b) deleting reference to Policy 105</i> <i>c) deleting list of Article 4 sites</i> <i>Alter background text in accordance with PIC156 &amp; FC81 subject to minor amendment to latter</i>	13.1.25
<b>POLICY 96</b>	<i>MODIFY by altering first paragraph and amending clause (a) and (c) in accordance with PICs 158 &amp; 159</i> <i>Alter supporting text in accordance with PIC160</i>	13.2.15
<b>POLICY 97</b>	<i>No change to Policy</i>	13.3.7
	<i>Modify supporting text to refer to review of LCAs before next review of the Plan</i>	13.3.8



<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>POLICY 98</b>	<i>No change to Policy</i> <i>Modify supporting text to refer to review of LCAs before next review of the Plan</i>	13.4.5 13.4.6
<b>POLICY 99</b>	<i>MODIFY by adding sentence to first paragraph and amending second paragraph in accordance with FC164</i> <i>Modify supporting text to explain amendment</i>	13.5.5
<b>POLICY 100</b>	<i>MODIFY by</i> <i>a) changing first sentence</i> <i>b) altering in accordance with PICs161, 162 &amp; 163</i> <i>c) revising reference to Environmental Guidelines to refer to them as supplementary planning guidance</i> <i>Adapt supporting text in accordance with PIC164</i>	13.6.7
<b>POLICY 101</b>	<i>No change to Policy</i> <i>Revise supporting text to refer to sources of advice</i>	13.7.3 13.7.4
<b>POLICY 102</b>	<i>MODIFY by amending first and second sentences</i> <i>Revise supporting text in accordance with PICs 166 &amp; 167</i>	13.8.3
<b>POLICY 103</b>	<i>MODIFY by splitting into 3 new policies on SSSIs, LNR’s and Wildlife Sites/Protected species</i> <i>Incorporate amendments in PICs 168-175 and FCs 7 &amp; 8 within modified policies and on Proposals Map</i>	13.9.14 13.9.15
<b>POLICY 104</b>	<i>MODIFY in accordance with PIC176</i> <i>Revise supporting text in accordance with PIC178 &amp; 179</i>	13.10.6
<b>POLICY 105</b>	<i>DELETE and transfer modified statements into background text to Policies 95 and 103A-D</i>	13.11.7/13.11.8
<b>POLICY 106</b>	<i>MODIFY by</i> <i>a) altering first sentence in accordance with FC118</i> <i>b) amending criterion (a) in accordance with FC70</i> <i>c) deleting criterion (b)</i> <i>d) revising criterion (h) in accordance with FC119</i> <i>e) deleting sentence on evidence of redundancy in accordance with FC70</i> <i>f) omitting sentence on residential use meeting affordable housing needs</i> <i>g) removing sentence beginning Part 5 of the Plan and referring instead to supplementary planning guidance</i> <i>h) revising last paragraph</i> <i>REVIEW Policy and text to see if it could be shortened</i>	13.12.26          13.12.27
<b>POLICY 107</b>	<i>No change</i>	13.13.5
<b>POLICY 108</b>	<i>RECONSIDER ‘as appropriate’ in last paragraph</i>	13.14.7
<b>POLICY 109</b>	<i>MODIFY by adding a further criterion, deleting second paragraph, revising third paragraph and substituting fourth paragraph</i>	13.15.17
<b>POLICY 110</b>	<i>MODIFY by</i> <i>a) altering HH Open Land Strategy diagram in accordance with PIC182</i> <i>b) altering Berkhamsted Open Land Strategy re H52 &amp; H53</i> <i>c) revising Tring Open Land Strategy to alter designation on Dundale School and part of Dundale allocated for housing</i>	13.16.57

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
	<p><i>d) amending Kings Langley Open Land Strategy in accordance with FC104 and by amending ‘Edge of Countryside’ at Watford Road/Station Footpath</i></p> <p><i>e) inserting Open Land Strategy for Markyate including H56</i>  <i>Revise background text for Tring in accordance with PICs 189, 190 &amp; 191 + other minor changes</i>  <i>CONSIDER amending HH Open Land Strategy re H50, H34/H51</i>  <i>CHECK open space boundaries at TWA3 and amend as necessary</i></p>	<p>13.16.59</p> <p>13.16.60</p>
POLICY 111	<p><i>DELETE and amend Proposals Map</i></p> <p><i>If retained amend in accordance with FC61 and relocate after Policy 3</i></p>	<p>13.17.16</p> <p>13.17.17</p>
POLICY 112	<p><i>MODIFY by amending first paragraph and in accordance with PIC192</i></p>	<p>13.18.13/13.27.53</p>
POLICY 113	<p><i>MODIFY by</i></p> <p><i>a) rewriting to cover recreational moorings only</i></p> <p><i>b) relocating to follow Policy 84</i></p> <p><i>c) deleting ‘seriously’ in criterion (d)</i></p> <p><i>Amend background text to take account of FCs 121, 122, 123 &amp; 124</i></p>	<p>13.19.10</p>
POLICY 114	<p><i>MODIFY in accordance with PICs 193, 194 &amp; 195 and by amending third paragraph</i></p> <p><i>Alter and extend background text in accordance with PICs 196 &amp; 197</i></p> <p><i>Amend Proposals Map in accordance with FC191</i></p>	<p>13.20.26</p> <p>13.20.26/14.2.2</p> <p>13.20.26</p>
POLICY 115	<p><i>MODIFY by</i></p> <p><i>a) amending in accordance with PICs 198 &amp; 199</i></p> <p><i>b) adding additional wording to cover compatible changes of use of listed buildings</i></p> <p><i>c) adding additional sentence re recording of works</i></p>	<p>13.21.15</p>
POLICY 116	<p><i>MODIFY by altering in accordance with PIC201 and other minor changes and adding to wording to refer to Conservation Appraisals as supplementary planning guidance</i></p> <p><i>Delete part of paragraph 13.136</i></p> <p><i>CONSIDER producing design guidance for CAs</i></p>	<p>13.22.9</p> <p>13.22.10</p>
POLICY 117	<p><i>No change to Policy</i></p> <p><i>Modify background text in indicate priorities for enhancement of Conservation Areas</i></p>	<p>13.23.5</p>
POLICY 118	<p><i>MODIFY by amending wording and adding sentence to clarify policy should also relate to unregistered historic parks and gardens of significant local interest</i></p>	<p>13.24.9</p>
POLICY 118A	<p><i>INCLUDE in accordance with PIC204</i></p>	<p>13.27.53</p>
POLICY 119	<p><i>No objection</i></p>	
POLICY 120	<p><i>No change</i></p>	<p>13.26.4</p>
POLICY 121	<p><i>INCLUDE in accordance with PIC205</i></p>	<p>13.27.53</p>

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>POLICY 122</b>	<i>INCLUDE subject to substantial modification</i>	13.27.53
<b>New Policies</b>	<i>MODIFY by including new policies on</i> <i>a) energy conservation</i> <i>b) water conservation</i> <i>c) renewable energy</i> <i>d) development in areas of flood risk</i> <i>e) sustainable drainage systems</i> <i>f) lakes, reservoirs and ponds</i>	13.27.53
<b>AREA PROPOSALS</b>		
<b>General</b>	<i>DELETE Sections 2,5,6,8 &amp; 9</i>	
<b>HH Town Centre Strategy</b>	<i>No change</i>	
<b>Berkhamsted Town Centre Strategy</b>	<i>MODIFY in accordance with PICs 207 &amp; 210</i> <i>DELETE Policy BTC1 or amend to remove reference to good pedestrian links</i> <i>MODIFY to either include additional policy in respect of on-street parking or alter BTC5 to cover both on and off-street parking</i> <i>Alter criterion (iii) of BTC4 to refer to policy for management of on-street parking</i> <i>MODIFY BTC4 in accordance with PIC208</i> <i>Amend paragraph 5.3.9 in accordance with PIC209</i>	14.4.2 14.8.7 14.10.7 14.11.3
<b>Berkhamsted Movement Strategy</b>	<i>DELETE</i>	14.13.2
<b>Tring Town Centre Strategy</b>	<i>MODIFY by rewriting and updating</i>	14.16.25
<b>Bovingdon Airfield</b>	<i>DELETE and reissue as supplementary guidance subject to</i> <i>a) amending in accordance with PIC213</i> <i>b) deleting reference to site 4 in section 10</i> <i>c) reviewing inclusion of site 11 in section 10</i> <i>d) altering map in accordance with PIC214</i>	15.2.26 15.2.27
<b>Land at North East Hemel Hempstead</b>	<i>Exclude a waste incinerator from the range of specified uses</i> <i>DELETE the Area Proposals for North East Hemel Hempstead, and include essential policy elements in Policy 35 or Sites E4 and H27.</i> <i>Include a definition of specialised technological activities in the text following Policy 35.</i> <i>Development Requirements be re-drafted in the form of ‘planning requirements’ for Site E4, to include specified matters.</i> <i>Delete the Detailed Guidelines.</i>	16.1.2 16.2.22 16.2.23 + 16.3.31 16.3.30 16.4.3

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
<b>Two Waters &amp; Apsley Inset</b>		
<b>General</b>	<i>SHORTEN the Objectives section and delete Maps 2 to 7.</i> <i>Up-date the text regarding the John Dickinson stationery site.</i>	17.1.7 17.1.8
<b>Objectives</b>	<i>Subject to being shortened (see above), no change.</i> <i>IF not changed, modify retailing sub-section to refer to PPG6.</i>	17.2.2, 17.5.2, 17.6.5 17.6.6
<b>Maps</b>	<i>IF not deleted (see above), modify in accordance with PICs 220-222.</i>	17.3.2 + 17.4.2
<b>Green Belt</b>	<i>MODIFY in relation to the Manor Estate to ensure consistency with Map 6 in Part 3.</i>	17.7.3
<b>Open Land &amp; Enviroment</b>	<i>No change</i>	17.8.2
<b>Housing</b>	<i>MODIFY in accordance with PIC226 (in part) and PIC228 to reflect the use of Site TWA8 for housing;</i> <i>Ensure consistency with the recommendation that the Manor Estate housing development is retained, and amend the dwelling figures.</i>	17.9.5 + 17.9.6
<b>Employment</b>	<i>DELETE the reference to TWA9 in PIC229 and the second sentence of paragraph 3.57.</i>	17.10.4
<b>Apsley Local Centre</b>	<i>No change</i>	17.11.7
<b>Transport</b>	<i>No change</i>	17.12.5
<b>Policy TWA1</b>	<i>No change</i>	17.13.3
<b>Policy TW4</b>	<i>DELETE the Corner Hall ad Frogmore Road sites;</i> <i>Review the implications of the Ebberns Road site on the supply of small business accommodation;</i> <i>If Ebberns Road is retained, transfer to Policy 33 and review the boundary on the Proposals Map;</i> <i>Delete the remaining elements of Policy TWA4 and associated text.</i>	17.16.30
<b>Policy TWA5</b>	<i>MODIFY in accordance with PICs 233 &amp; 234 and FC79;</i> <i>Delete the Gade Valley GEA;</i> <i>Exclude retail warehouses from Two Waters and Corner Hall GEAs;</i> <i>Delete Policy TWA5 and transfer GEA entries (as modified) to Policy 31.</i>	17.17.22
<b>Proposal Sites</b>		
<b>General</b>	<i>No change</i>	17.18.3
<b>TWA1</b>	<i>DELETE and amend completions figure in Policy 17</i>	17.19.3
<b>TWA2</b>	<i>MODIFY in accordance with FC74</i> <i>Revise first paragraph and insert additional requirement re educational provision and highway management, delete reference to TWA1 Diagram and up-date the Progress section.</i>	17.20.18
<b>TWA3</b>	<i>MODIFY in accordance with PICs 237 &amp; 239 and FCs 76 &amp; 77;</i> <i>Revise the net capacity and minimum capacity figures, and up-date the Progress section.</i>	17.21.19

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
TWA6	<b>RETAIN</b> <i>MODIFY requirements in respect of educational provision and archaeological evaluation. Delete reference to TWA Diagram 3 and increase total number of dwellings from 260 to 300.</i>	17.22.55
TWA7	<b>RETAIN</b> <i>MODIFY by increasing capacity to 270</i> <i>Revise requirements in respect of educational provision and archaeological evaluation. Delete reference to TWA Diagram 3 and increase total number of dwellings from 260 to 300.</i>	17.23.71
TWA8	<b>MODIFY</b> in accordance with PIC242.	17.24.9
TWA9	<b>RE-ASSESS</b> the inclusion of TWA9, and only retain if there is some positive indication of implementation; <i>If retained, remove from Gade Valley GEA and consider whether alternative uses should be indicated;</i> <i>If not retained, consider whether link road should be added to long term transport proposals.</i>	17.25.10 17.25.11 17.25.12
TWA10	<b>MODIFY</b> in accordance with PICs 243 & 244.	17.26.9
TWA11	<i>No change</i>	17.27.2
TWA13	<b>MODIFY</b> in accordance with PIC245; <i>Consider need for consequential amendments as a result of decision on TWA9.</i>	17.28.6 17.28.7
TWA14	<b>MODIFY</b> in accordance with FC171.	17.29.4
TWA15	<i>No change</i>	17.30.2
TWA16	<b>MODIFY</b> phasing and timing of implementation.	17.31.15
TWA17	<i>No change</i>	17.32.2
TWA18	<i>No change</i>	17.33.3
TWA19	<b>MODIFY</b> in accordance with PIC248.	17.34.3
TWA20	<b>DELETE</b> the reference to Lawn Lane; <i>On the Proposals Map, add ‘indicative route only’ and delete the routes through the Corner Hall GEA.</i> <i>Review the Ebberns Road section of the route in the light of the decision on Policy TWA4.</i>	17.35.11 17.35.12
TWA21	<b>ADD</b> ‘indicative route only’ to the Proposals Map, and delete the route alongside the River Gade on Frogmore Road.	17.36.7
TWA22	<i>No change</i>	17.37.6
TWA23	<b>DELETE</b> Site TWA23.	17.38.15
TWA24	<b>MODIFY</b> by indicating that Home Wood is a wildlife site.	17.39.9
TWA25	<i>No change</i>	17.40.5
New Sites	<b>MODIFY</b> in accordance with PIC252 and FCs 103, 114 & 115; <i>Amend the wording of Site TWA8 in respect of matters including net capacity, comprehensive development, access requirements, and type of housing.</i>	17.41.18

POLICY/PROPOSAL NUMBER	RECOMMENDATION	PARAGRAPH REFERENCE
TWA Diagrams	<i>DELETE TWA diagrams.</i> <i>If Diagrams not deleted, modify in accordance with PIC 255 and FC105 subject to amendments to ensure consistency with removal of park and ride facility and decision on TWA9.</i>	17.42.3 + 17.42.4 17.43.4 + 17.44.5
<b>Conservation Area Character Appraisals &amp; Policy Statements</b>	<b>DELETE</b> and reissue as supplementary planning guidance	
Berkhamsted Conservation Area	<i>MODIFY</i> section 4 to refer to development at Ravens Lane/Manor Street and reflect changes re Waitrose and AgrEvo sites <i>Revise and add to text in paragraphs 5.1.3, 5.2.2 &amp; 5.2.3</i>	18.1.6 18.2.5
<b>Development in Residential Areas</b>		
General	<i>DELETE</i> from Plan and publish as supplementary planning guidance.	19.1.5
HCA2	<i>Consider whether PIC258 is appropriate in the light of decision about housing development at West Hemel Hempstead.</i>	19.2.2
HCA4	<i>No change</i>	19.3.2
HCA6	<i>Review the ‘open space’ element of the Character Area appraisals to ensure a consistent treatment. Either include a reference to the Warners End Wood wildlife site, or exclude the site from the Area.</i>	19.4.5
HCA7	<i>Consider identifying the residential localities on either side of Boxmoor as separate Character Areas.</i>	19.5.4
HCA12	<i>No change</i>	19.6.2
HCA20	<i>Include a reference to the Nicky Line wildlife site.</i>	19.7.2
HCA21	<i>Include a reference to the Rant Meadow wildlife site.</i>	19.8.3
HCA22	<i>Include a reference to the Maylands Wood wildlife site.</i>	19.9.2
HCA24	<i>Either include a reference to the Widmore Wood wildlife site and a playing field, or exclude these open spaces from the Area.</i>	19.10.2
HCA25	<i>Modify in accordance with PIC257 and FC178, and correct error on Proposals Map.</i>	19.11.5 + 19.11.6
HCA27	<i>Modify in accordance with PICs 261-263.</i>	19.12.3
HCA28	<i>Modify in accordance with PICs 264-266, include a reference to the Holy Trinity Church wildlife site, and re-assess the classification of Leverstock Green East as an “Opportunity Area”.</i>	19.13.13 + 19.13.14 + 19.13.15
HCA29	<i>Modify in accordance with PIC267.</i>	19.14.2
HCA32	<i>Amend to reflect the differences between day-time and overnight levels of on-street parking.</i>	19.15.4
HCA33	<i>Include a reference to the High Wood wildlife site.</i>	19.16.2
HCA34	<i>No change</i>	19.17.2
BCA3	<i>No change</i>	19.18.2
BCA6	<i>No change</i>	19.19.2
BCA15	<i>No change</i>	19.20.3



<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
BCA17	<i>No change</i>	19.21.2
Tring	<i>Remove reference to bus routes in TCA11 and elsewhere</i>	19.23.17
TCA2	<i>Amend section on Traffic</i>	19.24.4
TCA3	<i>No change</i>	19.25.5
TCA4	<i>Insert reference to Miswell Lane open space</i>	19.26.4
TCA5	<i>Amend sections on Landscaping and On-street parking</i>	19.27.9
TCA6	<i>No change</i>	19.28.3
TCA10	<i>Modify in accordance with FC166.</i>	19.29.2
TCA12	<i>No change</i>	19.30.6
TCA13	<i>Modify in accordance with FC185.</i>	19.31.3
TCA15	<i>No change</i>	19.32.4
TCA16	<i>No change</i>	19.33.8
TCA17	<i>No change</i>	19.34.3
TCA18	<i>No change</i>	19.35.3
TCA19	<i>Modify in accordance with PIC270, and re-assess the classification of Grove Road/Cow Lane as an ‘Opportunity Area’.</i>	19.36.18 + 19.36.19
<b>ENVIRONMENTAL GUIDELINES</b>		
General	<i>DELETE the Environmental Guidelines from the Plan and produce as supplementary planning guidance.</i>	20.1.7
Introduction	<i>No change</i>	20.2.4
Quality of Layout & Design	<i>No change</i>	20.3.2
Layout & Design of Residential Areas	<i>AMEND in accordance with PIC271; Review the standards-based approach to separation distances and garden depths.</i>	20.4.8 20.4.9
Layout & Design of Employment Areas	<i>AMEND in accordance with PIC272.</i>	20.5.2
Flood Defence & the Water Environment	<i>REVISE to ensure consistency with PPG25, and include indicative flood plain maps. Incorporate PIC274, but consider whether PIC273 remains appropriate.</i>	20.6.4
Parking Provision	<i>REDUCE the standards for residential development in line with PPG3, and make the standards maximum levels of provision; Re-assess standards for further education, school and cinema uses; Include a reference to highway safety and security; Indicate how the zone-based restraint approach is to operate in Dacorum; Subject to the above, amend in accordance with FCs 165, 175, 176 &amp; 184.</i>	20.7.16
Landscaping	<i>RE-TITLE “Landscaping on Development Sites”; Include advice on reflecting local landscape character and promoting local distinctiveness;</i>	20.8.8 20.8.9

<b>POLICY/PROPOSAL NUMBER</b>	<b>RECOMMENDATION</b>	<b>PARAGRAPH REFERENCE</b>
Nature Conservation	<i>RE-TITLE “Landscape and Nature Conservation”; Amend in accordance with PICs 276-281 and FCs 172-174.</i>	20.8.8 20.8.11 + 20.9.7
Small-scale House Extensions	<i>No change</i>	20.10.4
Development in CAs or affecting LBs	<i>AMEND in accordance with PIC283 and FC10.</i>	20.11.4
Conversion of Agricultural Bldgs	<i>AMEND in accordance with PICs 284 &amp; 285; Revise the advice on redundant buildings to be consistent with PPG7; Make various other wording changes.</i>	20.12.10
Disabled Persons’ Access	<i>No change to Guidelines; MODIFY Policy 19 to require 10% of market housing to be suitable for people with disabilities.</i>	20.13.3 20.13.4
Exterior Lighting	<i>AMEND in accordance with PIC286 and FC168; Delete the policy and transfer to Part 3 of the Plan, subject to changes to wording and phrasing.</i>	20.14.8
Enforcement	<i>CONSIDER revising the Enforcement Guidelines and issuing them as a separate Code of Practice.</i>	20.15.4
New guidelines	<i>MODIFY the Plan by inserting a new section on monitoring and implementation; Add new guideline on waste management in accordance with PIC287 subject to amendment to paragraph 16.4</i>	20.16.10 20.16.11
<b>PROPOSALS MAP</b>		
General	<i>MODIFY by putting name and date on each sheet CORRECT Plan in accordance with PICs 266 &amp; 267 + corrections listed in Appendix 1 to CD51E</i>	21.1.6
Sheet 4	<i>MODIFY Plan in accordance with PIC288</i>	21.2.2
Sheet 6	<i>USE up-to-date Ordnance Survey base plans</i>	21.3.2