
Part: 2
Section: 0
Plan Ref: New Section: Sustainable Development

Modification No: 20

Ins. Rec No: 3.1.11

DBC Decision No: 15

- Modification:**
- 1. Delete Sections 1 and 2 of Part 2 and incorporate Section 3 (Local Planning Objectives) in a new Part 2 on Sustainable Development.**
 - 2. Include supporting text and an explanation as to where sustainability statements are not required.**
 - 3. Refer to national policy on sustainability and Local Agenda 21.**
 - 4. Add a paragraph outlining the emphasis of the regional planning guidance on sustainable development.**
 - 5. Amend the Local Plan objectives by adding an additional objective relating to artistic and cultural heritage and in (g) by reference to minimising the use of greenfield land for development.**

Reason: To accord with Inspector's recommendations 3.1.11, 2.2.7, 3.1.12, 3.4.24, 4.2.26 and 6.7.15.

Resulting Text:

SUSTAINABLE DEVELOPMENT

Achieving sustainable development is one of the major challenges facing society as where we live, work and take recreation all have an impact on the Earth's resources. The planning system in controlling land-use patterns has an important part to play in promoting sustainable development.

The broad concept of sustainable development can be defined as

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (Brundtland Report definition 1987).

This has been translated into practical objectives in the Government's 'A Better Quality of Life - a strategy for Sustainable Development for the UK' (May 1999). This identifies four broad objectives

- Effective protection of the environment
- Maintenance of high and stable levels of economic growth and employment
- Social progress that recognises everyone's needs; and
- Prudent use of natural resources.

The Rio Earth Summit (1992) recognised that local government has a key role to play in working towards sustainable development. However, it is important to recognise that planning has a part to play in the sustainability process as it controls the development and use of land.

The broad planning context for sustainable development in the local plan is provided by the Planning Policy Guidance Notes. PPG1 requires future development needs to be met in a way that is consistent with the principles of sustainable development. PPG12 'Development Plans' emphasises the importance of integrating sustainable development and transport and land-use policies in the development plans. Policies within the Regional Planning Guidance (RPG9) and the Structure Plan give more specific guidance for the local plan policies.

The focus of Regional Planning Guidance for the South East encourages sustainable development, with urban areas becoming the main focus for development, with a concentration of development on previously developed land rather than greenfield sites and encouraging an integration of land-use and transport. It also emphasises sustaining the countryside and the rural communities.

The adopted Structure Plan provides a local sustainability context for the development strategy with a sustainability vision for Hertfordshire, together with supporting aims and objectives. These principles underpin the development of the policies in the Local Plan.

The Local Plan Sustainability Agenda

Local Agenda 21

The Local Plan plays an important role in promoting sustainable development, together with the Council's Local Agenda 21 Strategy (1997). LA 21 is a local action plan that covers wider issues than land-use planning. However, the Local Plan provides a mechanism for tackling the land-use issues arising from the LA21 process. Particular issues include environmental appraisal, transport and nature conservation issues. Though the emphasis of the two documents is very different, sustainability is the common goal. LA21 is currently being revised and once adopted by the Council will feed through into any future review of this Plan.

Environmental Appraisal

An Environmental Appraisal of this Plan's policies and proposals is published as a separate document. The appraisal systematically examined each of the Local Plan policies to assess their contribution to environmental sustainability. The appraisal identified the environmental effects of particular policy stances and weighed these up, along with economic and social factors. This assisted in making choices between alternative policies and proposals to secure the best overall outcome.

The overarching aim of the Plan is to secure a more sustainable pattern of development in the district.

This means that a wide range of factors need to be considered when new development is proposed. The following aims are relevant, (though the list is not exhaustive):-

1. Protect and enhance the environment

- conserve natural resources e.g.) energy, water, land, minerals, woodlands and soil and promote their efficient use.
- reduce waste and promote recycling and re-use of materials
- reduce pollution and emissions
- conserve, protect and enhance the countryside, natural features, designated areas and wildlife.
- encourage sustainable transport and integrate land use and transport infrastructure.
- concentrate new development in urban areas and encourage regeneration
- minimise noise and light pollution

2. Meet social needs

- create and protect open spaces and create high quality, well designed buildings.
- protect local character and distinctiveness.
- strengthen community and cultural identity.
- Improve leisure, recreation and community and cultural facilities
- Provide homes for all sections of the community.

3. Protect human health and amenity

- create safe and secure communities.
- meet needs locally insofar as possible
- involve the community in decision making

4. Promote Economic Success

- promote a vibrant and diverse local economy [within the environmental constraints]

The ways in which the planning system can encourage and implement sustainable development are varied. For example, it can ensure that major developments with

significant traffic implications implement green travel plans to reduce their impact. It can concentrate development where there is access to facilities, including employment, shops, leisure and community facilities encouraging linked trips, making public transport provision more viable.

To help achieve sustainable development many planning applications will be required to submit a statement with their application demonstrating the extent to which sustainability principles have been incorporated into the location, design, use and construction of the development. Development will be permitted where it is demonstrated that sustainable development principles are satisfied through consistency with the Local Plan policies, supplementary planning guidance, and the checklist in Appendix 2.

POLICY 1A SUSTAINABLE DEVELOPMENT FRAMEWORK

The policies of this Plan will seek to ensure that within the Borough development is carried out consistently with the aims of the framework for sustainable development set out in Policy 1 of the Hertfordshire Structure Plan Review 1991-2011. Those aims which are relevant to the Local Plan will be subject to monitoring and review in the light of evolving policies and concerns at national and international levels, and any new information that comes forward during the Plan period.

In order to demonstrate that full account has been taken of these aims in the design of new development, applicants for planning permission will normally be required to submit a sustainability statement as part of their application. The statement should contain a detailed assessment of the proposal against the sustainability checklist contained in Appendix 2. Development will be permitted where it can be shown that it would satisfy the principles of sustainable development as set out in the policies of the Local Plan and contained within statements of national planning policy.

Reason

Most development has an impact on the environment and development and this should be minimised. The sustainability checklist provides a mechanism for assessing all aspects of a development against key sustainability criteria.

This policy requires applicants to demonstrate that appropriate development is consistent with the principles of sustainable development by including a statement with the planning application. Appendix 2 contains the checklist criteria which need to be covered. Guidance is given as to which types of planning applications require sustainability criteria and which of the criteria need to be covered.

Background

Policy 1A sets out the overall sustainability aims of the Plan. This is supported by the key Local Plan objectives set out below.

- (a) *to conserve and enhance the countryside, in particular by maintaining the Green Belt and the landscape of the Chilterns Area of Outstanding Natural Beauty;*
- (b) *to conserve and enhance the built environment and townscape of the Borough, especially as recognised in Conservation Areas and Listed Buildings;*
- (c) *to protect the Borough's natural and ecological heritage and enhance the natural environment;*
- (d) *to protect the Borough's historical and archaeological heritage;*
- (e) *to sustain the development and continued prosperity of the Borough's economy so as to meet service needs and to provide work for existing residents;*
- (f) *to accommodate housing development that helps meet local needs;*
- (g) *to ~~reduce conflicts between development and conservation by~~ encourage the reuse of existing urban land and buildings and minimise the development of greenfield land;*
- (h) *to resist development that is likely to generate labour supply shortages (and thus lead to increased housing development pressure);*
- (i) *to make provision for a satisfactory transport system, improving accessibility while limiting the adverse effects of traffic;*
- (j) *to make provision for satisfactory social, community and leisure facilities;*
- (k) *to ensure practical, efficient and neighbourly location of new development, and a high standard of design;*
- (l) *to guide location and influence the type and form of development in ways which help conserve energy; and*
- (m) *to sustain and enhance the artistic and cultural heritage of the Borough in accordance with the aims of the local cultural strategy.*

These local objectives reflect the principles of sustainable development. They seek to protect the Borough's environment insofar as reasonably possible, taking particular account of the new imperative of environmental sustainability in the face of the pressing need to accommodate a substantial amount of new building development.

Resulting Map: -

Part: 2
Section: 1
Plan Ref: Regional Planning Objectives

Modification No: 21

Ins. Rec No: 3.2.6.

DBCDecision No: 17

Modification: 1. Delete.

Reason: To accord with Inspector's recommendation 3.2.6.

Resulting Text: -

Resulting Map: -

Part: 2
Section: 2
Plan Ref: Structure Planning Objectives

Modification No: 22 Ins. Rec No: 3.3.6. DBCDecision No: 18

Modification: 1. Delete.

Reason: To accord with Inspector's recommendation 3.3.6.

Resulting Text: -

Resulting Map: -
