

Table 1: Examiner’s Recommended Modifications

Grovehill Future Neighbourhood Plan Policy	Examiner’s Report Reference	Recommended Modification	CYC Consideration/ Justification
Page 12, third para	42	delete third paragraph and replace with <i>“The Neighbourhood Area covered by the Neighbourhood Plan is shown in Plan A. As required by law, the Neighbourhood Area was formally designated by Dacorum Borough Council further to a period of public consultation. Dacorum Borough Council published notice of its decision on 7th January 2013.”</i>	Agree with the modifications for the reasons set out in the Examiners Report.
Policy Heading Pages 20,23, 24, 25, 27	71	Change Policy titles to: <i>Policy 1: Henry Wells Square; Policy 2: Garage Blocks; Policy 3: Housing; Policy 4: Improving Access and Connectivity.</i> ” (NB, this also takes into account recommendations set out later in this Report)	Agree with the modifications for the reasons set out in the Examiners Report. This will add clarity to the recommended changes
Policy Heading Pages 20,23, 24, 25, 27	71	Delete “Policy Links” after each Policy	Agree with the modifications for the reasons set out in the Examiners Report. This will add clarity to the recommended changes
Page 19		change list of Policies under “Policy Summary” to those identified in the first bullet point above. The photographs can remain (unless there is a wish to remove the photograph of the open space)	Agree with the modifications for the reasons set out in the Examiners Report. Photograph of open space removed as no longer relevant to this page
Page 21, Policy 1	85	Policy 1, delete current wording and replace with: <ul style="list-style-type: none"> • <i>“Within Henry Wells Square, as defined on Map HW1, subject to the provision of safe and secure access and there being no significant harm to highway safety or the amenity of neighbours, support will be given to the provision of one to three bedroom flats above retail/business units; two storey dwellings towards the perimeter; new retail and B1 business units; and the provision of community facilities, including a community centre building.</i> 	Agree with the modifications for the reasons set out in the Examiners Report.

		<ul style="list-style-type: none"> • <i>The retention and/or enhancement, or re-provision within the site, of existing medical and community facilities will be supported.</i> • <i>Support will also be given to the provision of new public spaces and covered walkways.</i> 	This will give clarity to Planning Officers and assist in interpreting the amended Policy 1: Henry Wells Square when dealing with planning applications
Page 22, first para	85	Delete first Para of supporting text on page 22 (“Any large...to businesses.”)	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p> <p>This will add clarity to the recommended changes</p>
Page 23, Policy 2	91	<p>Policy 2, change first sentence to</p> <ul style="list-style-type: none"> • <i>“The redevelopment of garage blocks no longer required will be supported, subject to any proposal demonstrating that the scheme would respect local character, provide natural surveillance and incorporate landscaping and planting to soften visual impact.”</i> 	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p> <p>This will give clarity to Planning Officers and assist in interpreting the amended Policy 2: Garage blocks when dealing with planning applications</p>
Page 24	99	<p>Delete Policy 3</p> <ul style="list-style-type: none"> • Delete headings and supporting text on page 24 • Provide a new <i>“Community Project: The Grovehill Future Forum will seek to work with third parties to protect and promote the enhancement of Grovehill’s public spaces. This will include encouraging developers to provide new and/or improve existing public spaces. Delivery Options: Liaison with HCC and developers. E.g. Identifying safe, welcoming and vibrant community places, providing comfortable seating, activities for all age groups and a possible area for the display and appreciation of artwork.”</i> <p>For clarity and continuity, I recommend that the proposed Community Project becomes <i>Environmental: Community Project 1 – Enhancing Public Spaces.</i> It will thus become a Community Project (as per those on pages 30 and 31 of the Neighbourhood Plan). Consequently, the text in the bullet point above should move to the appropriate page in the Community Project section.</p>	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p> <p>This will add clarity to the recommended changes</p>

		Each Community Project number should be updated to accommodate the recommendation)	
Page 25	112	<p>Delete the text in Policy 4 and replace with</p> <ul style="list-style-type: none"> • <i>“Where new homes are provided, the provision of a mix of tenures and types will be supported. New residential development should provide safe access for cyclists and pedestrians and the provision of new footpaths and cycle routes will be supported.</i> • <i>New homes should reflect local character, including Grovehill’s low skyline, local vernacular and open attributes.</i> • <i>The provision of new and the enhancement of existing wildlife corridors will be supported.</i> • <i>New development should include landscaping and planting to soften its visual impact and the provision of high quality public spaces and play facilities will be supported.”</i> 	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p> <p>This will give clarity to Planning Officers and assist in interpreting the amended Policy 3: Housing when dealing with planning applications</p>
Page 25, policy intent	112	“Policy Intent,” second line, change to “...and <i>enhances the neighbourhood...</i> ”	This will add clarity to the recommended changes
Page 27	118	<p>Re-word Policy 5 as</p> <ul style="list-style-type: none"> • <i>“The protection and enhancement of existing public rights of way and access, and the provision of new shared footpath and cycle routes will be supported; and the removal of underused and unpopular underpasses and their replacement with street level crossings will be supported.”</i> 	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p> <p>This will give clarity to Planning Officers and assist in interpreting the amended Policy 4: Improving Access and Connectivity when dealing with planning applications</p>
Page 27 policy intent	118	Page 27, second Para of “Policy intent” text, change to “ <i>The Neighbourhood Plan supports the provision of safe, accessible...that order, along with the provision of safe and suitable access for people with disabilities.</i> ”	<p>Agree with the modifications for the reasons set out in the Examiners Report.</p> <p>This will add clarity to the recommended changes</p>

Table 2: Further minor modifications arising from the Examiner’s modifications or to correct typographical errors

Grovehill Future Neighbourhood Plan Policy/Para	Examiner’s Report Reference	Recommended Modification	DBC Consideration/ Justification
Front cover	14	delete “March 2017”	Agree with the modifications for the reasons set out in the Examiners Report
Page iii,	57	Listed Building, change to “...the <i>curtilage</i> ...”	Agree with the modifications for the reasons set out in the Examiners Report.
Page iii	58	delete “Open Land” definition. Also delete the second sentence of the “Open space” definition.	Agree with the modifications for the reasons set out in the Examiners Report.
Page 1, fifth Para	59	change to “...Council’s Local Plan. <i>The Neighbourhood Plan considers...</i> ”	Agree with the modifications for the reasons set out in the Examiners Report.
Page 1, fifth Para,	60	change to: “...achieved. To be <i>made</i> by the Local Authority, the Neighbourhood Plan <i>must have regard to national planning policies and advice, be in general conformity with local strategic planning policies and receive more than 50% of votes in favour at a local Referendum.</i> ”	Agree with the modifications for the reasons set out in the Examiners Report.
Page 6	61	delete the four bullet points and replace with “* <i>Be compatible with European obligations; * Have regard to national policies and advice’ * Be in general conformity with the strategic policies of the development plan.</i> ”	Agree with the modifications for the reasons set out in the Examiners Report.
Page 7	62	delete “These basic...will enhance Grovehill.”	Agree with the modifications for the reasons set out in the Examiners Report. This will add clarity to the recommended changes

Page 7	63	change second Para to "...is that it <i>should be in general conformity</i> with the strategic policies of the adopted..."	Agree with the modifications for the reasons set out in the Examiners Report.
Page 8	64	delete heading and first Para ("A key...area."). Delete first sentence of second Para and change remaining sentence to "The <i>Dacorum Core Strategy includes specific...</i> "	Agree with the modifications for the reasons set out in the Examiners Report.
Page 8	65	Page 8, end of first line change to "... <i>will become part of the Development Plan as it applies to the Neighbourhood Area. As such...</i> "	Agree with the modifications for the reasons set out in the Examiners Report.
Page 10, third para, first sentence	DBC change	Re-word to Infrastructure and Projects Delivery team	Added to correct the specific departments title
Page 11, second para, first sentence	DBC change	Re-word to Assistant Director (Planning, Development and Regeneration)	Added to give correct title
Page 11, second para, last line	DBC change	Re-word to Town & Parish Council	Added to give correct title
Page 12	66	delete last two Paras ("The Grovehill...Plan Area.")	Agree with the modifications for the reasons set out in the Examiners Report.
Page 20	DBC change	Add HW1 next to map	Added for clarity and continuity
Page 30 footnote ¹¹	DBC change	Change web address to ¹¹ General summary of CIL available at https://www.gov.uk/guidance/community-infrastructure-levy	Change due to failure of in web address
Page 35, second and third heading	DBC change	Change S106 to Section 106	Changed for continuity
Page 36, table A	DBC change	Change personalities to personality	Change to clarify the statement
Various	121	Update the Policy and page numbering, as well as the Contents/List of Policies pages, taking account of the recommendations contained in this Report.	Agree with the modifications for the reasons set out in the Examiners Report. This will add clarity to the recommended changes