

**Three Rivers District Council
Development Management Policies Local Development Document**

**Sustainability Appraisal
July 2012**

**Appendix 6: Detailed Schedule of Changes to the Development
Management Policies Local Development Document and the
Sustainability Appraisal at the Proposed Submission Stage**

Changes to Development Management Policies from Pre-Submission Consultation (January 2012) to Proposed Submission (July 2012) Version

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
1.1	The Local Plan for Development Framework will replace the existing Three Rivers Local Plan 1996-2011 to will help plan for, and manage development in the District in the next 15 years or so.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to SA
1.2	For Three Rivers, the Local Development Framework Plan will consist of a number of <u>Local Development Plan Documents (DPDs LDDs)</u> including: <ul style="list-style-type: none"> • The Core Strategy DPD: provides the over-arching strategy and policies and the long term vision for Three Rivers • Site Allocations DPD: allocates sites for housing, employment, retail, open space, education and community uses • Development Management Policies DPD: sets out the policies against which planning applications will be assessed • Gypsy and Traveller DPD: allocates sites for Gypsy and Travellers. 	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to SA
1.3	What is the Development Management Policies <u>Local Development Plan Document</u>? The Development Management Policies DPD LDD sets out the criteria against which all planning applications within the District will be considered. The Council considers that these policies will enable the delivery of the objectives and long term vision for Three Rivers set out in the Core Strategy DPD which was adopted by the Council on 17 October 2011. These policies have been informed by a broad evidence base and through a series of consultations.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
1.4	The policies within this DPD <u>LDD</u> must be read together with those strategic policies and objectives outlined in the Core Strategy (as well as National ¹ and Regional Policy Guidance). Additional guidance for specific policies will also be provided in the form of Supplementary Planning Documents (SPDs). Details of the relevant SPD or where the Council intends to develop a further SPD in the future is contained within the text of the relevant chapter.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to SA
1.6	It has not been necessary to include local policies where issues are addressed sufficiently through National Planning Policy Statements. National Policy² clearly states that Local Planning Authorities should not repeat or reformulate national or regional policies. Therefore, where there is no specific local policy because of adequate national/regional guidance, reference is made within the text to relevant documents.	To reflect changes following introduction of the NPPF.	Altered the Environmental and Planning Context Chapter and the Plans, Policies and Programmes Review Appendix of the SA Report
2.1	This pre-submission <u>publication</u> document builds on and refines the options consulted on in the Core Strategy Issues and Options (2006), the Core Strategy Supplementary Issues and Options (2007), and the Core Strategy Preferred Options (2009) and the Core Strategy Pre-Submission (2012) . In arriving at the policies that are set out in this document, the Council has taken into consideration the following:	To reflect progress of the document.	No change to SA
3.1	The National Planning Policy Framework states that one of the core land-use planning principles is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. National policy requires the achievement of high quality, sustainable design³. It seeks planning policies that promote high quality, inclusive design in layouts and buildings in terms of function and impact. Design can have a large impact not only on individual buildings	To reflect changes to national policy following introduction of the NPPF.	No change to SA

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² PPS12 – Local Development Frameworks, National Planning Policy Framework

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>but also on the wider 'public realm', including our streets, town centres, parks and open spaces. <u>Development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, should be refused permission. Design which does not make the most of opportunities to improve the character and quality of an area should be refused.</u></p>		
3.2	<p>The Draft National Planning Policy Framework refers to design as a key element in achieving sustainable development by ensuring attractive, useable and durable places.</p>	<p>To reflect changes to national policy following introduction of the NPPF.</p>	<p>No change to SA</p>
3.3	<p>It will need to demonstrate how the proposed development will:</p> <ul style="list-style-type: none"> • Maximise energy efficiency and address water and drainage requirements • Achieve an inclusive environment that can be used by everyone, regardless of age, gender or disability and • Take account of the transport considerations <u>and</u> • <u>Incorporate crime prevention measures in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places – the Planning System.</u> <p>The Design Council provides guidance on Design and Access Statements which is available at www.designcouncil.org.uk. Further advice on 'Secured by Design' principles are available from the Police at http://www.securedbydesign.com.</p>	<p>To respond to consultation comments.</p>	<p>The policy requires new developments to demonstrate how designs could address crime (perceived and actual) and recommends the Secured by Design standards- supporting the SA objective relating to Crime, therefore altered previous prediction from neutral to positive.</p>
3.6	<p>The principle of design forms one of the overarching policies within the Council's Core Strategy DPD (CP12). Design can have a significant impact on individual buildings and spaces as well as the wider environment. The Council recognises that high quality residential design and layout is integral to meeting the objectives within the Core Strategy, addressing issues such as crime and anti social behaviour, the reduction</p>	<p>To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.</p>	<p>No change to the SA</p>

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	in carbon emissions, the reuse and recycling of waste and other community objectives in Three Rivers.		
What you told us	<p>In the Core Strategy Issues and Options and Preferred Options Consultation there was strong support for:</p> <ul style="list-style-type: none"> • New housing development to respect the character of the surrounding area • New development to be designed and built sustainably • New development to use recycled or reclaimed materials and to provide recycling facilities on site to allow the recovery and recycling of materials wherever possible <p>Reducing crime through the design of new development (Safer by Design)</p>	Removed as document has reached publication stage.	No change to the SA
What the SA told us	<p>There are no conflicts with sustainability objectives provided due consideration and sensitivity are shown when establishing the design principles towards the heritage in the area and the landscape/townscape character. This is particularly important when looking at design policies requiring new developments to be in keeping with neighbouring buildings and the local area.</p>	Removed as document has reached publication stage.	No change to the SA
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPS3: Housing Draft National Planning Policy Framework</p> <p>Regional Policy EN7: Quality in the Built Environment</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP2: Housing Supply CP3: Housing Density CP9: Green Infrastructure CP12: Design of Development</p>	To reflect changes to national policy following introduction of the NPPF and consultation comments.	Updated the Environmental and Planning Context Chapter of the SA Report and Appendix A- Plans, Policies and Programmes Review

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	Core Strategy Strategic Objective S3, S9, S10, S12		
Further Guidance	Additional Information Hertfordshire Building Futures: http://www.hertslink.org/buildingfutures Roads in Hertfordshire – Highway Design Guide: http://www.hertsdirect.org/services/transtreets/transplan/infdev/roadsinher ts/	To respond to consultation comments.	No change to the SA
3.13	Policy DM1 is in accordance with national and regional policy frameworks and reflects local priorities to maintain, protect and enhance the quality of the built environment and in particular residential amenities. The approach will contribute directly to the Core Strategy Objective 3: in relation to adapting design and considering climate change; <u>to Objective 9: in relation to conserving and enhancing the countryside and diversity of landscapes, wildlife and habitats</u> ; to Objective 10: new development respecting the unique character and identity of the towns and villages in the District; and Objective 12: creating safe and attractive places to live.	Government policy ⁴ <u>The National Planning Policy Framework</u> sets out objectives for achieving sustainable development, protecting and enhancing the natural and historic built environment and sets the policy for the treatment of archaeological remains on land.	No change to the SA
3.14	There were no alternative options at previous consultations on design matters. The broad approach previously put forward has been developed and expanded into more detailed policies, taking into account comments made.	Removed as document has reached publication stage.	No change to the SA
4.2	The Green Belt has a positive role to play in providing opportunities for access to the countryside for the urban population. Within the Green Belt, there is a general presumption against inappropriate development which should not be approved except in very special circumstances. Inappropriate development is that which is harmful to the visual amenities of the Green Belt by reason of siting, materials or design.	To respond to consultation comments.	No change to the SA
4.3	aff National Planning Policy Framework also attaches great importance to preserving the openness of the Green Belt. The Government notes that	To reflect changes to national policy following	No change to the SA

⁴ PPS5 Planning for the Historic Environment

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt when assessing applications for development. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any <u>other</u> harm is clearly outweighed by other considerations.'	introduction of the NPPF and consultation comments.	
What you told us	The Core Strategy Issues and Options consultation highlighted strong support for protecting the Green Belt and focusing development on brownfield land.	Removed as document has reached publication stage.	No change to the SA
What the SA told us	Placing future development in Green Belt areas risks detracting from the viability of town centres, especially if new developments are mixed use. The consequence of avoiding development in the Green Belt could place excessive concentration of development within the urban area and potentially lead to impacts on natural areas, built heritage, residential amenity and undue burden on existing infrastructure	Removed as document has reached publication stage.	No change to the SA
DM2	<p><u>New Dwellings-Buildings</u></p> <p>Within the Green Belt, except in very special circumstances, approval will not be given for new buildings other than those detailed in national and other relevant guidance. <u>With regards to new dwellings for agricultural and/or forestry use applicants must demonstrate compliance to the tests detailed in Appendix 3. Where sites are allocated for development in the Site Allocations DPD LDD, this may represent very special circumstances.</u></p> <p><u>Extensions to Dwellings-Buildings</u></p> <p>Extensions to <u>dwellings buildings</u> in the Green Belt that are disproportionate in size (individually or cumulatively) to the original <u>dwelling building</u> will not be permitted. The <u>dwelling's building's</u> proximity and relationship to other buildings and whether it is already, or would</p>	To reflect changes to national policy following introduction of the NPPF and consultation comments.	<p>Introduced an assessment of uncertain impact under the Biodiversity objective, in addition to the existing positive effect. The uncertain impact relates to the effects from the sites that represent "very special circumstances" for development.</p> <p>Split assessment under Soils objective: while the policy will help protect most future Greenbelt (typically Greenfield sites), this may not occur on the sites that represent "very special</p>

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	become, prominent in the landscape will be taken into account.		<p>circumstances". Thus, both positive and negative effects are likely to occur, positive effect in the long term at a regional scale whereas negative at a local level and in the short term.</p> <p>Introduced 'uncertain' impact against the Landscape and Townscape objective, as it is unclear whether the design on sites included under very special circumstances will affect the current settings in a minor or a significant way.</p> <p>NPPF recommends that in very special circumstances any harm to the Greenbelt must be outweighed by benefits, which must be demonstrated by the proposed sites.</p>
Policy Links	<p>National Policy (others may also be relevant) PPG2: Green Belt PPS9: Biodiversity and Geological Conservation Draft National Planning Policy Framework</p> <p>Regional Policy SS7: Green Belt</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development</p>	To reflect changes to national policy following introduction of the NPPF and consultation comments.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	CP9: Green Infrastructure CP11: Green Belt CP12: Design of Development Core Strategy Strategic Objective S1, S2, S9		
4.10	This policy links directly to Core Strategy Objective 1: to ensure that development in Three Rivers recognises and safeguards the District's distinctive character of small towns and villages interspersed with attractive countryside and Green Belt, through sustainable patterns of development-; <u>Objective 2: to make efficient use of previously developed land and Objective 9: to conserve and enhance the countryside and the diversity of landscapes, wildlife and habitats in the District.</u>	To respond to consultation comments.	No change to the SA
4.11	There were no objections at Issues and Options consultation to including policies on Green Belt, although two respondents suggested that policies for replacement of dwellings in the Green Belt should not be included. This was rejected as it would not allow the Council to ensure the appropriateness of replacement dwellings in the Green Belt.	Removed as document has reached publication stage.	No change to the SA
5.1	Government policy⁵ The National Planning Policy Framework sets out objectives for achieving sustainable development, protecting and enhancing the natural and historic built environment and sets the policy for the treatment of archaeological remains on land.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
5.2	National Policy refers to heritage assets which are defined 'as a building, monument, site, place, areas or landscape positively identified as having a degree of significance meriting consideration in planning decisions'- <u>because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</u> '	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
5.6	The Draft National Planning Policy Framework also emphasises the importance of the historic environment with the main Government objectives being to:	To reflect changes to national policy following introduction of the NPPF.	No change to the SA

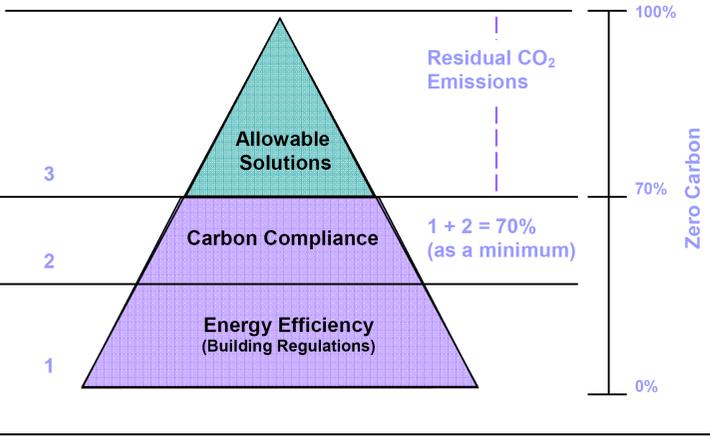
⁵ PPS5 Planning for the Historic Environment

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
5.19	<p>are 18 <u>Areas of Archaeological Significance</u> sites of known archaeological interest in the District. Information and advice about these and other non-designated heritage assets with archaeological interest may be obtained from the historic Environment Unit of Hertfordshire County Council. The Areas of Archaeological Significance are subject to regular revision and the absence of designation should not always be taken to mean that there is no archaeological potential. Prospective developers should contact the County Council to obtain the most up-to-date information and establish whether there is potential archaeological interest and establish the need for investigation and evaluation at an early stage.</p> <p>There are 18 sites of known archaeological interest in the District. The Hertfordshire Historic Environment Record, held by Hertfordshire County Council, gives information on archaeological sites and monuments. However, given the wealth of the past in Hertfordshire, this record can never be complete and new areas will be added as new information comes forward. Prospective developers should contact the County Council to establish whether there is potential archaeological interest and establish the need for investigation and evaluation at an early stage. Sites of known archaeological interest are shown on the Proposals Map.</p>	To respond to consultation comments.	No change to the SA
5.21	<p>The main aim of policies on heritage assets is to protect them from harm and to recognise the contribution they make to the environment. In order to keep heritage assets such as Listed Buildings in use and thereby secure their contribution to the character and distinctiveness of the area, allowing alternative uses or sympathetic development or alteration may be acceptable. Guidance on enabling development is contained within Policy HE11 of PPS5 and the English Heritage booklet “Enabling Development and the Conservation of Heritage Assets”, available at www.english-heritage.org.uk.</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
5.22	<p>Responding to climate change and promoting the use of renewable energy has also been identified as a priority for the Council within the Core Strategy DPD. However, it is recognised that there may be cases</p>	To reflect changes in the Town and Country Planning (Local Planning) (England)	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>when there are conflicts between preserving the past and making adaptations for the future. Therefore, with regard to renewable energy technologies, the Council will endeavour to help applicants identify appropriate solutions to minimise any impact on the heritage asset at the pre-application stage. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of the heritage asset in accordance with National Policy.</p>	Regulations 2012.	
What you told us	<p>There was strong support in the Issues and Options and the Preferred Options Consultations for the protection and enhancement of all aspects of the historic environment including Listed Buildings, Locally Important Buildings and the character of Conservation Areas. The need to protect areas of archaeological importance was also identified.</p> <p>There was also strong support for environment and resource conservation including policies for the:</p> <ul style="list-style-type: none"> • Preservation and enhancement of the historic environment and criteria for assessing applications for development; and • Protection, enhancement and preservation of sites of archaeological interest and their settings. 	Removed as document has reached publication stage.	No change to the SA
What the SA told us	<p>Recognises the need to protect local character and to protect and enhance locally important sites, buildings and townscape with positive benefits in relation to social well being, human health, townscape, the economy and the vitality of town and local centres</p> <p>The historic environment also acts as an important lure for new residents and businesses.</p>	Removed as document has reached publication stage.	No change to the SA
DM3	<p>Archaeology</p> <p><u>Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, it must be accompanied by an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation. There is a presumption against any harm to Scheduled</u></p>	To respond to consultation comments.	The predicted significant positive effect against Historic and Built Environment objective is further strengthened by stating the policy position on how

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p><u>Monuments and heritage assets with archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments. Where the loss of the whole or a material part of a heritage asset's significance (archaeological interest) is justified, planning conditions will be included in any permission to ensure that an adequate record is made of the significance of the heritage asset before it is lost. This will be secured through an archaeological written scheme of investigation (WSI) which must include provision for appropriate publication of the evidence.</u></p> <p>Archaeological deposits and remains should be recorded and where possible preserved in situ. Proposals which would adversely affect archaeological remains or their settings are unlikely to be supported. Where archaeological potential is considered to exist by the Historic Environment Unit of Hertfordshire County Council applications which are likely to affect archaeological deposits must be accompanied by a desk top survey or if this is insufficient to properly assess the interest, a field survey and Written Scheme of Investigation will also be required.</p>		planning applications will be dealt with when <u>heritage assets with archaeological interest</u> are present, the aim being to protect these features.-
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPS5: Planning for the Historic Environment PPS5: Planning for the Historic Environment: Historic Environment Practice Guide Draft National Planning Policy Framework</p> <p>Regional Policy ENV6: The Historic Environment</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP12: Design of Development</p> <p>Core Strategy Strategic Objective S1, S10</p>	To reflect changes to national policy following introduction of the NPPF and consultation comments.	No change to the SA
5.27	were no alternative options in previous consultations on the Historic Built	Removed as document has	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	Environment other than to continue to protect and enhance the historic environment. The policy has been developed and expanded in the light of comments received.	reached publication stage.	
6.0	DM4 Carbon- di- oxide and On-site Renewable Energy	To reflect changes to national policy following introduction of the NPPF.	
6.4	National policy states that local authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change. This includes preparing planning policies that promote the prudent use of resources by making more efficient use or re-use of existing resources and encouraging the development of renewable energy resources. In particular, consideration should be given to encouraging energy efficient buildings, community heating systems and the use of combined heat and power in developments.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
6.6	<p><u>In 2009 the Minister for Housing and Planning confirmed the policy to require all new homes to be zero carbon from 2016 and set out the proposals which will be taken to implement it.</u></p> <p><u>Developments will not be required to achieve zero carbon emissions entirely within the site boundary. Instead there will be a minimum requirement for emission savings through energy efficient design of the building fabric (set by Building Regulations). Further measures will be required to achieve 'carbon compliance' on site, bringing the emission savings onsite up to 70% by 2016. This may include measures such as improved energy efficiency of the buildings fabric (above what is required by Building Regulations), on site low carbon and renewable technologies and/or connection to on site or off site heat networks or a combination of these measures.</u></p> <p><u>The residual CO₂ emissions beyond carbon compliance in 2016 are to be</u></p>	To reflect changes to national policy.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p>dealt with through 'Allowable Solutions' which are yet to be determined by the Government but are likely to include:</p> <ul style="list-style-type: none"> • <u>Carbon compliance – beyond the minimum 70% level</u> • <u>Credits for energy efficiency appliances or building controls to reduce energy demand</u> • <u>Exporting low carbon or renewable heat from a development</u> • <u>Credit for contribution by the developer in low or zero carbon energy infrastructures such as a local heat network</u> • <u>Improving the energy efficiency of existing buildings in the vicinity</u> <p><u>Achieving Zero Carbon Homes from 2016</u></p>  <p>A government statement in 2009 stated that achieving zero</p>		

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>carbon would be achieved in three stages as follows:</p> <ol style="list-style-type: none"> 1) Taking account of the building fabric energy efficiency Carbon Compliance: Taking account of systems and controls, such as heating/cooling systems etc 3) Allowable Solutions: Covering the remaining carbon emitted from the dwelling. 		
6.9	<p>National policy states that local authorities should set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low carbon energy sources where it is viable. The National Planning Policy Framework states that local authorities should support the move to a low carbon future by planning for new development in locations and ways which reduce greenhouse gas emissions, actively support energy efficiency improvements to existing buildings and set local requirements for a building's sustainability in a way consistent with the Government's zero carbon building policy.</p>	<p>To reflect changes to national policy following introduction of the NPPF.</p>	<p>No change to the SA</p>
6.12	<p>The Council is already committed to working towards lower carbon emissions and increasing the use of renewable energy. Policy CP1, of the Core Strategy DPD sets out the Council's broad approach to sustainable development. This policy requires applicants for all new residential development of one unit and above and for all new commercial development to submit a C-Plan Energy and Sustainability Statement demonstrating the extent to which sustainability principles have been incorporated into the proposals and the expected carbon emissions. This is available at http://threeriverschecklist.co.uk/default.aspx. In addition, the Council's commitment to lowering carbon emissions is also illustrated through:</p>	<p>To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012 and to respond to consultation comments.</p>	<p>No change to the SA</p>
What you told us	<p>In the Core Strategy Issues and Options and Preferred Options Consultation there was a general support for development to be:</p> <ul style="list-style-type: none"> • Sustainable in terms of energy efficiency, and for all new major developments to provide up to 20% of their energy requirements 	<p>Removed as document has reached publication stage.</p>	<p>No change to the SA</p>

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>through on-site renewable energy</p> <ul style="list-style-type: none"> Designed and built sustainably to ensure that greenhouse gas emissions are minimised. 		
What the SA told us	<ul style="list-style-type: none"> Support is given to policies that incorporate resource and energy efficiency within the design and construction of new housing As well as policies requiring renewable energy as part of new development consideration also needs to be given to energy efficiency. Standards could be set/adopted by the Council and achieved through innovative sustainable design. 	Removed as document has reached publication stage.	No change to the SA
DM4	<p>Applications for all new residential development of one unit and above, and for all new commercial development, must be submitted with a C-Plan Energy and Sustainability statement available at http://threeriverschecklist.co.uk/default.aspx as required by Policy CP1 of the Core Strategy.</p> <p>From 2013, applicants will be required to demonstrate that development will produce 15 <u>5</u>% less carbon dioxide emissions than Building Regulations Part L requirements (2010 2013) <u>having regard to feasibility and viability, with a minimum of 10% being provided This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralized, renewable or low carbon energy supply, by on-site renewable and low carbon (i.e. combined heat and power) energy systems.</u></p> <p>In line with Government Policy, where it can be proven that on-site renewable technology is not feasible, the Council will consider connection to a local, decentralised, renewable or low carbon energy supply as a substitute for on-site renewable technology.</p> <p>From 2016, applications for new residential development will be required to demonstrate that the development will meet a zero carbon standard</p>	To reflect changes to national policy.	No alteration to the predicted effect, however additional commentary to emphasise that the reduced CO ₂ reduction target for 2013 is not challenging and does not push for higher standards.

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p>(as defined by central government). The same standard will be applied for non domestic buildings from 2019.</p> <p>In line with Government policy, the Council will support a range of allowable solutions for dealing with the remaining carbon emissions. This may include payment into a Carbon Offset Fund which will be used to retrofit existing building stock with energy saving measures for the future. The approach will be set out in a further SPD.</p>		
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPS 7: Delivering Sustainable Development in Rural Areas PPS22: Renewable Energy Draft National Planning Policy Framework</p> <p>Regional Policy Policy ENG1: Carbon Dioxide Emissions and Renewable Energy</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development</p> <p>Core Strategy Strategic Objective S1, S10</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
6.13	<p>Policy DM4 is critical to helping to address climate change and reflects national and regional policy and the local high priority to tackle this issue. Buildings such as houses and offices account for approximately 40% of all carbon dioxide emissions in the UK and the Council will encourage all new development to be as energy efficient as possible, as well as requiring a proportion of energy demand to be met through renewable energy sources.</p>	To reflect changes to national policy.	No change to the SA
6.14	<p>The benchmark used for targets to reduce carbon emissions is the current Part L of the Building Regulations, in line with national policy. The Council's use of the C-Plan system provides a reliable, consistent and transparent method of assessing the likely energy use <u>and carbon dioxide emissions</u> of a proposed development for developers and the Council <u>and</u></p>	To reflect changes to national policy.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	will be used to calculate the contributions to 'Allowable Solutions' from 2016.		
6.17	The 20% target for renewables, as put forward at the Issues and Options stage, has been incorporated into the policy from 2013 to align with national and regional targets and the expected advancement in technologies required to meet such targets.	Removed as document has reached publication stage.	No change to the SA
7	DM5 Renewable energy developments		
7.1	<u>The National Planning Policy Framework states that local planning authorities should design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.</u>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
What you told us	The Issues and Options and Preferred Options Consultation showed general support for development to be sustainable in terms of energy efficiency and for all new major developments to provide a percentage of their energy requirements through on site renewable energy.	Removed as document has reached publication stage.	No change to the SA
What the SA told us	<ul style="list-style-type: none"> • Support given to policies that incorporate resource and energy efficiency within the design and construction of new housing • Energy efficiency – as well as policies requiring renewable energy as part of new development consideration also needs to be given to energy efficiency. Standards could be set/adopted by the Council and achieved through innovative sustainable design. 	Removed as document has reached publication stage.	No change to the SA
	<p>In considering proposals for large-scale renewable energy developments, assessment will take into account potential impacts on:</p> <ul style="list-style-type: none"> • Residential/workplace amenity • The visual amenity of the local area, including landscape character • Local natural resources, including air and water quality • The natural, built and historic environments 	To respond to consultation comments.	No changes to the predicted effect against the biodiversity objective, but the revision further strengthens policy position on protecting and enhancing biodiversity features. The SA recommendation

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<ul style="list-style-type: none"> • <u>Biodiversity</u> • Public access to the countryside • The openness and visual amenity of the Green Belt • Other site constraints. <p>The Council will take into account the individual and cumulative impacts of applications for renewable energy developments on the above.</p>		made in the previous round of the SA has now been included in the DM Policy.
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPS22: Renewable Energy Draft National Planning Policy Framework</p> <p>Regional Policy Policy ENG2: Renewable Energy Targets</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP12: Design of Development</p> <p>Core Strategy Strategic Objective S1, S3</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
7.11	There were no objections at issues and options or preferred options consultation to including policies on renewable energy. The policy approach has been developed taking into account the comments received.	Removed as document has reached publication stage.	No change to the SA
	BIODIVERSITY, TREES, WOODLANDS, WATERCOURSES AND LANDSCAPING	To respond to consultation comments.	
8.2	Woodlands, trees and hedgerows are important contributors to biodiversity and may be protected by wildlife or conservation designations, Tree Preservation Orders or the Hedgerow Regulations. It is important that those not covered by designations are retained, protected and wherever possible, added to, since pressure for	To reflect changes to national policy following introduction of the NPPF and to respond to consultation comments	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	development will increasingly threaten trees, woodlands, and hedgerows watercourses and their surrounding habitat. National Planning Policy ⁶ requires the potential impacts of planning decisions on biodiversity, landscape, trees and geological conservation to be fully considered. Authorities are also obliged to conserve and enhance wildlife and landscape under the Natural Environment and Rural Communities Act 2006, the Water Framework Directive and the Natural Environment White Paper.		
8.3	Local Development Frameworks National policy states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The National Planning Policy Framework requires local authorities are required to indicate identify and map the locations of designated sites of biodiversity and geological importance, and identify any areas or sites for the restoration or creation of new priority habitats. Appropriate weight should be attached to designated sites of international, national and local importance, protected species and to biodiversity and geological interests in the wider environment.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
8.4	The Draft National Planning Policy Framework states that a central way in which the goal of sustainable development will be achieved will be through the delivery of a healthy and natural environment. The Planning System will play a central role by minimising any impacts to biodiversity and encouraging the enhancement of biodiversity where possible⁷.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
8.11	Developers should have regard to the potential impact of development proposals on biodiversity, trees, watercourses and woodlands from the outset. Applications should be accompanied by sufficient information to assess the impact of the proposed development on any protected species, trees, watercourses, or woodlands or priority habitats. Where it	To respond to consultation comments.	No change to the SA

⁶ ~~Planning Policy Statement 9: Biodiversity and Geological Conservation~~

⁷ ~~Draft National Planning Policy Statement~~

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>is considered that a habitat/species development is likely to impact on species or habitat that is protected under European or Statutory legislation could be affected by development, the Council will require adequate survey information to be submitted at the time of the application together with an assessment of the potential impacts and appropriate mitigation/compensatory measures. The surveys should be undertaken and carried out by competent persons and at appropriate times of the year. Herts Biological Records Centre is able to provide information on species data for a development site and further information is also available from Herts and Middlesex Wildlife Trust.</p>		
8.15	<p>When considering development proposals, the Council will take account of <u>UK biodiversity Action Plan</u>, the Hertfordshire Biodiversity Action Plan and other relevant information to:</p>	<p>To respond to consultation comments.</p>	<p>No change to the SA</p>
8.16	<p>The Council will support measures identified in management plans (including the <u>Thames River Basin Management Plan</u>) and related status reports for Sites of Special Scientific Interest, Local Nature Reserves and other wildlife sites that seek to conserve, enhance and restore biodiversity. Where appropriate, developers may be required to contribute to improvements in biodiversity as part of their proposals.</p>	<p>To respond to consultation comments.</p>	<p>No change to the SA</p>
8.18	<p>Landscaping proposals should address:</p> <ul style="list-style-type: none"> • the incorporation of visually obtrusive elements of development such as car parks, bank elevations and electricity sub-stations • the setting of buildings within the site, and the setting of the site within the locality • the creation of views into and out of buildings and the site as a whole and the creation and enhancement of visual focal points • the conservation of existing local landscape character <u>and enhance natural features.</u> 	<p>To respond to consultation comments.</p>	<p>No change to the SA</p>
What you told us	<p>• There was strong support for protecting important wildlife sites and species, with the suggestion that policy should also require enhancement of biodiversity where possible</p>	<p>Removed as document has reached publication stage.</p>	<p>No change to the SA</p>

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>• There was also support for including policies to cover protection of trees, woodlands and hedgerows It was felt that assessment of biodiversity should be undertaken to ensure that decisions are evidence-based.</p>		
What the SA told us	<p>• Protection of important wildlife sites and species would have positive benefits in relation to landscape and townscape, biodiversity, air quality, human health, water quality, social well being and the economy • Protecting the natural environment will enhance the area as an attractive business location and will subsequently help economic growth and vitality through attracting potential investors Protection and enhancement of biodiversity is a Strategic Environmental Assessment objective against which all issues and options have been assessed.</p>	Removed as document has reached publication stage.	No change to the SA
DM6	<p><i>Biodiversity, Trees, Woodlands, Watercourses and Landscaping</i> Development that would affect a Site of Special Scientific Interest, Local Nature Reserve, County Wildlife Site or protected species under UK or European law, or identified as being in need of conservation by the UK Biodiversity Action Plan <u>or the Hertfordshire Biodiversity Action Plan</u> , will not be permitted where there is an adverse impact on the ecological, geological or biodiversity interests of the site, unless it can be demonstrated that:</p> <ul style="list-style-type: none"> • There are exceptional circumstances for the development which clearly outweigh the need to safeguard the biodiversity of the site, and where alternative wildlife habitat provision can be made in order to maintain local biodiversity; and • Adverse effects can be satisfactorily minimised through mitigation and compensation measures to maintain the level of biodiversity in the area. <p>Development should result in no net loss of biodiversity value <u>across the</u></p>	To respond to consultation comments.	<p>No change to the predicted effects, but the proposed alteration to the policy wordings has strengthened the predictions against the Biodiversity and Water SEA objectives of protecting and enhancing these features.</p> <p>Recommendation from the previous version of the SA Report has now been included in the policy to strengthen the position of the Council on preventing habitat fragmentation.</p>

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p><u>District as a whole. The following areas have been highlighted as key areas for biodiversity within the in any of the following key biodiversity areas as identified in the Hertfordshire Biodiversity Action Plan:</u></p> <ul style="list-style-type: none"> • Mid Colne Valley • Whippendell Woods and surrounds • River Chess Valley. <p><u>In the first instance development should seek to avoid impacts on designated sites and important habitats/species through sensitive design and consideration of alternatives. Proposals should seek to incorporate measures for biodiversity enhancement and Green Infrastructure delivery wherever possible.</u></p> <p>Development must conserve, enhance and, where appropriate, restore biodiversity through:</p> <ul style="list-style-type: none"> • Protecting habitats and species identified for retention • Providing compensation for the loss of any habitats • Providing for the management of habitats and species • Maintaining the integrity of important networks of natural habitats, and • Enhancing existing habitats and networks of habitats and providing roosting, nesting and feeding opportunities for rare and protected species. <p><u>Linked habitats are important in allowing species to adapt and respond to circumstances. Development must not result in fragmentation or isolation of wildlife habitats and should seek opportunities for habitat connectivity with the wider landscape.</u></p> <p>Trees, Woodlands and Landscaping</p>		

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>Proposals for new development should be submitted with landscaping proposals which seek to retain trees and other important landscape and nature conservation features. Landscaping proposals should also include new trees and other planting to enhance the landscape of the site and its surroundings as appropriate.</p> <p>Development proposals on sites which contain existing trees and hedgerows will be expected to retain as many trees and hedgerows as possible, particularly those of local amenity or nature conservation value or hedgerows considered to meet the criteria of the Hedgerow Regulations 1997.</p> <p>Development proposals should demonstrate that existing trees, hedgerows and woodlands will be safeguarded and managed during and after development in accordance with the relevant British Standards.</p> <p>Development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage. Development likely to result in future requests for significant topping, lopping or felling will be refused.</p> <p>Planning permission will be refused for any development that would be liable to cause demonstrable harm resulting in the loss or deterioration to protected woodland (including ancient woodland), <u>protected trees (including aged or veteran trees)</u> and hedgerows, unless conditions can be imposed to secure their protection.</p> <p>Where the felling of a tree or removal of a hedgerow is permitted, a replacement tree or hedge of an appropriate species, size and in a suitable location will be required, taking account of issues such as landscape and biodiversity.</p>		

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p>Areas forming part of development proposals which are to be transferred to the local authority for maintenance should be designed for ease of access and low cost maintenance overheads and management regimes.</p> <p><u>Watercourses</u></p> <p><u>Any development adjacent to, over or in a watercourse needs to take into account consideration of the Water Framework Directive requirements and opportunities outlined in the Thames River Basin Management Plan. All developments should seek to improve the biodiversity of the site and contribute towards the riparian corridor's ability to be used by migrating species.</u></p>		
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPS9: Biodiversity and Geological Conservation Draft National Planning Policy Framework</p> <p>Regional Policy Policy ENV3: Biodiversity and Earth Heritage</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP9: Green Infrastructure</p> <p>Core Strategy Strategic Objective S9</p>	To reflect changes to national policy following introduction of the NPPF	No change to the SA
8.21	<p>There were no objections in previous consultations including policies on biodiversity. The broad approach previously put forward has been developed and expanded into more detailed policies taking into account comments made. No new additional policies were suggested for this policy area and therefore none were rejected.</p>	Removed as document has reached publication stage.	No change to the SA
9	DM 7 Landscape Character		

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
9.1	<p>National Policy⁸ states the importance of conserving the landscape and scenic beauty or our National Parks, the Broads and Areas of Outstanding Natural Beauty (AONBs).</p> <p>National policy⁹ states that the most valued landscapes should have the highest level of protection and that locally valued landscapes should be protected through appropriate policies, with reference to landscape character assessments.</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
9.2	Areas of Outstanding Natural Beauty (AONBs) are designations of national importance for reasons relating to their natural beauty and contribution to the wider countryside.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
9.4	The landscape of Three Rivers is a complex mix of rural and urban areas, woodlands, wildlife habitats, farmland, water features and other land forms. The landscape has been heavily altered by human activity so many distinctive features such as field boundaries are of historical interest as well as visual and ecological merit. Wildlife habitats such as meadows, woodlands, hedgerows, orchards and wetlands are valued components of the landscape and have their own special management requirements.	To respond to consultation comments.	No change to the SA
9.6	New development should either conserve and/or enhance the special character and natural beauty of the AONB. Proposals should also protect the setting of the AONB and safeguard views into and out of the area. The areas of the District within the Area of Outstanding Natural Beauty are shown on the Proposals Map.	To respond to consultation comments.	No change to the SA
What you told us	<ul style="list-style-type: none"> • There was strong support for ensuring that development should make full and effective use of land whilst respecting the character of the surrounding area • There was also support for requiring development to enhance the 	Removed as document has reached publication stage.	No change to the SA

⁸ National Planning Policy Framework

⁹ Planning Policy Statement 7: Sustainable Development in Rural Areas

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>landscape where possible through design and setting</p> <ul style="list-style-type: none"> Full use should be made of landscape character assessment to ensure that decisions are based on evidence <p>Landscapes of the highest quality, such as the Chilterns Area of Outstanding Natural Beauty, should be protected from inappropriate development that would be potentially damaging.</p>		
What the SA told us	<ul style="list-style-type: none"> Although landscape character should be protected, this could limit residential densities and result in additional housing being directed to greenfield sites, whilst the dispersed nature of development could increase car use and compromise the viability of public transport <p>Protecting the landscape will enhance the area as an attractive business location and subsequently help economic growth and vitality through attracting potential investors.</p>	Removed as document has reached publication stage.	No change to the SA
DM7	<p>In considering proposals for development within or near the Chilterns Area of Outstanding Natural Beauty, the Council will seek to support development unless it can be demonstrated that the proposal would:</p> <ul style="list-style-type: none"> Fail to conserve <u>and/or</u> enhance the special landscape character and distinctiveness of the AONB by reason of the siting, design or external appearance of, <u>or the type or form of,</u> development Detracts from the setting of the AONB and has an adverse impact on views into and out of the area Detracts from the public enjoyment of the AONB landscape. <p><u>Landscape Regions</u></p> <p>In all landscape regions, the Council will require proposals to make a positive contribution to the surrounding landscape and are likely to support proposals that:</p> <ul style="list-style-type: none"> Lead to the removal or a reduction in the impact of existing structures and land uses that are detrimental to the visual quality 	To respond to consultation comments.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p>of the landscape</p> <ul style="list-style-type: none"> • Enhance public access and recreation opportunities without detriment to the landscape or wildlife • <u>Contribute to delivery of Green Infrastructure</u> • Contribute to the measures identified in the Hertfordshire Landscape Strategy 2001 to strength, reinforce, safeguard, manage, improve, restore and reconstruct landscapes. <p>When considering proposals for development which may affect the management of an area of particular feature of the landscape, details of management proposals to protect or enhance the contribution of the site to the wider landscape will be required.</p>		
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPS7: Sustainable Development in Rural Areas <u>National Planning Policy Framework</u></p> <p>Regional Policy Policy ENV2: Landscape Conservation</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP9: Green Infrastructure CP12: Design of Development</p> <p>Core Strategy Strategic Objective S1, S9, S12</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
9.14	<p>There were no objections at previous consultations to including policies on landscape. The broad approach previously put forward has been developed and expanded into more detailed policies, taking into accounts comments made. No new additional policies were suggested for this policy area, and therefore none were rejected.</p>	Removed as document has reached publication stage.	No change to the SA
10	DM8 Flood Risk And Water Resources		

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
10.1	National Guidance ¹⁰ Policy ¹¹ aims to ensure that flood risk is taken into account at all stages of the planning process and to avoid inappropriate development in areas at risk from flooding <u>by directing development away from areas at highest risk or where development is necessary, making it safe without increasing flood risk elsewhere.</u> Areas can be mapped according to the level of flood risk:	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
10.5	The need for the planning system to support the transition to a low carbon economy by taking into account flood risk is set out in the Draft National Planning Policy Framework as a key objective. In achieving this objective, the planning system should: 9 Avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk or where development is necessary, making it safe without increasing flood risk elsewhere.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
10.9	The Council has taken into account flood risk in identifying development sites through the Site Allocations DPD.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	
10.12	Applicants are advised to contact the Environment Agency for information on specific areas which are at risk from flooding. <u>Flood zone 3b (the highest level of flood risk) has been defined by our SFRA. New built footprint will not be acceptable in this flood zone. Redevelopment of existing built footprint in Flood Zone 3b will only be considered if the development is of a compatible use class and does not increase flood risk elsewhere.</u>	To respond to consultation comments.	No change to the SA
10.13	In assessing development proposals, the Council will apply national policy and the findings of the Three Rivers Strategic Flood Risk	To respond to consultation comments.	No change to the SA

¹⁰ ~~Planning Policy Statement 25: Development and Flood Risk and the Companion Guide~~

¹¹ National Planning Policy Framework

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>Assessment (SFRA). A Flood Risk Assessment (FRA) is likely to be required for development proposals of 1 hectare or larger in Flood Zone 1 and for proposals for all new developments located in Flood Zones 2 and 3 as designated by the Environment Agency. A FRA is also likely to be required for any development other than minor development in a designated critical drainage area which has been notified to the Local Planning Authority by the Environment Agency. Land in Flood Zone 1 that is surrounded by areas of Flood Zone 2 or 3 will be treated as if it is in the higher risk zone and a Flood Risk Assessment will be required to prove that safe access/egress exists for the development or that the land will be sustainable for the duration of the flood period.</p>		
10.15	<p>When considering design of developments, floor levels in flood zones 2 and 3a should be situated above the 1% (1 in 100 years) plus climate change predicted maximum levels plus a minimum freeboard of 300mm. For developments in all areas, Sustainable Drainage Systems should be implemented to reduce run off from the site if technically possible and appropriate.</p>	To respond to consultation comments.	No change to the SA
10.16	<p>Where appropriate developers will be required to show that any flood protection and mitigation measures which may be necessary do not have an unacceptable impact on nature conservation, landscape, recreation or other important issues. New development adjacent to water courses should seek to include river restoration and de-culverting where possible.</p>	To respond to consultation comments.	No change to the SA
10.17	<p>In some cases, developers will be required to contribute to the delivery of flood risk management schemes and facilities as identified in the Three Rivers Strategic Flood Risk Assessment (2007) and other relevant plans such as the Local Flood Risk Management Strategy for Hertfordshire to enhance and restore river corridors and to improve flood awareness and emergency planning, in partnership with the County Council as lead Local Flood Authority, the Environment Agency and other authorities <u>appropriate bodies.</u></p>	To respond to consultation comments.	No change to the SA
10.17	<p>Applicants are advised to refer to national policy for further information on flood risk and development and to enter into early pre-application</p>	To respond to consultation comments.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	discussions with the Council, and the Environment Agency, and SUDS Approval Body (SAB) where required. Further guidance on ways to conserve water and deliver SUDS are contained in Building Futures: A Hertfordshire guide to promoting sustainability in development (http://www.hertslink.org/buildingfutures) and Roads in Hertfordshire – Highways Design Guide http://hertsdirect.org/services/transtreets/tranplan/infdev/roadsinherts/		
What you told us	As part of the Issues and Options consultation there was concern about the effect new development would have on the existing water supply and that development in the floodplain should be avoided.	Removed as document has reached publication stage.	No change to the SA
What the SA told us	<ul style="list-style-type: none"> ● Flood risk: Controlling development in flood risk areas and also the use of Sustainable Drainage Systems is supported. ● Additional policies recommended in encouraging innovative design when ‘future-proofing’ new developments and infrastructure to take into account the causes and effects of climate change ● Water Resource Usage: new developments will need to be future-proofed against a drier climate, includes the issue of decreasing water supply for increasing number of dwellings. Policies and criteria should relate to requirements encouraging innovative forms of water storage and water usage efficiency within new developments.	Removed as document has reached publication stage.	No change to the SA
DM8	<p>In accordance with National Policy, the Council will only permit development if it is demonstrated that there will be no adverse impact on areas at risk from flooding. Proposals should not add to and, should, where practicable take opportunities to reduce flood risk.</p> <p><u>New development must be located and designed to minimise flood risk to present and future users as well as ensuring that flood risk is not increased and is, where possible, reduced off site.</u></p> <p>New development must be located and designed to prevent present and future users from being exposed to the risk of flooding.</p>	To respond to consultation comments.	Alteration to the prediction under the Flood Risk objective from positive to a split assessment, thus now both positive and uncertain impacts have been predicted on two different grounds. While the commentary under the positive effect predicted remains unaltered the reason for the uncertain rating is due

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	Development should normally be set back from any watercourse with a minimum 8 <u>5</u> m wide bufferzone to prevent any significant impact from flooding.		to the revision of the buffer distance between the proposed development and waterbodies from 8m to 5m. It is not clear whether this alteration may compromise the achievement of WFD objectives and present risk to present and future occupiers. The policy has taken recommendation from the previous stage SA relating to inclusion of surface run-off related flooding issues.
Policy Links	National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPS23: Planning and Pollution Control PPS23: Annex 1: Pollution Control, Air and Water Quality PPS25: Planning and Flood Risk PPS25: Planning Policy Statement 25 Development and Flood Risk Practice Guide Draft National Planning Policy Framework Regional Policy Policy WAT4: Flood Risk Management Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP12: Design of Development Core Strategy Strategic Objective S3	To reflect changes to national policy following introduction of the NPPF.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
10.20	There were no objections at Issues and Options consultation to including policies for the above. No new additional policies were suggested for this policy area, and therefore none were rejected. The broad approach previously put forward has been developed and expanded into more detailed policies, taking into account comments made.	Removed as document has reached publication stage.	No change to the SA
11.2	Government policy¹² gives guidance on the Pollution control regimes (including noise), that interact with the planning system. These considerations are governed complemented by legislation outside the planning process¹³.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
11.3	The Draft National Planning Policy Framework emphasises the planning system's role in working towards a healthy and natural environment. This includes preventing both new and existing development from contributing to or being adversely affected by exposed to an unacceptable levels of land, air, water or noise pollution or land instability¹⁴.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
11.10	In line with national guidance¹⁵, It is important to ensure noise-sensitive developments are located away from existing sources of significant noise and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised. When assessing a proposal for residential development near a source of noise, the Council will have regard to Appendix 4.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
11.17	A list of useful guidance can be found at the end of this chapter. For further guidance on all of the above issues, applicants are advised to refer to National Policy	To reflect changes to the rest of the section.	No change to the SA
What you told us	As part of Issues and Options and Preferred Options Consultation there was support to achieve a measurable reduction of pollution and greenhouse gas emissions	Removed as document has reached publication stage.	No change to the SA

¹² ~~Planning Policy Statement 23: Planning and Pollution Control, Planning Policy Guidance 24: Planning and Noise~~

¹³ ~~Pollution Prevention and Control Act 1999, Pollution Prevention Control Regulations 2000, Environment Act 1995.~~

¹⁴ ~~National Planning Policy Framework~~

¹⁵ ~~Planning Policy Guidance 24: Planning and Noise~~

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>There was also strong support for the Council's Sustainable Development Policies, which include criteria against which potentially polluting development should be considered, and for policies to deal with the potential for contamination and remediation of land</p> <p>There was general concern about the effect of new development on the existing water supply.</p>		
What the SA told us	<p>The following are key Sustainability Appraisal objectives against which plans and proposals will be assessed:</p> <ul style="list-style-type: none"> • To maintain/enhance water quality • To minimise loss of valuable soils to development • To achieve good air quality especially in urban areas • To reduce the emissions of carbon dioxide and other green house gases. 	Removed as document has reached publication stage.	No change to the SA
11.0	DM9 Contamination and Pollution		
DM9	<p>Contamination and Pollution</p> <p>The Council will seek to refuse planning permission for development, including changes of use, which would or could give rise to polluting emissions to land, air and/or water by reason of disturbance, noise, light, smell, fumes, vibration, liquids, solids or other (including smoke, soot, ash, dust and grit) unless appropriate mitigation measures can be put in place and be permanently maintained.</p> <p>Contaminated Land</p> <p>The Council will only grant planning permission for development on, or near to, former landfill sites or on land which is suspected to be contaminated, where the Council is satisfied that:</p> <ul style="list-style-type: none"> • There will be no threat to the health of future users or occupiers of the site or neighbouring land; and • There will be no adverse impact on the quality of local 	To reflect changes to national policy following introduction of the NPPF and to respond to consultation comments.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>groundwater or surface water quality.</p> <p>Air Quality Development will not be permitted where it would have an adverse impact on air pollution levels, particularly where it would adversely affect air quality in an Air Quality Management Area.</p> <p>Noise Pollution Planning permission will not be granted for development which:</p> <ul style="list-style-type: none"> • Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development • Has an unacceptable adverse impact on countryside areas of tranquillity which are important for wildlife and countryside recreation; or • Would be subject to unacceptable noise levels or disturbance from existing noise sources whether irregular or not. <p>The Council will seek to ensure that noise from proposed commercial, industrial, recreational or transport use does not cause any significant increase in the background noise level of nearby existing noise-sensitive property such as dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, schools and other educational establishments. <u>When assessing proposals for residential development near a source of noise we will have regards to Appendix 4 which indicates the appropriate response to the level of noise by source.</u></p> <p>Lighting Proposals Development proposals which include external lighting should ensure that:</p> <ul style="list-style-type: none"> • Proposed lighting schemes are the minimum required for public 		

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p>safety and security</p> <ul style="list-style-type: none"> • There is no unacceptable adverse impact on neighbouring or nearby properties • There is no unacceptable adverse impact on the surrounding countryside • There is no dazzling or distraction to road users including cyclists, equestrians and pedestrians • Road and footway lighting meets the County Council's adopted standard • There is no unacceptably adverse impact on wildlife <p><u>Proposals in the vicinity of habitats and habitat features important for wildlife ensure that the lighting scheme is sensitively designed to prevent negative impacts on use of these habitats and habitat features.</u></p>		
Policy Links	<p>National Policy (others may also be relevant) <u>PPS1: Delivering Sustainable Development</u> <u>PPS9: Biodiversity and Geological Conservation</u> <u>PPS23: Planning and Pollution Control</u> <u>PPS23: Annex 1: Pollution Control, Air and Water Quality</u> <u>PPG24: Planning and Noise</u> <u>PPS25: Planning and Flood Risk</u> <u>PPS25: Planning Policy Statement 25 Development and Flood Risk Practice Guide</u> Draft National Planning Policy Statement</p> <p>Regional Policy Policy ENV7: Quality in the Built Environment</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development <u>CP9: Green Infrastructure</u> CP12: Design of Development</p> <p>Core Strategy Strategic Objective S1, S2, S3, S9</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
11.21	There were no alternative options at previous consultations on contamination and pollution issues. The broad approach previously put forward has been developed and expanded into more detailed policies, taking into account comments made. In order to accord with national and regional policy and to meet sustainable development objectives locally, it is considered that there is no real alternative.	Removed as document has reached publication stage.	No change to the SA
12.0	DM10: Waste Management		
12.8	The amount of waste produced in Hertfordshire is approximately 2 3 million tonnes per year, around a quarter of which (550,000 tonnes) over 500,000 tonnes is local authority collected (household waste). Hertfordshire has limited landfill capacity and has only one remaining landfill that is expected to be available until 2017. At present a large proportion of waste is exported out of the County. In order to reduce dependency on landfill, levels of recycling are increasing, particularly in Three Rivers which has the highest rate of recycling of household waste in Hertfordshire at 51.1% for 2010/11 Nevertheless, 60% of all of Hertfordshire's household waste still goes to landfill. In seeking to reduce the amount of overall waste produced locally it will be important to:	To update information to the latest position.	No change to the SA
12.10	The Council also encourages measures which contribute to reducing waste wherever possible Developers will be expected to provide information on how development will reduce waste as part of the C Plan Energy and Sustainability Statement required under Policy CP1 of the Core Strategy DPD . <u>A Site Waste Management Plan (SWMP) is required by law for all construction projects that are worth more than £300,000. This aims to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken to. Projects over £500,000 may require further information.</u>	To respond to consultation comments.	No change to the SA
What you told	There was strong support at Issues and Options and Preferred Options	Removed as document has	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
US	<p>for policy options requiring use of recycled or reclaimed materials as part of new development</p> <p>There was also strong support for policy options proposing to require provision of recycling facilities on site such as composters and bottle banks.</p>	reached publication stage.	
What the SA told us	<p>The Sustainability Appraisal supports the policy measures proposed at issues and options as they would reduce waste produced, enable the use of previously developed land, and reduce agricultural land and soil loss. They will also help provide employment opportunities in waste management, reduce fly-tipping, and potentially reduce the health impacts from the transport of waste</p> <p>There is a risk that waste management uses could have an adverse impact on the landscape and so careful choice in site location will be essential to minimise any adverse impacts.</p>	Removed as document has reached publication stage.	No change to the SA
Policy Links	<p>National Policy (others may also be relevant)</p> <p>PPS1: Delivering Sustainable Development</p> <p>PPS10: Planning for Sustainable Waste Management</p> <p>Planning for Sustainable Waste Management: A Companion Guide to PPS10.</p> <p>PPS23: Planning and Pollution Control</p> <p>PPS23: Annex 1: Pollution Control, Air and Water Quality</p> <p>Related Core Strategy Policies</p> <p>CP1: Overarching Policy on Sustainable Development</p> <p>CP8: Infrastructure and Planning Obligations</p> <p>CP12: Design of Development</p> <p>Core Strategy Strategic Objective</p> <p>S1, S3</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
12.13	<p>None of the specific options put forward at previous stages have been rejected. However, Policy DM9 refines earlier proposals and adds further guidance for the design of development in relation to waste issues.</p>	Removed as document has reached publication stage.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
13.0	DM11: Open Space, Sport And Recreation Facilities And Children's Play Space		
13.2	<p>National Guidance¹⁶ Policy states that local authorities should complete robust assessments of existing open space, sport and recreation provision and for future needs of communities for open space, sport and recreation facilities. Open space standards should also be set locally and include:</p> <ul style="list-style-type: none"> Quantitative estimates of how much is needed A qualitative component (against which to measure the need for enhancement of existing facilities) and Accessibility considerations (including distance thresholds and consideration of the cost of using a facility). 	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
13.3	Existing open space, sports and recreation buildings and land should not be redeveloped without re-provision unless an assessment has been undertaken which has clearly shown that they are/will be surplus to requirements. Planning obligations should be used to remedy local deficiencies in the quality or quantity of open space, sports or recreational provision. National guidance ¹⁷ Policy ¹⁸ also states that proposed residential development should provide or enable good access to community and green and open amenity recreational space (including play space) as well as private outdoor space.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
13.4	The Draft National Planning Policy Framework refers to the need to ensure access to open spaces and recreational facilities that promote the health and well being of the community.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
What you told us	<ul style="list-style-type: none"> There was support at Issues and Options and Preferred Options to plan for additional space and/or improvements where deficiencies in 	Removed as document has reached publication stage.	No change to the SA

¹⁶ ~~Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation~~

¹⁷ ~~Planning Policy Statement 3: Housing~~

¹⁸ ~~National Planning Policy Framework~~

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<p>the District have been identified</p> <ul style="list-style-type: none"> • There was also strong support for continuing to require developers to contribute towards the provision of sports facilities, amenity and children's play space, both directly on site and through commuted payments • Concerns were raised in relation to the distribution of new amenity spaces and the need to enhance existing spaces • Planning obligations to contribute to open space, sport, leisure and recreation were identified as a priority • There was also support for including policies in the Local Development Framework to deal specifically with parks and open spaces. 		
What the SA told us	<ul style="list-style-type: none"> • Retaining and protecting open space and increasing accessibility would help to provide a good quality environment, retain existing businesses and attract new investment • Protection and enhancement of public open space would also improve human health through providing an area where people can walk, socially interact, encourage community gathering and social cohesion • Ensuring provision of sports, recreational facilities and open space should benefit social objectives and human health if provision is focused in those communities where they are most needed and where health benefits can be delivered • Consideration should be given to the role of nature conservation sites as recreational areas and the potential impact on biodiversity • Where biodiversity may be adversely affected, ring-fenced money obtained from contributions from local developers may help to manage recreational activities in a more sustainable manner. 	Removed as document has reached publication stage.	No change to the SA
DM11	Development proposals which result in the whole or partial loss of existing open space, sport and recreation facilities will only be permitted where:	To respond to consultation comments.	No changes to the SA, but the amendments are supportive of the NPPF Core Planning Principles.

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	<ul style="list-style-type: none"> • The proposed development includes provision for open space, sports and recreation facilities of sufficient benefit to recreation provision to outweigh the loss or • Alternative provision of equivalent or better quality is made for the catchment area served by the open space, <u>sport and recreation facilities</u> in an accessible location served by sustainable modes of transport or • The proposal is ancillary to an existing leisure use serving the catchment area or • A deficiency of open space, <u>sport and recreation facilities</u> is not created through its loss, now or over the plan period or • It can be demonstrated that the users would benefit more from the improvement of the facilities on the open space, <u>sport and recreation facilities</u> despite a loss of part of the site. 		
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPG17: Planning for Open Space, Sport and Recreation Draft National Planning Policy Framework</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP8: Infrastructure and Planning Obligations <u>CP9: Green Infrastructure</u> <u>CP12: Design of Development</u> PSP1: Development in the Principle Town (Rickmansworth) PSP2: Development in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden, Garston and Mill End) PSP3: Development in Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park, Oxhey Hall) PSP4: Development in Villages (Bedmond and Sarratt)</p>	To reflect changes to national policy following introduction of the NPPF and to respond to consultation comments.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	Core Strategy Strategic Objective S1, S6, S11		
13.13	There were no objections at previous consultations to including policies on open space, sport and recreation. The broad approach previously put forward has been developed and expanded into more detailed policies, taking into account comments made. No new additional policies were suggested for this policy area, and therefore none were rejected.	Removed as document has reached publication stage.	No change to the SA
14.0	DM 12 Community, Leisure And Cultural Facilities		
14.2	Government <u>National</u> policy ¹⁹ makes it clear that all members of the community should be able to access leisure and community facilities and that they should not be disadvantaged as a result of development proposals.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
14.3	The Draft National Planning Policy Framework refers to the need to deliver the right community facilities to meet local needs.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
What you told us	 <ul style="list-style-type: none"> There was support at the Issues and Options and Preferred Options Consultations for including policies to deal with community and cultural facilities, in order to ensure adequate provision In particular, there were requests for the Local Development Framework to make provision for worship facilities for different faith groups Consultation carried out with the Three Rivers Citizen Panel on perceived access to cultural/recreational facilities was of highest concern. Access to other facilities such as neighbourhood centres, banking facilities and local shops also ranked highly. 	Removed as document has reached publication stage.	No change to the SA
What the SA told us	Policies should increase access to services and facilities, particularly for those who need it most.	Removed as document has reached publication stage.	No change to the SA
Policy Links	National Policy (others may also be relevant) PPS1: Delivering Sustainable Development	To reflect changes to national policy following introduction of the NPPF.	No change to the SA

¹⁹ Planning Policy Statement 1: Delivering Sustainable Development National Planning Policy Framework

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>PPS4: Planning for Sustainable Economic Growth Draft National Planning Policy Framework</p> <p>Regional Policy Policy SS1: Achieving Sustainable Development</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP8: Infrastructure and Planning Obligations PSP1: Development in the Principle Town (Rickmansworth) PSP2: Development in the Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden, Garston and Mill End) PSP3: Development in Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park, Oxhey Hall) PSP4: Development in Villages (Bedmond and Sarratt)</p> <p>Core Strategy Strategic Objective S1, S6, S11</p>		
14.12	There were no objections at previous consultations to including policies on community facilities. Specific areas for inclusion were suggested and have been incorporated and no suggestions were rejected.	Removed as document has reached publication stage.	No change to the SA
15.0	DM13 Parking		
15.2	In 2011, National Policy³² was amended to set out the Government's revised position on car parking standards. Whilst the main emphasis of National Policy is still focussed on encouraging sustainable modes of transport and reducing reliance on cars, there is a recognition that people may still wish to own their own personal car.	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
15.3	Previously, Local Planning Authorities had been required to set and apply maximum standards for residential development. This requirement for residential development has now been deleted. The revised position adopts a localised approach, noting that Local Authorities 'are best placed to take account of local circumstances and are able to make the right decisions for the benefit of their communities'. There will still be a requirement to set parking standards, but Local Authorities will determine what these should be based on the individual circumstances of their	To reflect changes to national policy following introduction of the NPPF.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>communities. Policies should:</p> <ul style="list-style-type: none"> • Be developed as part of a package of planning and transport measures to promote sustainable transport choices • Not require developers to provide more spaces than they themselves wish, other than in exceptional circumstances • Encourage the shared use of parking • Require developers to provide designated parking spaces for disabled people • Require safe, convenient and secure cycle parking in development; and • Consider appropriate provision for motorcycle parking. 		
15.4	<p>Furthermore, National policy²⁰ states that <u>when setting local parking standards for residential and non-residential development parking policies- local planning authorities should be developed taking take into account of expected levels of car ownership, the importance of promoting good design and the need to use land efficiently.:</u></p> <ul style="list-style-type: none"> • <u>the accessibility of the development</u> • <u>the type, mix and use of development</u> • <u>the availability of and opportunities for public transport</u> • <u>local car ownership levels and</u> • <u>an overall need to reduce the use of high-emission vehicles</u> 	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
15.5	<p>Recently, the need to reduce the use of high emission vehicles has become a central part of transport and climate change policy alike. The Draft National Planning Policy Framework states that local authorities should encourage the provision of sustainable modes of transport and that new developments should incorporate facilities for charging plug in and other low emission vehicles.</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
What you told	There was support at both Issues and Options and Preferred Option	Removed as document has	No change to the SA

²⁰ Planning Policy Statement 3: Housing National Planning Policy Framework

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
US	stages for maintaining existing car parking standards, and the need to encourage a shift towards sustainable modes of transport was highlighted.	reached publication stage.	
What the SA told us	<ul style="list-style-type: none"> • Maintaining existing car parking standards for new developments would help limit car use and therefore have positive benefits in relation to landscape and townscape quality, air quality and human health objectives • The impacts of reviewing parking standards for new development are uncertain; high parking standards could encourage more traffic and adversely affect air quality, congestion and traffic accidents and the demand for new roads; limiting car parking provision could reduce accessibility and harm the economy and vitality of town and local centres • A balance between restricting traffic flows and improving accessibility to town and local centres should be sought, whilst ensuring that alternative sustainable modes of transport are in place before lowering standards. 	Removed as document has reached publication stage.	No change to the SA
Policy Links	<p>National Policy (others may also be relevant) PPS1: Delivering Sustainable Development PPG13: Transport Draft National Planning Statement</p> <p>Regional Policy Policy T14: Parking</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP10: Transport and Travel</p> <p>Core Strategy Strategic Objective S1, S6, S11</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
15.15	There were no objections at previous consultations to including policies	Removed as document has	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	on parking. No new additional policies were suggested for this policy area, and therefore none was rejected. The broad approach previously put forward has been developed and expanded into more detailed policies, taking into account comments made.	reached publication stage.	
15.16	Higher and lower parking standards have subsequently been considered but have been rejected on the basis that they could adversely affect the delicate balance between the Council's objectives of encouraging more sustainable forms of transport on the one hand and safeguarding the vitality and viability of shopping centres in Three Rivers on the other. However the Council may reconsider the setting of standards at a later date through the Parking Standards SPD, in the light of any new research.	Removed as document has reached publication stage.	No change to the SA
16.0	DM 14 Telecommunications		
16.1	Planning National Policy Guidance 8: Telecommunications sets out the Government's policy on <u>high speed broadband and telecommunications</u> which include radio masts and towers, antennae of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires. It recognises the need to ensure the continued functioning and extension of existing telecommunications systems and the development of new networks whilst balancing the need to protect visual amenity and minimise environmental impacts. <u>high speed broadband technology and other communications networks also play a vital role in enhancing the provision of local community facilities and services.</u>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
DM14	Proposals for the installation of telecommunications equipment should: <ul style="list-style-type: none"> • Have no significant adverse effect on the external appearance of the building on which, or space in which, they are located • Preserve or enhance the special character and appearance of all heritage assets • Fully explore the possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures 	To respond to consultation comments.	Revision of the neutral impact against the Sustainable Development Patterns and Accessibility SEA objective to a positive effect, as the proposal explicitly requires proposals to maintain accessibility along highway routes.

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<ul style="list-style-type: none"> • Fully explore technologies to miniaturise and camouflage any telecommunications apparatus • <u>Does not impede free and safe flow of highway users</u> • Be appropriately designed, coloured and landscaped to take account of their setting; and <p>Have no significant adverse impact on the visual amenities of neighbouring occupiers.</p>		
Policy Links	<p>National Policy (others may also be relevant) PPG8: Telecommunications PPG2: Green Belts PPS5: Planning for the Historic Environment National Planning Policy Framework</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP6: Employment and Economic Development CP12: Design of Development</p> <p>Core Strategy Strategic Objective S6</p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
	DM 15 RESIDENTIAL MOORINGS	In response to consultation comments.	
17.4	As residential moorings are not recognised as appropriate development in the Green Belt by national policy, applications for residential moorings outside of the urban areas will have to demonstrate 'very special circumstances'.	In response to consultation comments.	No change to the SA
DM15	<p>Proposals for the permanent residential-use of moorings will only be permitted on the canal where adjacent to the existing built-up area and it can be demonstrated that the proposal will:</p> <ul style="list-style-type: none"> • Not compromise the ability of leisure boat users to access moorings • Have no adverse effect on the nature conservation value of the canal or nearby land 	In response to consultation comments.	Revision to the predicted effect against the Flood Risk objective from 'uncertain' to 'positive' effect as the changes strengthen the need to mitigate the risk of flooding as well as to make provisions

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<ul style="list-style-type: none"> • Include sufficient space at the moorings for essential facilities and landscaping • Provide adequate pedestrian and service vehicle access • Cause no harm to the historic or visual character of the canal • <u>Not increase flood risk</u> • <u>Provide safe access and egress during a flood</u> • Not impede navigation. 		to respond in the event of flooding.
Policy Links	<p>National Policy (others may also be relevant) PPS1:Delivering Sustainable Development PPS7:Sustainable Development in Rural Areas PPG2:Green Belt National Planning Policy Framework</p> <p>Related Core Strategy Policies CP1: Overarching Policy on Sustainable Development CP2: Housing Supply</p> <p>Core Strategy Strategic Objective S7</p>		No change to the SA
	<p>New Appendix <u>APPENDIX 3: AGRICULTURAL AND FORESTRY DWELLINGS</u></p>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
	<p>New Appendix <u>APPENDIX 4: Noise Exposure Categories for Residential Development</u></p>	To reflect changes to national policy following introduction of the NPPF.	
Appendix 3	<p>Parking for Disabled Motorists</p> <p>The parking needs of disabled motorists shall be met in full irrespective of location i.e. where the zonal procedure results in on-site parking restraint, there shall be <i>no</i> corresponding reduction in disabled spaces. <u>The minimum measurements of a disabled space provided off the highway should be 3.2m in width and 4.8m in length. Disabled spaces provided on the highway must comply with the requirements of Hertfordshire</u></p>	In response to consultation comments.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<u>Highways Authority. Further guidance on the provision, layout, size and provision of disabled parking spaces will be set out in the forthcoming Parking Standards SPD.</u>		
Residential General Standard	1 space for every dwelling built to mobility standards (<u>such as Lifetime Homes</u>).	In response to consultation comments.	No change to the SA
	<u>Aged or Veteran Tree</u> <u>A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.</u>	In response to consultation comments.	No change to the SA
Core Strategy	The Local Development Framework document which sets out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Document.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
Development Plan	The statutory Development Plan currently comprises the Regional Spatial Strategy, Waste and Minerals Framework and the <u>Local Development Plan Documents (DPD)</u> contained in the Local Development Framework (LDF) Plan.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
DPD	Development Plan Document (DPD) is a Local Development Document which forms part of the statutory development plan, including the Core Strategy, Site Allocations and Development Management Policies.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
East of England Plan	East of England Plan (also known as the Regional Spatial Strategy (RSS)) – set out the broad spatial strategy for the region prepared by the East of England Regional Assembly. The Government intend to revoke the Regional Spatial Strategy. through the Localism Bill.	To amend information.	No change to the SA
Evidence Base	A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the District. This enables the preparation of a sound Local Development Framework Plan meeting the objectives of	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	sustainable development.		
	<u>Green Infrastructure Networks of green spaces and natural elements including open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage, heritage assets, earth science interests and open countryside.</u>	In response to consultation comments.	No change to the SA
Heritage Asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in PPS5) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
LDF	Local Development Framework – the portfolio or folder of Local Development Documents, which set out the planning policy framework for the District.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
Local Development Document	Local Development Document – comprising two main types: Development Plan Documents and Supplementary Planning Documents, which together form the Local Development Framework. documents prepared by the Local Planning Authority that make up the Local Plan	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
Local Plan	The plan produced under the former planning system by District Councils. The Three Rivers Local Plan will be replaced by the Local Development Framework. Set of documents that set out the planning policy for the District.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
OSS	Open Space Sport and Recreation Study (OSS). A strategy covering open space, playing pitches and sport and recreational facilities to guide future provision and management of existing resources in the District as	To reflect changes to national policy following introduction of the NPPF.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph	required by PPG17.		
PPG	Planning Policy Guidance (PPG) — Guidance produced by the Government setting out national planning policy (being replaced by Planning Policy Statements).	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
PPS	Planning Policy Statement (PPS) — Guidance produced by the Government setting out national planning policy (gradually replacing Planning Policy Guidance).	To reflect changes to national policy following introduction of the NPPF.	No change to the SA
Proposals Map	This map illustrates the policies and proposals in the <u>Local Development Plan Documents (LDDs)</u> on an Ordnance Survey base.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
SPD	Supplementary Planning Document (SPD) – Elaborates on policies or proposals in <u>Local Development Plan Documents</u> and gives additional guidance. Successor to Supplementary Planning Guidance.	To reflect changes in the Town and Country Planning (Local Planning) (England) Regulations 2012.	No change to the SA
	<u>Wildlife Site</u> A non-statutory designation for sites of substantive nature conservation, geological or geomorphological value, as identified in the 'Habitat Survey for Three Rivers' carried out by the Herts and Middlesex Wildlife Trust.	In response to consultation comments.	No change to the SA
Appendix 5	<u>National Planning Policy Framework</u> <u>Planning Policy Statement 1: Delivering Sustainable Development</u> <u>Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1</u> <u>Planning Policy Statement: Eco-towns- Supplement to Planning Policy Statement 1</u> <u>Planning Policy Guidance 2: Green belts</u> <u>Planning Policy Statement 3: Housing</u> <u>Planning Policy Statement 5: Planning for the Historic Environment</u> <u>Planning Policy Statement 4: Planning for Sustainable Economic Growth</u>	To reflect changes to national policy following introduction of the NPPF.	No change to the SA

(DM Policies Pre-Submission Consultation Jan 2012)	Change	Reason for Change	Amendment to the predicted SA effects
Paragraph			
	<p>Planning Policy Statement 7: Sustainable Development in Rural Areas</p> <p>Planning Policy Guidance 8: Telecommunications</p> <p>Planning Policy Statement 9: Biodiversity and Geological Conservation</p> <p>Planning Policy Statement 10: Planning for Sustainable Waste Management</p> <p>Planning Policy Statement 11: Regional Spatial Strategies</p> <p>Planning Policy Statement 12: Local Spatial Planning</p> <p>Planning Policy Guidance 13: Transport</p> <p>Planning Policy Guidance 14: Development on unstable land</p> <p>Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation</p> <p>Planning Policy Guidance 18: Enforcing planning control</p> <p>Planning Policy Guidance 19: Outdoor Advertisement Control</p> <p>Planning Policy Guidance 20: Coastal planning</p> <p>Planning Policy Statement 22: Renewable energy</p> <p>Planning Policy Statement 23: Planning and Pollution Control</p> <p>Planning Policy Guidance 24: Planning and noise</p> <p>Planning Policy Statement 25: Development and Flood Risk</p> <p>Planning Policy Statement: Development and Coastal Change – Supplement to Planning Policy Statement 2</p>		