

Hertsmere Local Plan

Development Plan Document

Site Allocations and Development Management Policies Plan

Suggested changes

This schedule suggests some limited changes to the Pre-Submission Site Allocations and Development Management Policies Plan (SADM). Following representations received in response to a request from the Planning Inspector to provide the Council's position in response to those submissions. Suggested changes have also been made where drafting errors have been identified) The changes do not alter the overall impact of the Plan or change its strategic direction and the Council recognises that it is first necessary for the examination process to be conducted and for the Inspector to consider these and any other matters arising from the hearings. However, the dialogue which the Council has entered into with a number of representors has enabled a number of suggested changes to be agreed with those parties to address concerns which they have raised.

The suggested changes are listed in document order of the SADM and for each change the schedule includes the following information:

Ref. No.: change identification number

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

Proposed Changes: Where it is suggested text can be deleted it will have a strikethrough as so: ~~deleted text~~.

Where it is suggested additional text can be added, it will be underlined as so: additional text.

Reason for change: The reason why the change is proposed, for example, to correct a drafting error, update text or provide further clarification.

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
001	SADM1 - Site H8 Europcar House, Aldenham Road, Bushey	[Site specific requirements] <u>A prior approval notice has been given for conversion of the existing offices into 40 flats, suggesting that the estimated number of dwellings could be substantially exceeded.</u>	Clarification due to site already having prior approval (Ref.020).
002	SADM1 - Site H10 Birchville Court and haulage yard, Heathbourne Road, Bushey Heath	[Site specific requirements] <u>The estimated number of dwellings for the site is based on an existing planning permission: any appropriate scheme comprising a large proportion of flats is likely to increase that number.</u>	Clarification in response to representation (Ref.031).
003	SADM1 - Site H11 Elton House, Elton Way, Bushey	[Site specific requirements] Flatted development using existing access onto Elton Way. Full parking standards to be met. Carefully designed and usable communal amenity space required. The Council has approved planning application 14/0911/FUL for 102 units and prefers this to a conversion of the existing building on the site. <u>The adequacy of waste water capacity is to be assessed: adequate capacity should be made available before development is occupied.</u>	In response to representation and change sought by respondent (Ref.036), to ensure that policy requirements for waste water provision is consistent with other sites in policy SADM1
004	SADM1 - H12 First Place Nurseries, Falconer Road, Bushey	[Site specific requirements] Removal of former swimming pool building (currently used by the Nursery) and associated hardstanding.	In response to representation and change sought by respondent (Ref.043).
005	SADM4	Affordable Housing 2.24 The availability of affordably priced homes for Hertsmere residents is a key concern. Policies in the Core Strategy seek to increase the supply of Affordable Housing in the borough. Policy CS4 requires that developments of	In light of the result of a recent Judicial Review which quashed the relevant national policy

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
		<p>5 or more residential units (or sites in excess of 0.2ha) make provision for an element of Affordable Housing and gives guidelines on tenure mix. Policies CS5 and CS7 address provision in rural areas and housing mix. The Affordable Housing SPD provides additional detailed guidance on the policies and how they will operate. The expectation is that the requirement for Affordable Housing will be fully met on site, its delivery being controlled through a S106 agreement. The Affordable Housing SPD sets out the circumstances under which alternatives to on-site provision may, exceptionally, be agreed, and describes a priority order in which alternatives to on-site provision will be considered.</p> <p>2.25 A Written Ministerial Statement in November 2014 set out changes to national policy in relation to planning obligations under s106 of the Town and Country Planning Act 1990 (as amended). These have been reflected in amendments to the national Planning Practice Guidance. The changes seek to remove the requirement for developer contributions (including Affordable Housing) on sites of 10 units or less, the stated aim being to help increase housing supply by lowering the construction cost of small-scale new build housing.</p> <p>2.26 There is, however, an acute need for affordable housing provision in Hertsmere, a situation to which the adopted Core Strategy responds; the site size threshold of 5 reflects independent recognition of both the magnitude of local housing need and the deliverability of small sites including the required affordable housing provision. The Inspector examining the Core Strategy concluded that it would accord with the NPPF by helping to meet the need for Affordable Housing, without compromising delivery or viability. This has been reflected in the number of</p>	<p>requirements in relation to Affordable Housing on small sites</p>

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
		<p>schemes which have come forward for 5-10 units since January 2013. The evidence supports the Council in continuing to require an Affordable Housing contribution from sites of 10 units or less.</p> <p>2.27 Some additional flexibility in relation to contributions to Affordable Housing provision on small sites (of between 5 and 10 units) is however proposed. Contributions will therefore be sought in the form of cash payments, commuted until after completion of units within the development. This flexibility does not apply to Rural Exception sites under Core Strategy Policy CS5.</p> <p>Policy SADM4 – Small Sites for Affordable Housing On sites of between 5 and 10 residential units (inclusive), the Council will seek financial contributions to support the delivery of Affordable Housing. Contributions will be sought in the form of commuted payments, calculated on the basis set out in the Affordable Housing SPD and any subsequent update.</p>	
006	Para 3.10	<p>3.10 The safeguarded land is in large part open or underdeveloped with semi-natural habitat and watercourses. It will therefore be important to control the form of development, when eventually it is accepted as being necessary, in order to protect the environment. <u>Any future employment development would be expected to consider whether there is a need for new or improved playing field provision, in light of the previous use of the site and any current or future community playing fields needs.</u></p>	In response to representation and change sought by respondent (Ref.013).
007	Policy SADM11 Biodiversity and Habitats	<p>[At the beginning of Policy SADM11] <u>There should be no net loss of biodiversity in terms of quantity, quality and connectivity as a result of any development proposals; wherever possible</u></p>	Amendment in response to representation and

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
		<u>develop proposal should achieve net gains.</u>	change sought by respondent (Ref.003).
008	Para 4.31	4.31 Some small watercourses may be too minor to be classed as 'Ordinary Watercourses' 'Main Rivers' and therefore will not be shown within the Environment Agency flood zones, and may not be included in the Hertsmere SFRA.	Amendment in response to representation and change sought by respondent (Ref.038).
009	Para 4.34	Under the Flood and Water Management Act 2010 SuDS is compulsory on all major schemes. Sustainable drainage will also be sought within smaller schemes to militate mitigate against the cumulative impact they can have on localised surface water flooding and to encourage the more efficient use of water.	Correction of typo
010	Para 4.37	4.37 Sewer flooding can arise due to lack of capacity within the existing sewer network. The Council will work with Thames Water and developers in order to ensure that the strategic wastewater infrastructure required to support growth will be delivered alongside development. However it It is also important for developers to consult Thames Water <u>at an early stage to discuss waste water infrastructure requirements for development.</u>	In response to representation and changes sought by respondent (Ref.036).
011	Policy SADM16 Sustainable Drainage Systems	In particular, the Council will require the introduction of sustainable drainage (SuDS) on all major developments of 10 residential units or 1,000 square metres of floorspace (or more). <u>(as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and any subsequent order.)</u>	Correction to reflect legislation
012	Policy SADM16 Sustainable Drainage Systems	Major proposals should also comply with the principles and standards policies set out by the Lead Local Flood Authority for SuDS.	In response to representation (Ref.038) and change sought by respondent.

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
013	Para 4.50	4.50 Planning for minerals and waste underlies the prudent use of natural resources and the reduction of pollution. The County Council is responsible for the Minerals and Waste Development Framework <u>Planning and is the Waste Disposal Authority and sets out policies for future mineral extraction and waste development for all types of waste. The County Council is also the Waste Disposal Authority with responsibility for the disposal of Local Authority Collected Waste'</u>	In response to representation and change sought by respondent (Ref.038)
014	Para 4.51	4.51 The Minerals Local Plan guides mineral extraction and associated development. Tyttenhanger Quarry at Colney Heath is identified as a major source of sand and gravel up to 2032: the site is being progressively extracted and infilled with inert waste as the landscape is restored. Mineral reserves, particularly sand and gravel, will be safeguarded from the sterilising effect of new development (i.e. new building, engineering works and land cover). Minerals Policy 5: Mineral Sterilisation encourages the extraction of minerals <u>in circumstances where any significant mineral resource would be sterilised before by any other development is considered appropriate. Minerals Policy 10 Railheads and Wharves safeguards existing and disused railheads and wharves where they have potential for the exportation and importation of minerals and secondary/recycled aggregates.</u> The County Council has defined Mineral Consultation Areas <u>(MCAs) within its Mineral Consultation Areas Supplementary Planning Document (MCASPD)</u> to support this these <u>policy policies</u> . Councils and developers are expected to consider the effect of prospective development on mineral resources in these areas at an early stage. This excludes the small-scale developments, listed in the County Council's MCASPD, Supplementary Planning Document) on Mineral Consultation Areas which would have little effect (e.g. householder development). <u>A significant proportion of the Borough is identified in the</u>	In response to representation and changes sought by respondent (Ref.038)

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
		<p><u>MCASPD as a MCA for sand and gravel, including the Mineral Consultation Area Harper Lane Rail Depot MCA which extends into Hertsmere (and is shown on the Policies Map).</u></p>	
015	Policy SADM19 Mineral Consultation Area	<p><u>Within the Mineral Consultation Area shown on the Policies Map, building or other development will not be permitted to sterilise or prevent the future extraction of the mineral resource. In order to prevent unnecessary sterilisation of mineral resources</u> <u>The the</u> Council will seek the advice of Hertfordshire County Council as the Mineral Planning Authority <u>in accordance with the Minerals Consultation Area SPD (and any future revisions/successor documents) on any significant proposal which may affect the resource.</u></p>	In response to representation and changes sought by respondent (Ref.038)
016	Para4.54	<p><u>4.54 Waste prevention and reduction measures are important in all construction and demolition projects to prevent waste generation and encourage the re-use of materials on site as much as possible. This should be considered throughout the design and implementation phases.</u> The Council can assist <u>with waste management</u> through <u>the use of</u> site waste management plans <u>during construction and through control of development.</u> <u>to improve materials resource efficiency in the demolition and construction phases by identifying methods (including re-use, recycling or recovery) to minimise waste produced on site and to capture data relating to construction, demolition and excavation waste.</u> Waste storage provision is an important consideration which should be integrated into all new developments at the design stage to ensure that bins are stored within the development site in a fashion which allows easy access for occupiers and collection and does not block the public highway. Households, in particular, are issued with a number of bins and boxes which are required to be stored</p>	In response to representation and changes sought by respondent (Ref.038)

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
		within new developments in order to facilitate the sorting of waste and recyclable products.	
017	4.85	<p>4.85 There are three Key Green Belt Sites which are subject to redevelopment. The Bushey Academy, formerly known as Bushey Hall School, is being redeveloped and the infilling envelope boundary has been re-drawn accordingly. The governors of Hertswood Lower School, formerly known as Nicholas Hawksmoor School, are seeking new (redeveloped) school premises and St Margaret's School in Bushey is promoting redevelopment together with some school buildings on the south side of Merry Hill Road. Proposals may also come forward for the Haberdashers' Aske's schools. The infilling envelopes for these sites may be amended in the future when the extent of the redevelopment proposals is clearer. Smaller adjustments to the infill boundaries at Bio Products Laboratory and Bushey Meads School have also been made to take account of known development proposals. A number of existing publicly funded secondary schools are within the Green Belt; the important role these facilities play in supporting the needs of the community is recognized. In several cases there are known development needs which have been taken into account in defining current infill boundaries. The Bushey Academy has been redeveloped, and plans put forward for expansion at Bushey Meads School; the infilling envelope boundaries have been re-drawn accordingly. Proposals to provide new (redeveloped) school premises on a single site for Hertswood Academy are being developed; the infilling envelope has been amended to reflect the anticipated requirements of the Academy arising from any future expansion to 10 forms of entry should an enlarged building footprint be sought. The Academy has confirmed that (subject to funding and ministerial approvals) they would seek to expand the school to meet any increased local demand.</p>	In response to representation and changes sought by respondent (Ref.026)

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
018	4.85	[new paragraph prior to 4.86] <u>The private education sector is also well represented in Hertsmere's Green Belt; the schools perform valuable educational, economic and community functions and in some cases safeguard the future of important heritage assets. Some of these establishments may need to undertake improvement and expansion in the future. St Margaret's School in Bushey is promoting redevelopment together with some school buildings on the south side of Merry Hill Road. Proposals may also come forward for others, including Haberdashers' Aske's schools and the Aldenham School.</u>	In response to representation and changes sought by (Ref.017, 021 and 037)
019	4.85	[new paragraph prior to 4.86] <u>Adjustments have been made to the Bio Products Ltd infill site boundary to reflect known development proposals. Further proposals for expansion within the site may come forward in future. The infill envelopes for these and other Key Green Belt sites may be amended through any future review of this document once the extent of development needs has been established and an appropriate form of development agreed.</u>	In response to representation and subsequent correspondence with representor (Ref.045)
020	Policy SADM26 South Mimms Special Policy Area	ii) have an adverse impact on the safe and effective operation of the <u>existing or expanded Highways England and Connect Plus facilities and the</u> strategic road network.	In response to representation (Ref.008). Wording agreed through a Statement of Common Ground.
021	Policy SADM31 Design Principles	(ii) enhance legibility though <u>through</u> the spatial pattern of development.	Correction of typo
022	SADM33- Site C2:	Proposals should minimise any reduction in the overall quantity of playing field	In response to

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
	Hertswood Lower School, Cowley Hill, Borehamwood	provision and its effect; improvements to the quality and accessibility of playing field and sports provision will be required as part of any agreed mitigation strategy. Programme of development on the two sites to be considered against Policy CS19 (key community facilities) and agreed, in particular, to ensure that (i) the proper level of school facilities, including playing fields and indoor sports facilities , is available throughout the development period, (ii) there are local facilities available to allow the satisfactory operation of theatre activities and indoor sports facilities throughout the development period, and (iii) the provision of the replacement theatre premises and indoor sports facilities is made at the earliest possible opportunity. The playing fields and indoor sports facilities are to be made available for community use on a basis to be agreed with the Council.	representation and changes sought by respondent (Ref.0.13).
023	SADM43 TC2 Radlett Service Station/Regency House, Former Fire Station and Burrell & Co	Retail/commercial uses on ground floor fronting Watling Street. Community uses required on part of the site to replace former community use, <u>subject to the provisions of Core Strategy Policy CS19 Key Community Facilities.</u>	In response to representation and change sought by respondent (Ref.026)
024	Para 8.9	8.9 The Council's monitoring process will be used to identify where objectives and targets are not being met through policies and recommend action to amend any problems that occur. <u>In addition and as part of the review of the Core Strategy (2013), the Council will consider the need for new allocations arising from the identification of an Objective Assessment of Housing Need and the Council's agreed housing target. The Council will identify individual land allocations arising from that review. Further details of the process will be set out in the Council's Local Development Scheme.</u>	In response to representation (Ref.030). Wording agreed through a Statement of Common Ground.

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
025	Policies Map – SADM24- Shenley Village Envelope	[Revised infill envelope has been proposed]	In response to representation (Ref.34). The proposed changes have been agreed through a Statement of Common Ground. (See Appendix 1)
026	Policies Map – SADM24- South Mimms Village Envelope	[Revised infill envelope has been proposed to ensure consistency in determining village envelopes]	In response to representation (Ref.026) (See Appendix 2)
027	Policies Map – SADM25 Key Green Belt Sites b) Bio Products Laboratory, Dagger Lane, Aldenham	[Revised infill envelope has been proposed to reflect known future development.]	In response to representation (Ref.045) (See Appendix 3)
028	Policies Map – SADM25 - m) Hertswood Lower School	[Revised infill envelope has been proposed in order to provide flexibility for future expansion on the site, which has been agreed by the Academy]	In response to representation and change sought by respondent (Ref.026) (See Appendix 4)
029	SADM11 Local Nature Reserve (LNR) maps (p.125-126)	[To transpose the titles of the LNR maps on p.125 (Furzefield Wood) and p.126 (Fishers Field).]	Correction of error
030	Policies Map – Map B Bushey and North Bushey	[The map will be updated to show Bushey Rose Garden as Historic Park as well as Local Green Space.]	In response to representation and

Ref. No	Policy / Paragraph Number:	Suggested changes:	Reason for suggested change:
			change sought by respondent (Ref.012) (See Appendix 5)
031	Policies Map – General	[Changes to Policies Map will be needed to include latest information on Mineral Consultation Areas. Data to be provided by HCC]	Correction of error
032	Policies Map – SADM43 (p177)	[Revised Bushey Heath High Road district centre boundary]	Correction of error (See Appendix 6)
033	Policies Map – preface page (p.241)	The Key for these maps can be found on the main Borough-wide Policies Map	Redundant sentence
034	Policies Map – SADM11 Local Wildlife Sites	[Correction will be made to ensure the pattern in the key matches that on the map (i.e. wider horizontal green lines)]	Correction of graphical error (to be finalised before adoption)
035	Policies Map – SADM23 Green Belt Boundary	[Revised Green Belt boundary to the west of Green Meadow, Potters Bar]	Correction of a mapping error (See Appendix 7)

Appendix 1

Suggested change to Policies Map relating to Policy SADM24 Village Envelopes in response to a representation from a local landowner reference 034a

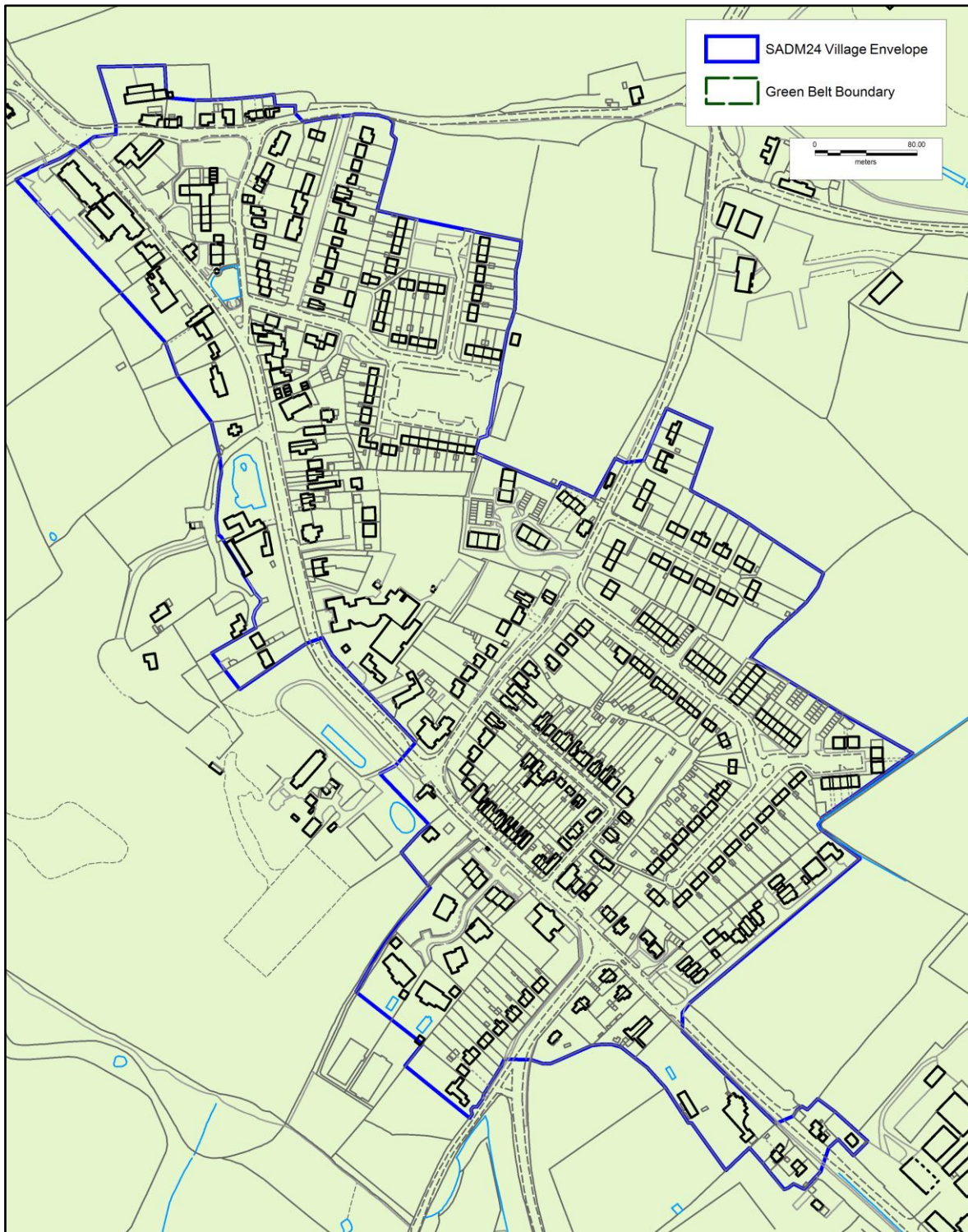
Revised infill envelope has been proposed in response to representation reference 034a

Map A below shows the extent of the Village Envelope in the Pre-submission SADM Policies Plan

Map B below shows the extent of the Village Envelope following the proposed change.

Map A: Pre-submission SADM Appendix A map: Policy SADM24 – Village Envelopes

Shenley



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Map B: Suggested change to map in response to representation ref. 034a Policy SADM24 – Village Envelopes

Shenley



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Appendix 2

Suggested change to Policies Map relating to Policy SADM24 Village Envelopes in response to Hertfordshire County Council representation reference 026m

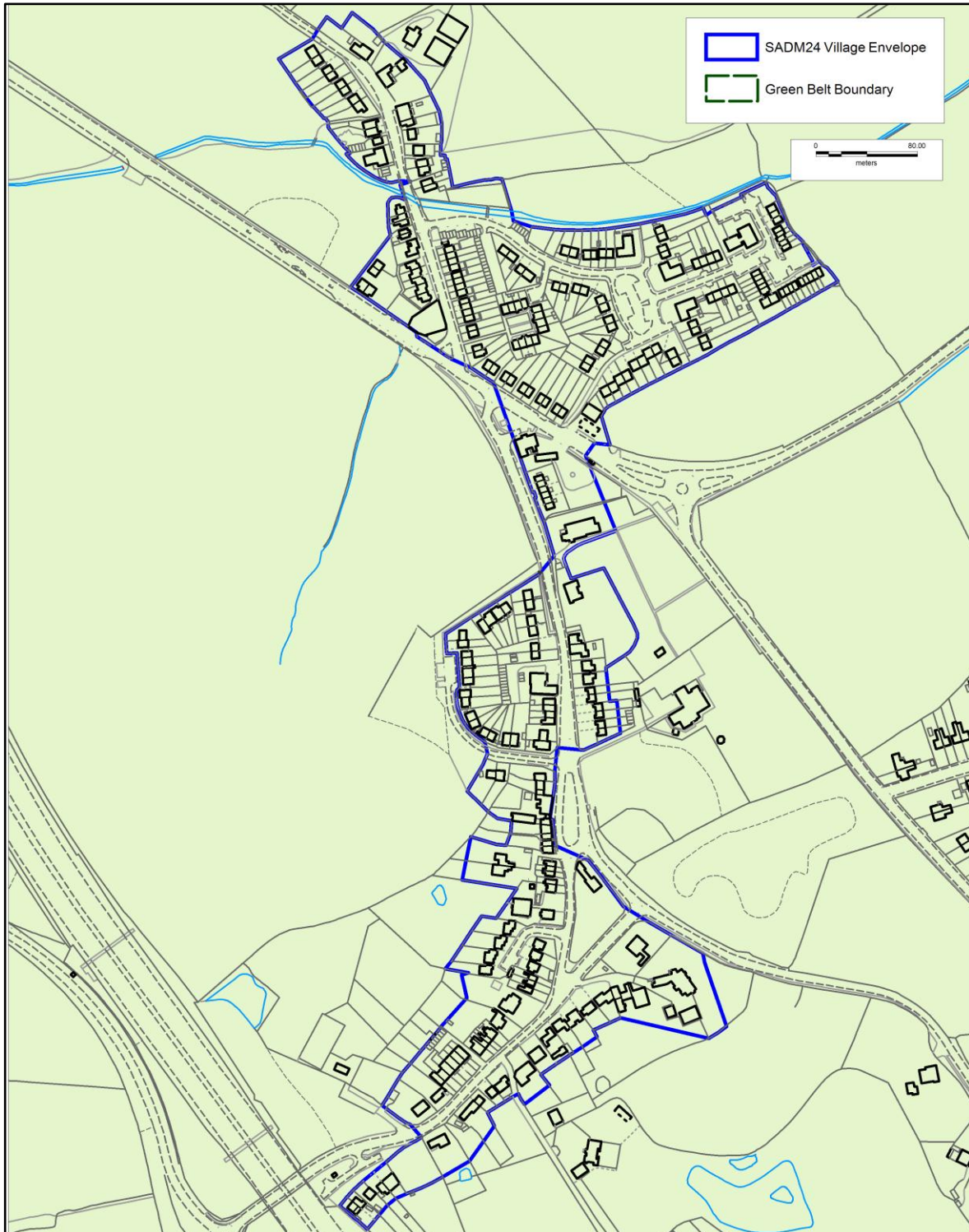
Revised infill envelope has been proposed to ensure consistency in determining village envelopes by including the built form and hard play areas at St Giles' Primary School in South Mimms.

Map A below shows the extent of the Village Envelope in the Pre-submission SADM Policies Plan

Map B below shows the extent of the Village Envelope following the proposed change.

Map A: Pre-submission SADM Appendix A map: Policy SADM24 – Village Envelopes

South Mimms



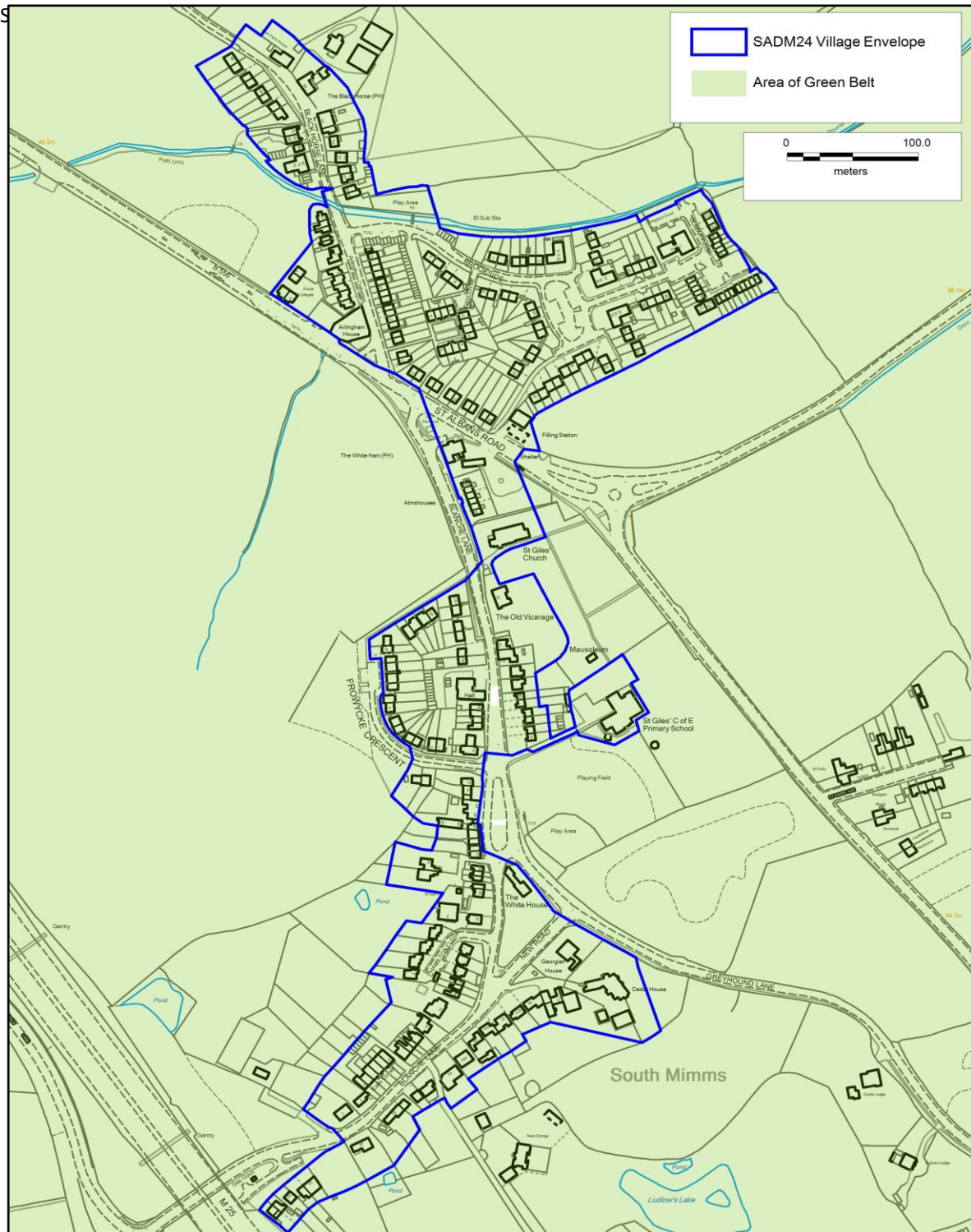
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Map B: Suggested change to map in response to representation ref. 026m: Policy SADM24 – Village Envelopes



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Appendix 3

Suggested change to Policies Map relating to Policy SADM25 Key Green Belt Sites in response to Bio Products Laboratory representation reference 045a

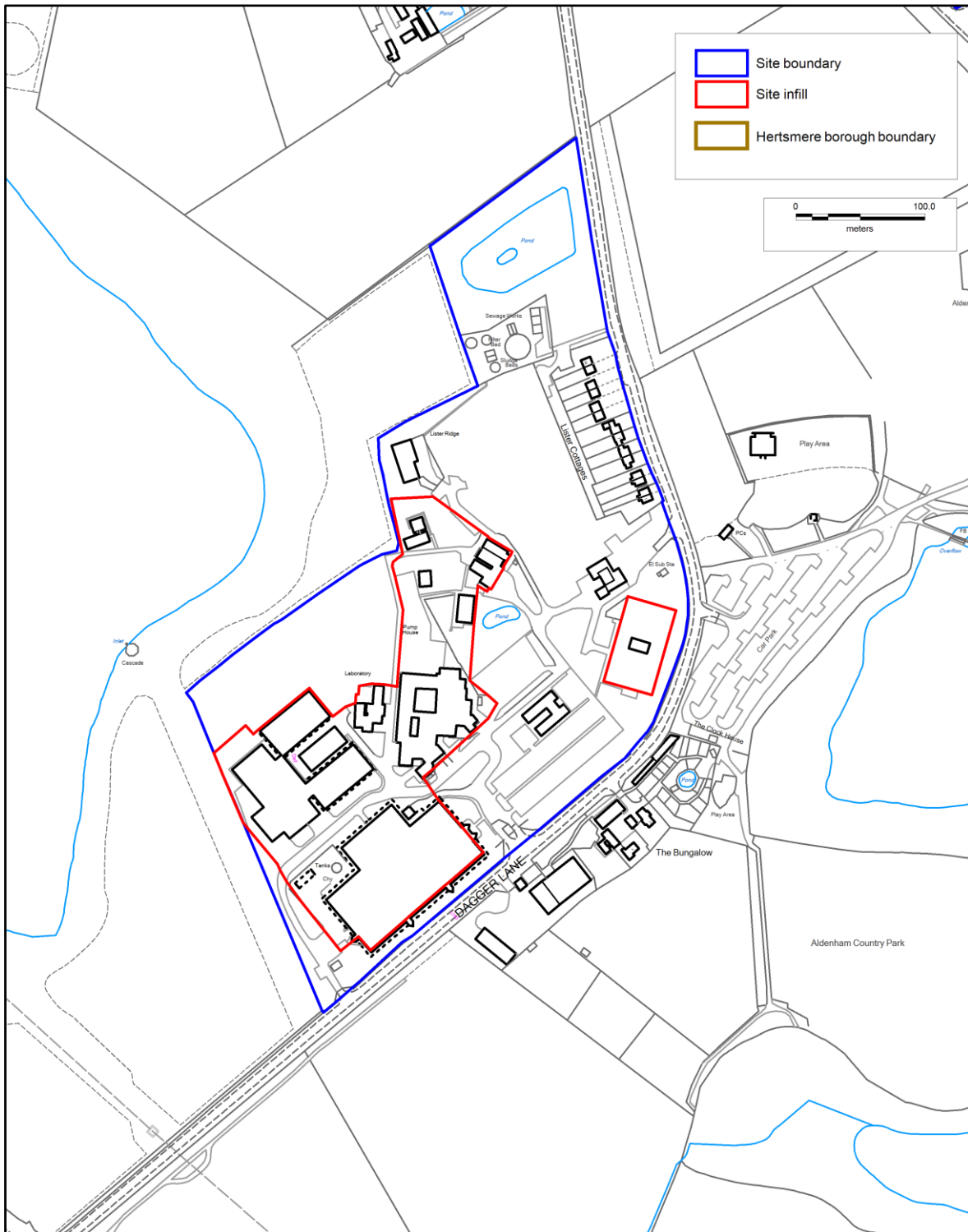
Revised infill envelope has been proposed to reflect known future development.]

Map A below shows the extent of the Key Green Belt Site infill boundary in the Pre-submission SADM Policies Plan

Map B below shows the extent of the Key Green Belt Site infill boundary following the proposed change.

Map A: Pre-submission SADM Appendix A map: Policy SADM25 – Key Green Belt Sites (existing)

b) Bio Products Laboratory, Dagger Lane, Aldenham



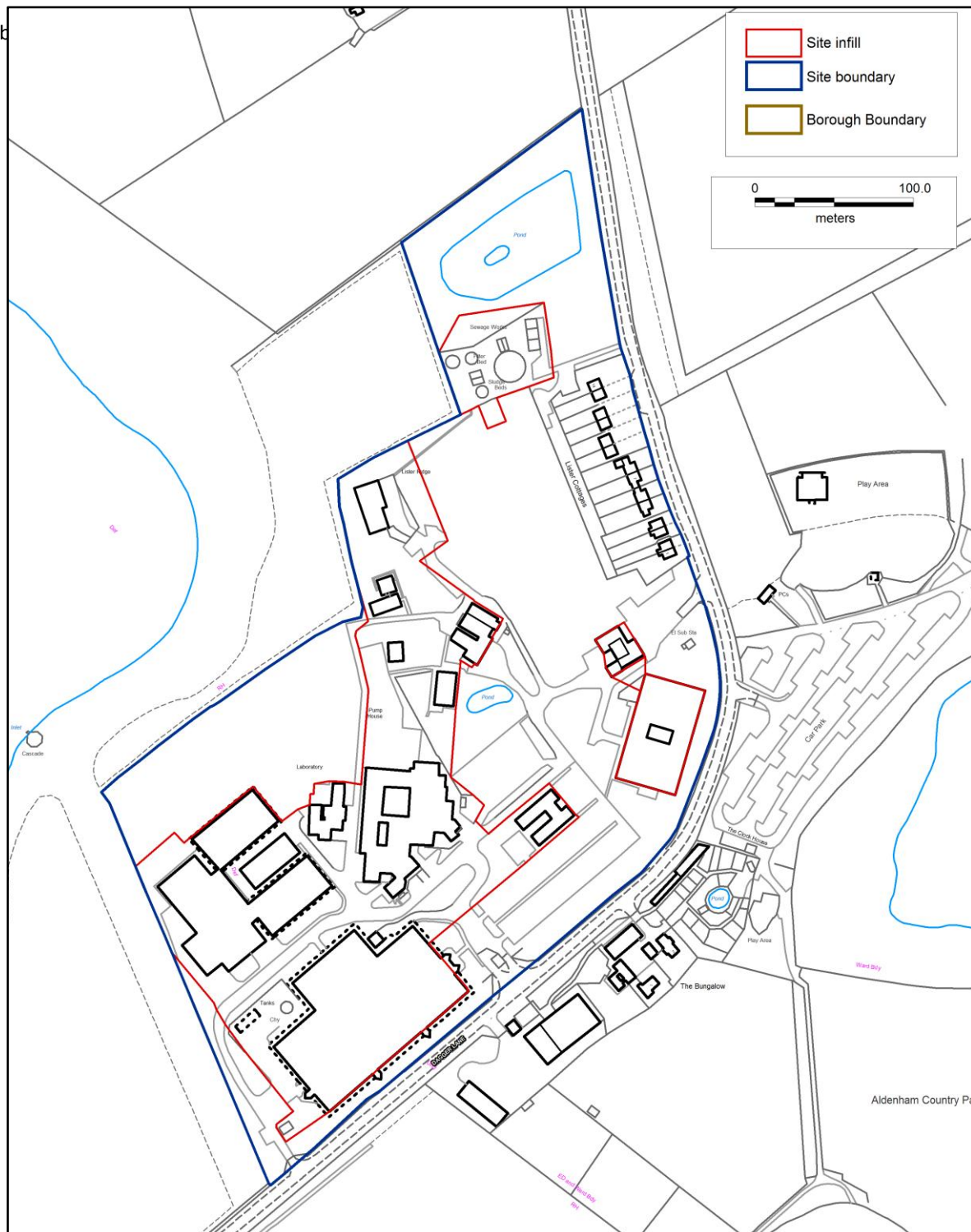
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Map B: Suggested change to map in response to representation ref. 026m: Policy SADM25 – Key Green Belt Sites (proposed)



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Appendix 4

Suggested change to Policies Map relating to Policy SADM25 Key Green Belt Sites in response to Hertfordshire County Council representation reference 026a

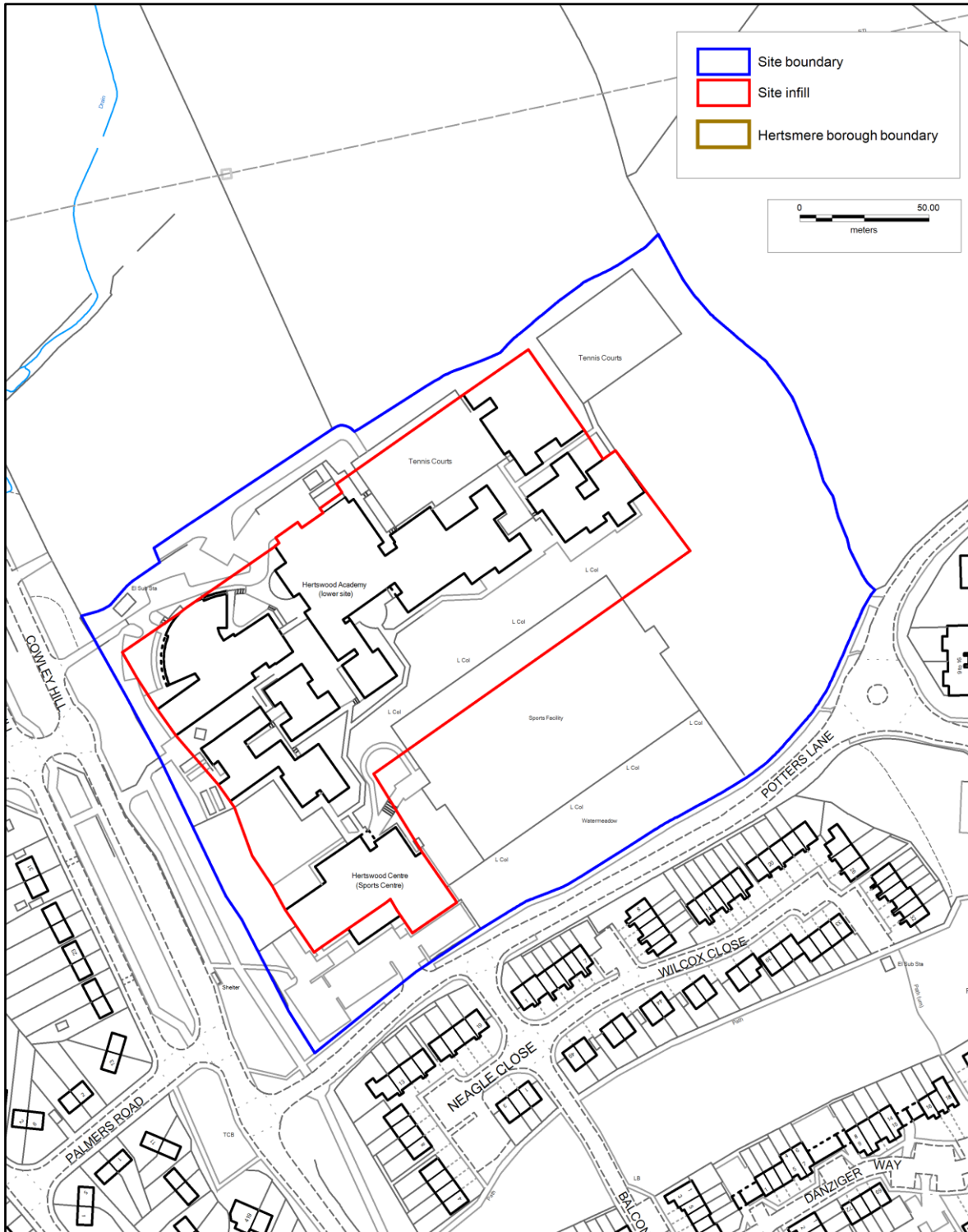
Revised infill envelope has been proposed in order to provide flexibility for future expansion on the site, which has been agreed by the Academy.

Map A below shows the extent of the Key Green Belt Site infill boundary in the Pre-submission SADM Policies Plan

Map B below shows the extent of the Key Green Belt Site infill boundary following the proposed change.

Map A: Pre-submission SADM Appendix A map: Policy SADM25 – Key Green Belt Sites (pre-submission)

m) Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood



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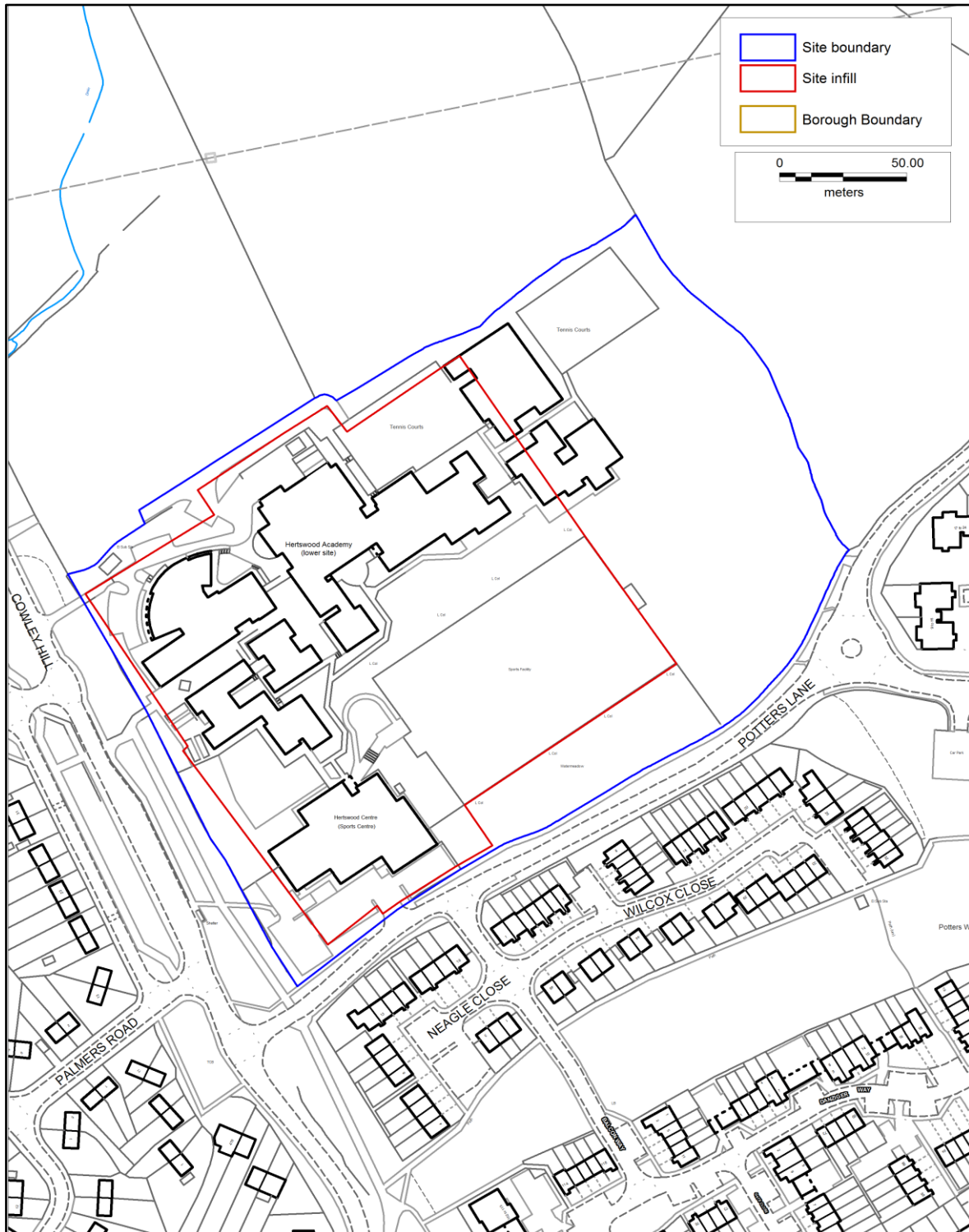
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Map B: Suggested change to map in response to representation ref. 026m: Policy ADM25 – Key Green Belt Sites (proposed)

m) Hertswood Lower School, formerly Nicholas Hawksmoor School and Sports Centre, Cowley Hill, Borehamwood



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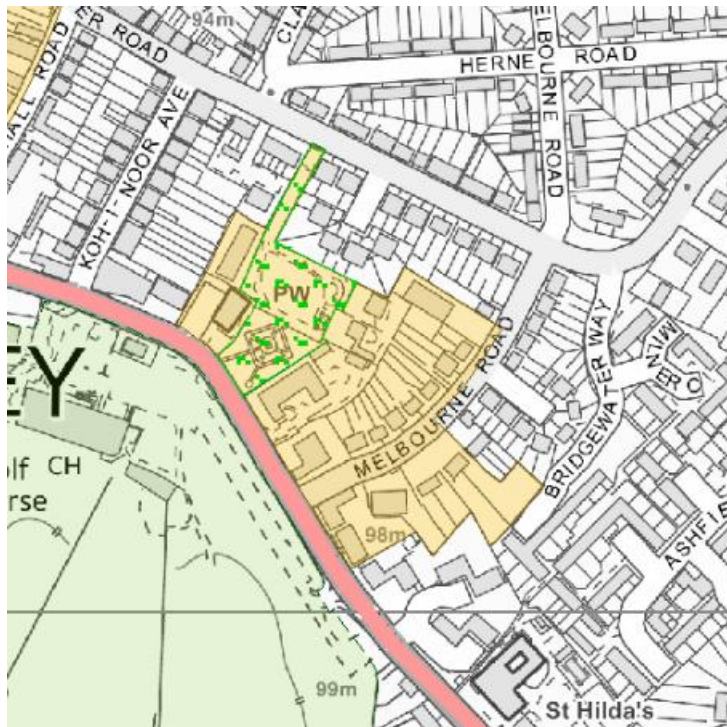


Appendix 5

Suggested correction to Policies Map (Whole Borough Map and Map B – Bushey and North Bushey) in response to Hertfordshire Gardens Trust representation reference 012b:

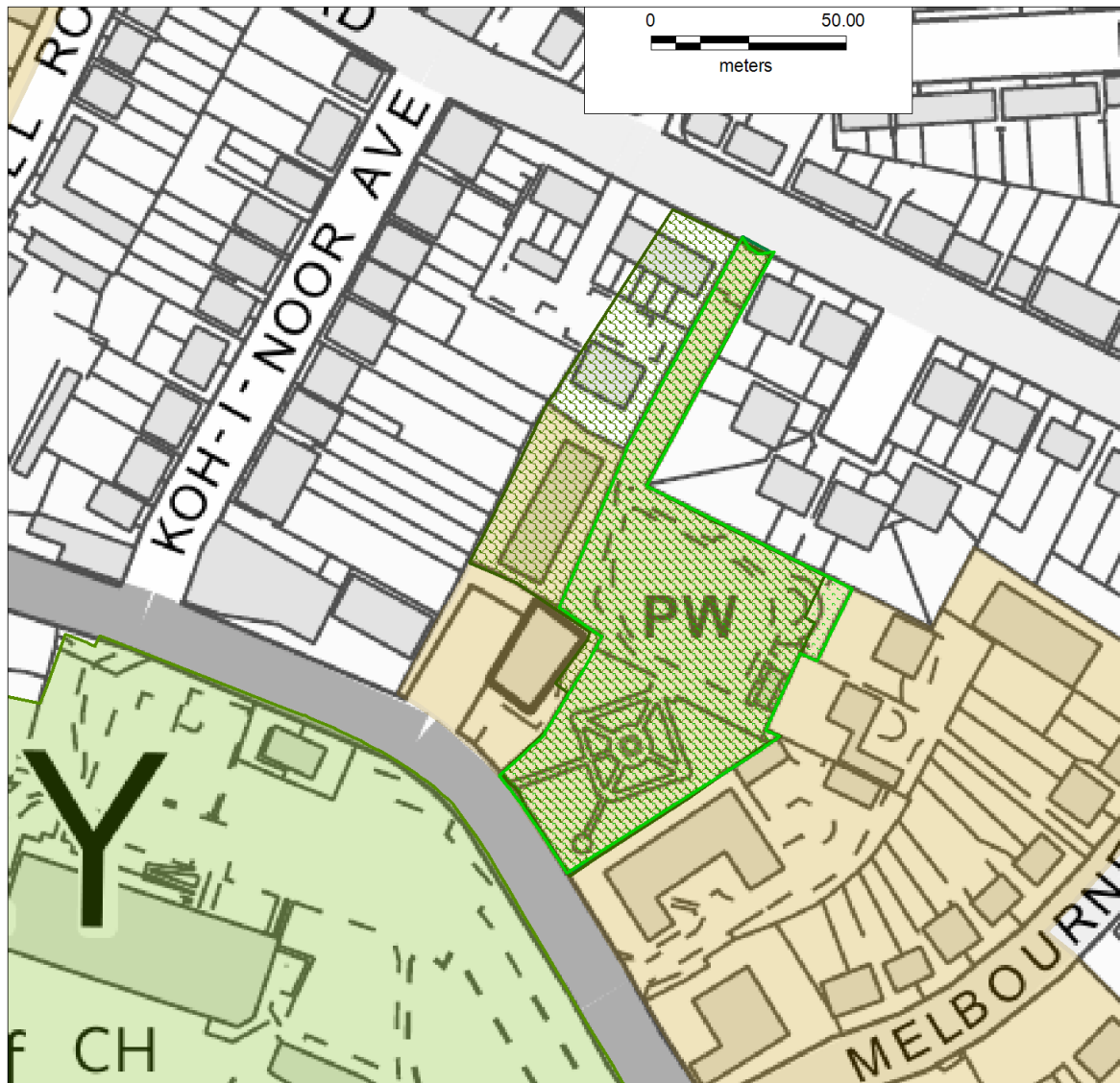
Bushey Rose Garden should be shown on the Policies Map as both a Historic Park and Garden and a Local Green Space.






Map A: Extract from existing Policies Map showing only the Local Green Space designation:



-  Policy SADM30 - Heritage Assets Conservation Areas
-  Policy SADM36 - Local Green Space
-  Area of Green Belt

Map B: Extract from corrected Policies Map showing the Historic Parks and Gardens designation alongside the Local Green Space:



-  SADM30 Historic Parks and Gardens (November 2015 - mapping corrected to include Bushey Rose Garden)
-  SADM36 Local Green Space (Bushey Rose Garden)
-  SADM30 Conservation Areas
-  Green Belt (Area)
-  SADM23 Green Belt Boundary (Line)

Appendix 6

Suggested change to correct error in SADM45 Primary and Secondary Frontages Inset Map

This change is proposed to correct an error in the Inset Map (Appendix A, p.189, in Pre-submission SADM).

Core Strategy Policy CS28 Strengthening town centres states that:

“The retail function and vitality of designated centres will be reinforced through the designation of primary and secondary shopping frontages in Borehamwood, Potters Bar, Bushey and Radlett...”

The map defining the Primary and Secondary Frontages for Bushey Heath High Road within Appendix A of the Pre-submission SADM Plan (July 2015) shows three buildings outside of the Bushey High Road District Centre (SADM43) as being within Secondary Frontages.

The Council proposes to correct this error through amending the appropriate map in Appendix A.

The existing and proposed maps are shown below:

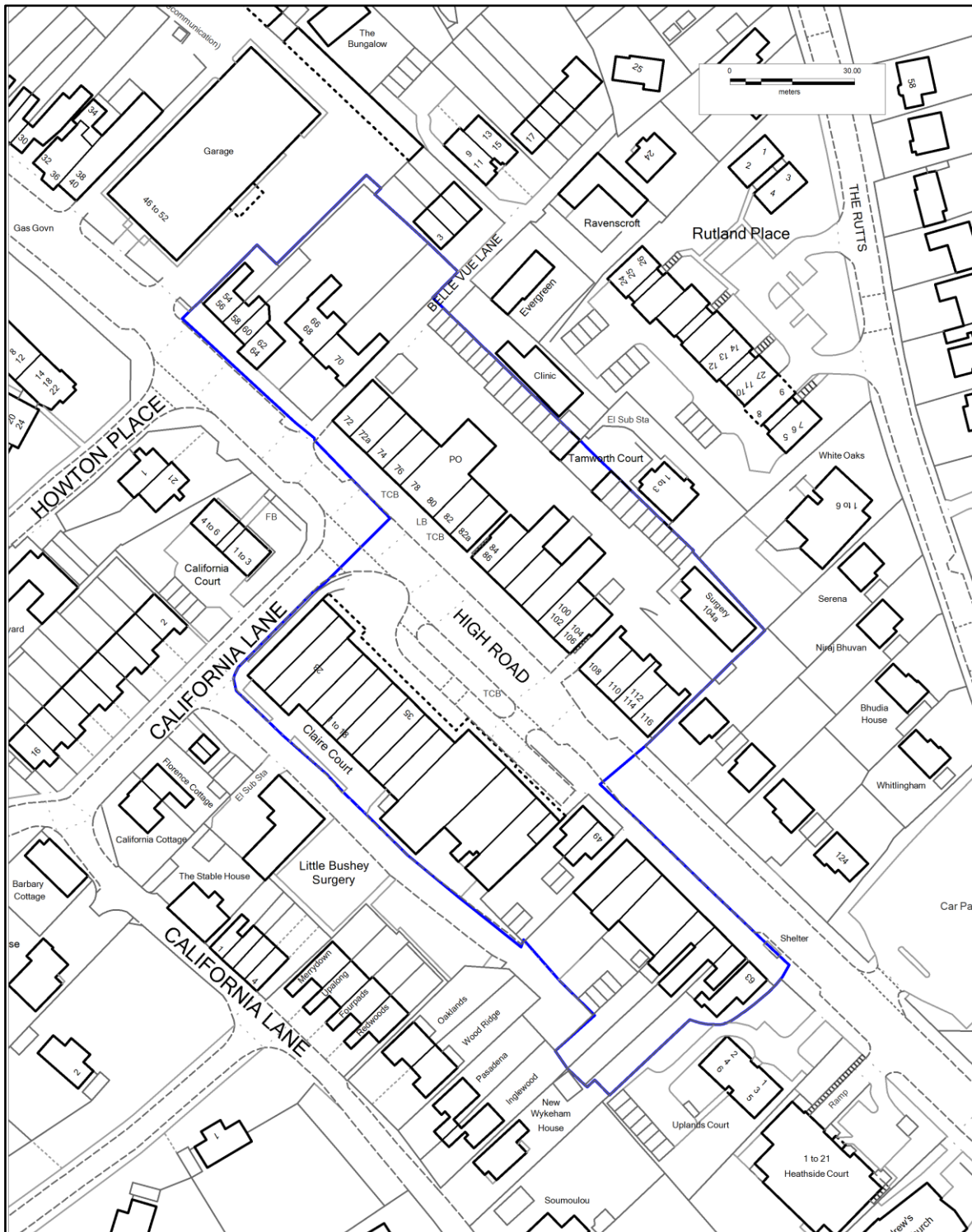
Map A: Pre-submission SADM Appendix A map: Policy SADM43 Bushey Heath High Road District Centre

Map B: Pre-submission SADM Appendix A map: Policy SADM44-45 Primary and Secondary Frontages, High Road, Bushey Heath

Map C: Proposed amended map: SADM Appendix A map: Policy SADM43 Bushey Heath High Road District Centre

Map A: Pre-submission SADM Appendix A map: Policy SADM43 Town and District Centres

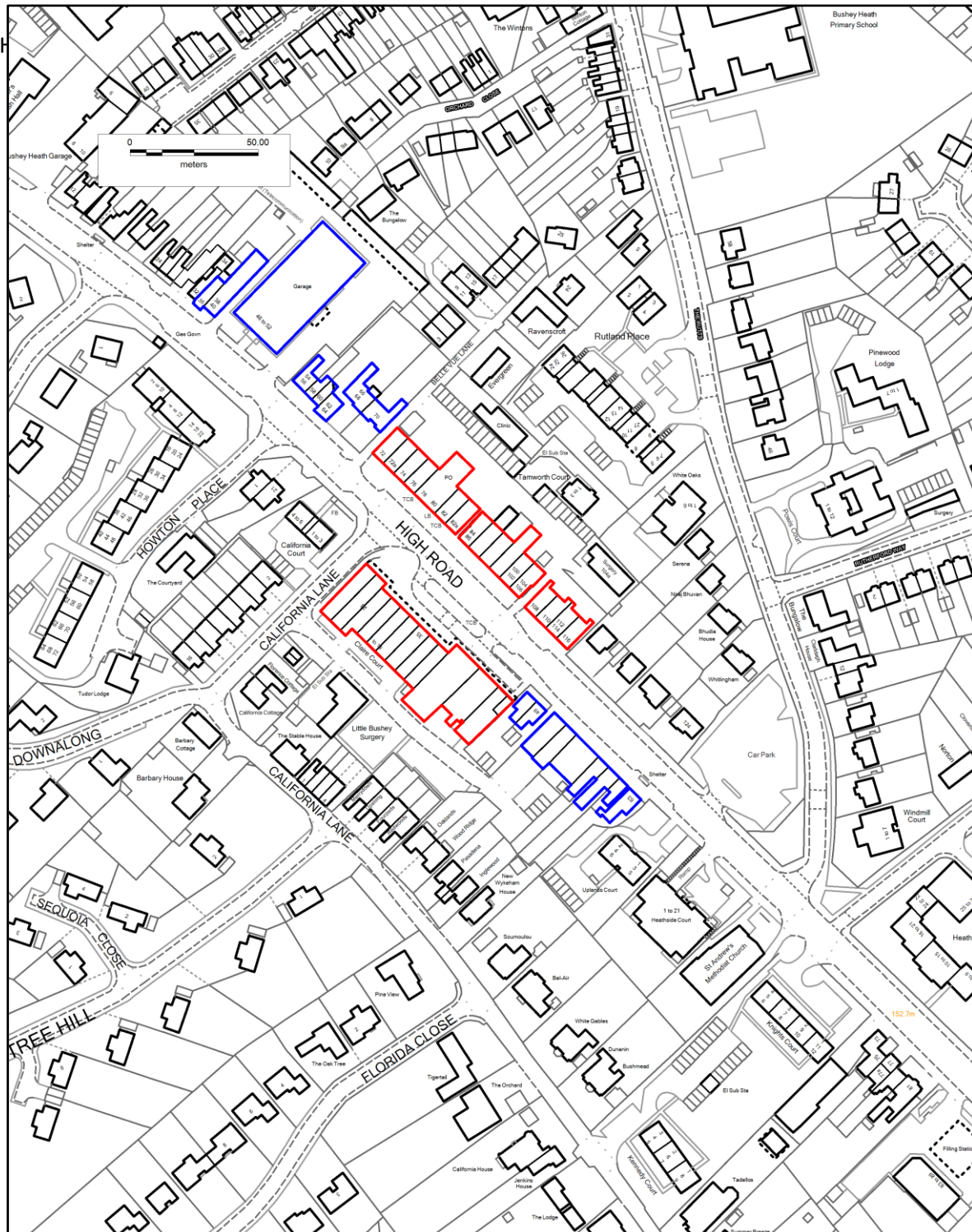
Bushey Heath High Road District Centre



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Map B: Pre-submission SADM Appendix A map: Policy SADM45 Primary and Secondary Frontages, High Road, Bushey Heath

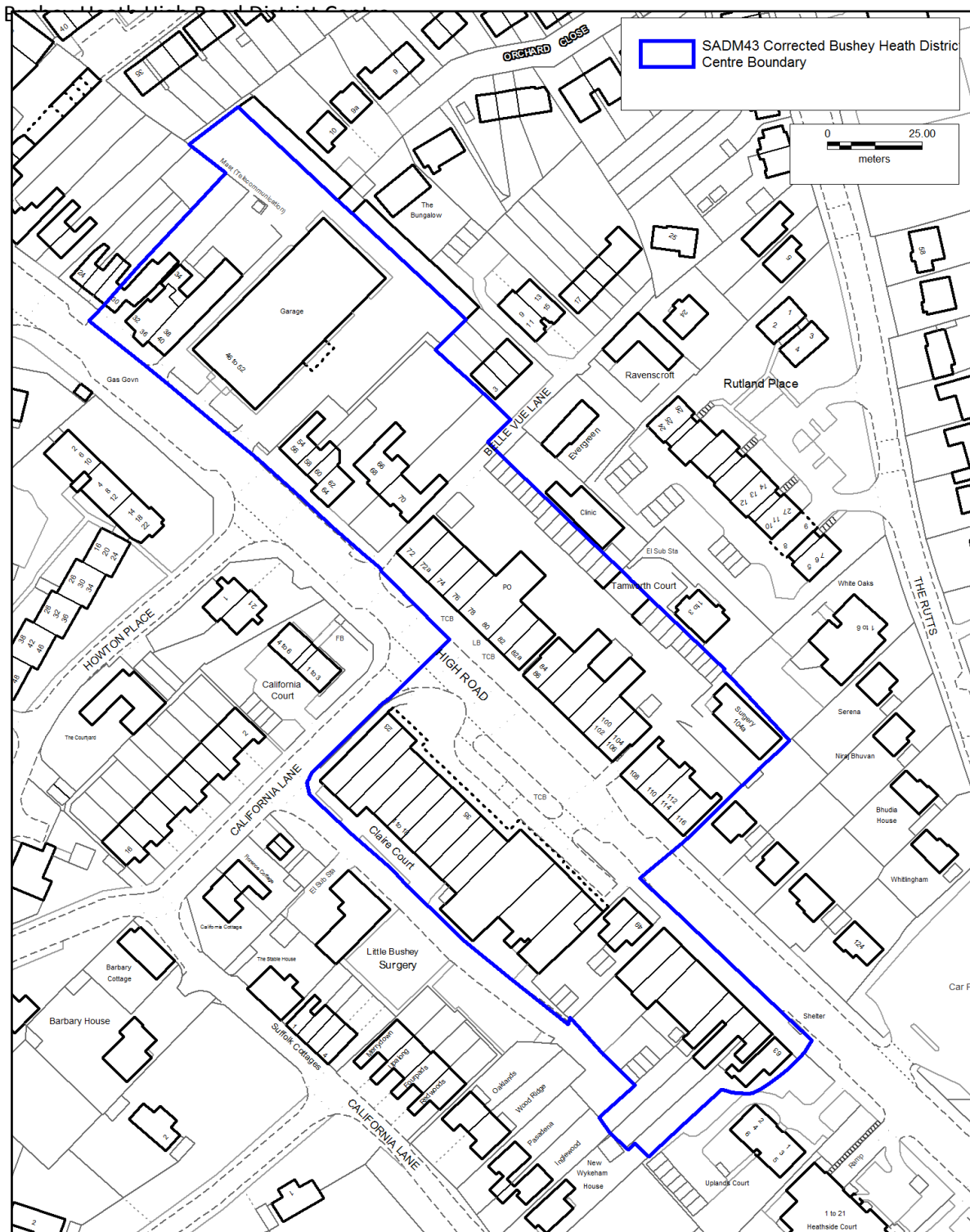


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Map C: Suggested change to map: SADM43 Town and District Centres



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Appendix 7

Correction of an error on Policies Map relating to Green Belt Boundary west of Green Meadow, Potters Bar

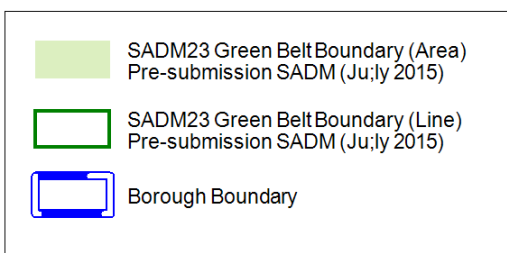
A change to the Policies Map is required to address an accidental alteration of the Green Belt Boundary (Policy SADM23) at 9 Green Meadow, Potters Bar. The Policies Map shows a small Green Belt boundary change compared with the Green Belt Boundary defined on the Local Plan 2003 Proposals Map boundary. This alteration is accidental; it is not proposed through the SADM Plan, and was not assessed through the Green Belt Sites Report (2014).

Therefore the Green Belt Boundary at this location should revert back to the boundary as shown in the Local Plan 2003 because no change is proposed through the SADM Plan.

Map A shows the relevant extract from the Pre-submission SADM Policies Map

Map B shows the corrected map.

Map A: Pre-submission SADM Policies Map: Green Belt boundary west of Green Meadow, Potters Bar



Map B: Suggested change to Pre-submission SADM Policies Map: Green Belt boundary west of Green Meadow, Potters Bar

