

Site Allocations

2006-2031

Written Statement



Pre-Submission
June 2014 (Cabinet Version)

Dacorum's Local Planning Framework

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Foreword

What is the Site Allocations?

The Council is preparing a new 'Local Planning Framework' for Dacorum Borough. This will replace the existing Local Plan that was adopted in 2004.

The first document that makes up the Local Planning Framework is the Core Strategy. This was adopted by the Council in September 2013. Its role is to establish the overall pattern of development within the Borough over the next 20 years. Following on from this document, the Council has prepared a Site Allocations Development Plan Document (DPD). The role of this document is to allocate sites for particular types of development and to update planning designations which relate to the protection of open spaces, the landscape, biodiversity and historic heritage.

The Site Allocations DPD is made up of two documents; this written document and the Site Allocations Map Book. A summary of what is covered by the Site Allocations is set out in section 1. The document follows the same format as the Core Strategy.

The document that has been published is the Pre-Submission document (sometimes referred to as the 'Proposed Submission' document). This is the version of the plan upon which the Council is seeking final comments and wishes to adopt, subject to any changes required by the Planning Inspector following independent examination.

Do I need to comment?

Many people have responded to previous consultations (see chart in Figure 3 within section 2) on both the Site Allocations and previously on the Core Strategy documents. These responses have been used to help prepare the Pre-Submission Site Allocations.

You are invited to comment on this Pre Submission document to help ensure that the final Site Allocations DPD continues to reflect your views and those of the local community. Expressions of support are as useful as expressions of concern.

Comments must be in the form of representations, made either online via the Council's consultation portal or by completing one of the representations forms, either electronically or in paper format.

What do I need to know before I comment?

The Site Allocations document will help to deliver the key policies set out in the Core Strategy. These include the housing and jobs target for the Borough, the Council's broad approach to shopping provision, and policies that will protect the environment and provide additional facilities for leisure and social and community uses. The Site Allocations document must reflect the approach set out in the Core Strategy: it is not an opportunity to re-open debates on what the Core Strategy should say.

You are advised to read the relevant sections of the Pre Submission Site Allocations (and any other information you consider appropriate) before commenting.

What can I comment on?

All comments must be precise and, if objecting to the Site Allocations document, you must clearly set out the changes that are required to the text or accompanying maps.

As the Site Allocations document will be examined for its “soundness” by a Planning Inspector, your comment must relate to the issue of “soundness.”

In order for the plan to be sound it must comply with the relevant planning regulations and be:

- *Justified* – founded on robust and credible evidence and represent the most appropriate strategy when considered against reasonable alternatives;
- *Effective* – deliverable, flexible and able to be monitored; and
- *Consistent with national policy* – where there is a departure, the Council must provide clear and convincing reasoning to justify this (paragraph 182 of the NPPF).

Further advice regarding what you can comment on and how to comment is given in the representation form that accompanies this document.

Is there any additional information that supports the Pre-Submission Site Allocations?

The Pre-Submission Core Strategy is supported by a number of background documents and reports, which cannot be fully summarised here. Key documents are specifically referred to within the text. A separate sustainability report has also been prepared on an independent basis by consultants, C4S. This appraises the environmental, social and economic implications of our proposals and highlights any concerns the consultants may have regarding either our coverage of topics or overall approach.

The background information and the Sustainability Appraisal Report are available to download from our website free of charge from www.dacorum.gov.uk and paper copies are held in the reference sections of libraries within the Borough. Copies are also available to purchase from the Council’s Strategic Planning and Regeneration team.

Any further questions?

If you have any further questions regarding any of the issues raised in this document please contact the Strategic Planning and Regeneration team on 01442 228660 or email strategic.planning@dacorum.gov.uk.

How do I comment?

Please submit comments online using Dacorum Borough Council's consultation portal.

Alternatively, comments can be sent to the Strategic Planning and Regeneration Team at Dacorum Borough Council using the representations form that is available. You should use a separate form for each representation you wish to make.

Copies of the Pre-Submission Site Allocations, representations form, accompanying Local Allocation master plans and background information can be found on the Council's website www.dacorum.gov.uk, at local libraries or at Borough Council Offices subject to opening times. Representations can be sent electronically or by post, as appropriate, to one of the following addresses:

By consultation portal: <http://consult.dacorum.gov.uk/portal/>

Email forms to: strategic.planning@dacorum.gov.uk

Post forms to: Strategic Planning and Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead, Hertfordshire
HP1 1HH

All comments received will be publicly available.

What happens next?

After the close of consultation, all representations received (both supporting and objecting to the Site Allocations document), will be summarised in a 'Report of Representations.'

If any significant new issues are raised then these will be reported to the Council's Cabinet and Full Council, together with a recommendation on how to proceed. This may require further, targeted consultation.

If no significant new issues are raised then the Site Allocations DPD and associated documents will be submitted to the Planning Inspectorate for formal Examination. Following receipt of the Inspector's Report, Cabinet and Full Council will consider its findings.

It is hoped that the final Site Allocations DPD can be adopted by the Council in Spring 2016. The policies and proposals it contains are however already being taken into account as material planning considerations when considering planning applications.

What is the relationship of this document and the Local Allocation master plans?

Six Local Allocations (Green Belt sites identified for housing development and other associated uses) were identified in the Core Strategy. Their principle as new housing allocations is now firmly established and the Council can only consider comments on the details of how they will be delivered. The landowners, in partnership with the Council, have prepared draft master plans for each Local Allocation that provide further information on the design and layout of the sites. The Council is taking the opportunity to seek feedback on these master plans at the same time as the Site Allocations consultation. Separate comments forms are available.

As the master plans form part of the background evidence for the Site Allocations Examination they do not need to be formally examined by a Planning Inspector. Comments should therefore be made on the separate forms provided.

All comments received on the draft master plans will be considered and reported to the Council's Cabinet, together with any recommended changes to their content. It is hoped that the master plans will be adopted by the Council at the same time as the final Site Allocations DPD.

PART A

THE CONTEXT

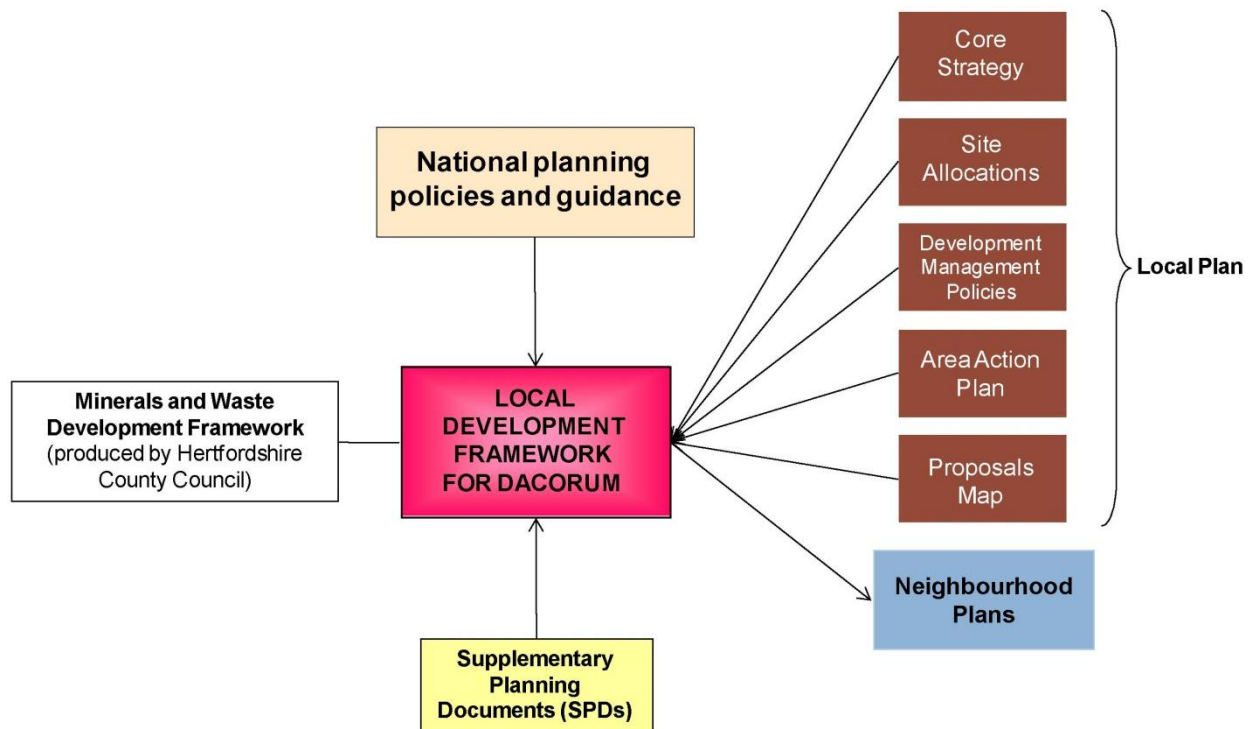


1. Introduction

Dacorum's Local Plan

- 1.1 The Site Allocations is the second of the documents that will make up the Borough's new local plan. The first of the documents, the Core Strategy, was adopted in September 2013. The local plan is the collective name for a series of documents (known as Development Plan Documents or DPDs) that together will guide future development. Figure 1 illustrates the structure of the local planning framework.

Figure 1: Structure of the Local Planning Framework



- 1.2 The Core Strategy sets out the planning framework for guiding the location and level of development with the Borough over the next 20 years. It provides the context for the more detailed policies and site specific proposals contained within this Site Allocations DPD and other subsequent planning documents. Key designations are shown on the key Diagram (Map 2).
- 1.3 In addition to the Site Allocations, the following Development Plan Documents (DPDs) will help to achieve the vision and objectives set out within the Core Strategy:
- **Development Management Policies** – supports the Core Strategy by setting out additional, more detailed planning policies that the Council will use when considering planning applications.
 - **East Hemel Hempstead Area Action Plan (AAP)** – provides a detailed planning framework for the eastern part of Hemel Hempstead, whose

regeneration is of particular importance to the wellbeing and prosperity of the Borough and beyond. The extent of this AAP within Dacorum is shown in Figure 22 of the Core Strategy and on Map 1. The extent of the AAP within St. Albans is to be confirmed. The AAP will contain planning polices and associated designations for the east Hemel Hempstead area.

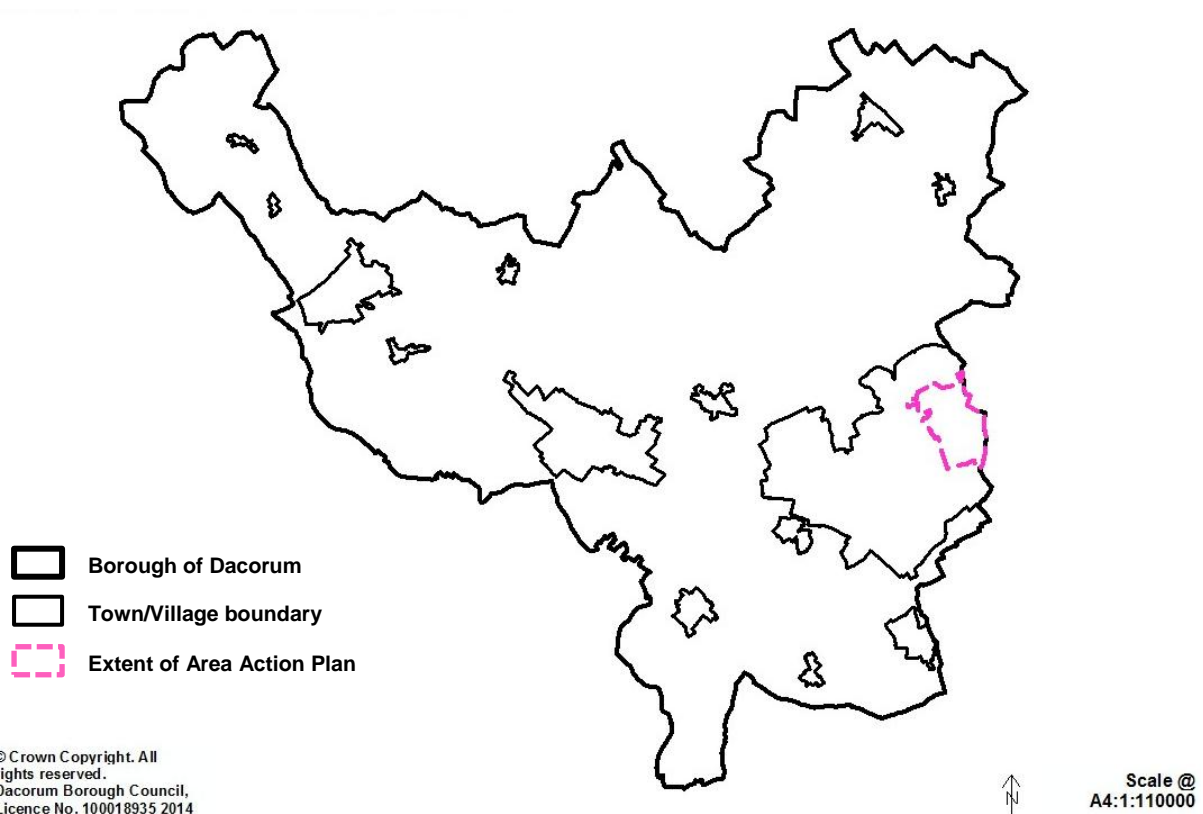
Site Allocations

- 1.4 The principal role of the Site Allocations DPD is to set the Council’s detailed proposals and requirements for particular sites and areas. It:
 - allocates sites for future development in the Borough;
 - defines the boundaries of planning designations; and
 - ensures appropriate infrastructure is identified and delivered alongside new development.

- 1.5 These designations and allocations are illustrated on the Policies Map (see below).

- 1.6 The Site Allocations DPD excludes consideration of allocations and land designations within the area covered by the East Hemel Hempstead Area Action Plan (see below). However, where the AAP contains important sites, these are cross referred to within the supporting text to ensure a comprehensive picture of sites and designations is provided for the Borough. The extent of the Site Allocation area is shown in Map 1.

Map 1: Extent of Site Allocations Coverage within the Borough



- 1.7 Once adopted, these planning policies and associated designations will be used to determine planning applications, together with policies in the Core Strategy and relevant development management policies. Development management policies are currently provided through ‘saved’ policies of the Dacorum Borough Local Plan 1991-2011, which will be superseded by the Development Management DPD.
- 1.8 These DPDs will be supported by a series of Supplementary Planning Documents (SPDs) which give specific guidance on how the Council’s planning strategy and policies will be implemented for specific topics, areas or sites. Although they will not form part of the statutory development plan for Dacorum, they will be important considerations in the Council’s planning decisions.
- 1.9 Neighbourhood Plans, where adopted following a local referendum, will become part of the statutory development plan. The decision to prepare a neighbourhood plan will be a matter for the local community – either a town or parish council or neighbourhood forum. The Council will support local communities in preparing relevant neighbourhood plans and will adopt plans that are supported by local referendums.
- 1.10 The Borough’s new local plan will replace the Dacorum Borough Local Plan 1991-2011 (DBLP). The Core Strategy replaced part of the DBLP and the Site Allocations DPD replaces further elements. Those DBLP policies which are superseded by the Core Strategy and Site Allocations DPDs combined are listed in Appendix 1.

Policies Map

- 1.11 The Policies Map (or Proposals Map as it was formerly called) illustrates the planning strategy for the Borough, by showing the boundaries of allocations and designations set by planning policies. It is revised as each new Development Plan Document (DPD) is adopted to ensure it reflects the most up-to-date strategy for the area. Some changes to the Policies Map originally published as part of the Dacorum Borough Local Plan 1991-2011 have already been made to reflect designations amended by the Core Strategy. It is now being revised further, and more significantly, to reflect the allocations and designations within this Site Allocations document.
- 1.12 Until a full updated version of the Policies Map is available, these changes are set out in the map book published alongside the Site Allocations written statement. The two documents combined comprise the full Site Allocations DPD.
- 1.13 In addition to changes made to the Policies Map as part of the wider plan-making process, some interim updating of the online interactive maps may also be required. This will only relate to factual changes to designations that are not defined by the Council. Examples may include any changes to the extent of the Chilterns Area of Outstanding Natural Beauty advised by Natural England, or additional Scheduled Monuments (SMs) advised by English Heritage. This will help ensure that the Policies Map remains as comprehensive and up-to-date a resource as possible.

Consultation and Evidence

- 1.14 The Pre-Submission Site Allocations DPD has been prepared following consultation with stakeholders and the local community, in line with the Council's adopted Statement of Community Involvement (SCI). It has also been informed by consultation carried out on the Core Strategy. The main preparation stages are shown in Figure 2.
- 1.15 The Site Allocations has been based on a thorough understanding of the issues and challenges faced: a wide range of information and studies, collectively known as the 'evidence base', has been prepared. This evidence base includes a number background topic reports relating to each subject area covered by the Site Allocations and Schedules of Site Appraisals, which summarise and assess the suitability of development opportunities being promoted for allocation for housing and other uses.
- 1.16 The evidence base, together with links to the individual documents, is available online at www.dacorum.gov.uk.
- 1.17 The Site Allocations document has also had regard to national planning guidance contained within the National Planning Policy Framework (NPPF), National Policy Practice Guidance (NPPG), other policy statements and good practice guidance.

Sustainability Appraisal and Appropriate Assessment

- 1.18 The policies and proposals in the Core Strategy were subject to formal Sustainability Appraisal (SA), carried out by independent consultants C4S. This Sustainability Appraisal incorporates Strategic Environmental Assessment (SEA), as required under European law. This process has continued for the Site Allocations DPD.
- 1.19 Sustainability Appraisal has been a systematic and continual process, assessing the social, environmental and economic effects of policy, policy wording, strategy and sites at different stages. All documents, from an initial Scoping Report (February 2006) through a series of Working Notes or Report associated with each stage of consultation, are included as part of the evidence base.
- 1.20 A separate Sustainability Report accompanies the Pre-Submission Site Allocations. It explains how sustainability considerations have been taken into account and incorporated into the document. It also outlines how significant sustainability effects due to the implementation of the plan will be monitored. The Sustainability Report is available online at www.dacorum.gov.uk.
- 1.21 The Council has assessed whether its development plan would affect sites of European importance for nature conservation, as required under national and

European law¹. One Special Area of Conservation, the Chilterns Beechwoods, partly lies within Dacorum. Screenings were undertaken in 2008 and 2011 as part of the Core Strategy to assess whether proposals would have any adverse impacts upon these sites, either alone, or in combination with other plans. No significant effects were identified. Both reports are available as part of the evidence base. The potential impact of the Site Allocations has been checked against these previous assessments and the conclusions form part of the Sustainability Report.

- 1.22 The Schedules of Site Appraisals (see section on evidence base above) have also been subject to separate SA/SEA. This has informed the site sifting process and decisions regarding which sites to take forward as proposals within the Site Allocations.

¹ The Habitats Directive (Council Directive 92/43/EEC), Conservation (Natural Habitats) Regulations 1994 (as amended) and Conservation of Habitats and Species Regulations 2010. They apply to Special Protection Areas for birds and Special Areas of Conservation.

Figure 2: Stages in the Preparation of the Site Allocations

Site Allocations Preparation Stages	<input type="checkbox"/> Stage Completed	<input type="checkbox"/> Not yet done
Stages of the Site Allocations		Date
Adoption	<input type="checkbox"/>	Feb 2016
Examination	<input type="checkbox"/>	Oct 2015
Submission Stage	<input type="checkbox"/>	July 2015
Publication of and representation on Pre-Submission	<input type="checkbox"/>	Sept 2014
Adoption of Core Strategy*	<input checked="" type="checkbox"/>	Sept 2013
“Shaping the Masterplan” consultation on Local Allocation LA3	<input checked="" type="checkbox"/>	July 2013
Stakeholder Workshops and meetings on Local Allocations LA1-6	<input checked="" type="checkbox"/>	May 2013
Supplementary Issues and Options Gypsy and Traveller Consultation	<input checked="" type="checkbox"/>	Dec 2008
Sustainability Appraisal (incorporating Strategic Environmental Assessment) Working Note on Supplementary Issues and Options	<input checked="" type="checkbox"/>	Dec 2008
Supplementary Issues & Options Consultation	<input checked="" type="checkbox"/>	Nov-Dec 2008
Sustainability Appraisal & Strategic Environmental Assessment Working Note on Supplementary Issues and Options	<input checked="" type="checkbox"/>	Dec 2006
Issues & Options Consultation	<input checked="" type="checkbox"/>	Nov-Dec 2006
Sustainability Appraisal Scoping Report	<input checked="" type="checkbox"/>	Feb 2006

We Are Here

*Note: Please see Figure 2 in Core Strategy for stages in the preparation of that document.

Summary of Content

- 1.23 The structure and content of the Site Allocations DPD broadly reflects that of the Core Strategy. Strategic Objectives from the Core Strategy are repeated at the beginning of each section. The content of the Core Strategy is not repeated, although necessary cross-references are made. Coverage of each section is outlined below:
- 1.24 ***The Sustainable Development Strategy*** – This section sets out the extent of key boundaries relating to the Green Belt, Rural Area, major developed sites in the Green Belt and individual towns and villages. These boundaries are important as they affect the approach to development that will be taken in different locations. In recognition of the increased role of ‘mixed use’ schemes within the Borough, a number of mixed use development sites are also identified. These will deliver a range of complementary uses as part of their development or redevelopment. Sites are also identified and protected for transport uses.
- 1.25 ***Providing Homes and Community Uses*** – One of the main functions of the Site Allocations DPD is to identify how specific sites will contribute towards delivery of the housing target, which is set out in the Core Strategy. Key housing sites are identified, detailed requirements set for the Local Allocations, and specific provision is also made for travelling communities. In order to ensure appropriate supporting infrastructure is provided to support residents and workers, a number of sites are specifically identified and protected for community and leisure uses and open land.
- 1.26 ***Promoting Economic Prosperity*** – A review of employment allocations and designations within the Borough has been carried out. This review has sought to ensure that sufficient good quality employment land is available to meet the Core Strategy’s employment targets (for offices and industrial, storage and distribution floorspace). The scope to reallocate some employment land for housing development has also been considered. This work has also sought to ensure the uses permitted in designated employment areas remains appropriate in terms of their character and current market demands and supports growth in local economic prosperity. Following changes in national policy on retail matters, the opportunity has been taken to update the Council’s approach to the main retail centres, and in particular to redefine the role and extent of protected shopping frontages within the Borough’s three town centres. The approach to the Borough’s more numerous local centres remains unchanged.
- 1.27 ***Looking after the Environment*** – Identifies designations relating to landscape, biodiversity and historic heritage that are illustrated on the Policies Map, updating these as necessary. Some designations are defined locally by the Council, in consultation with its advisers, whilst others reflect designations that are set at a national or European level.
- 1.28 ***Place Strategies*** – Individual strategies are set out in the Core Strategy for each of the Borough’s town and large villages and for the countryside. The Place Strategies within the Site Allocations DPD set out how these place

visions will be delivered by pulling together key allocations by settlement, rather than by use.

- 1.29 **Monitoring and Review** – Provides further explanation (in addition to that set out in the Core Strategy) regarding how sites will be monitored and any issues with delivery addressed.
- 1.30 **Appendices** – Provide more detailed information, including an updated schedule of superseded policies, a glossary and a revised housing trajectory.

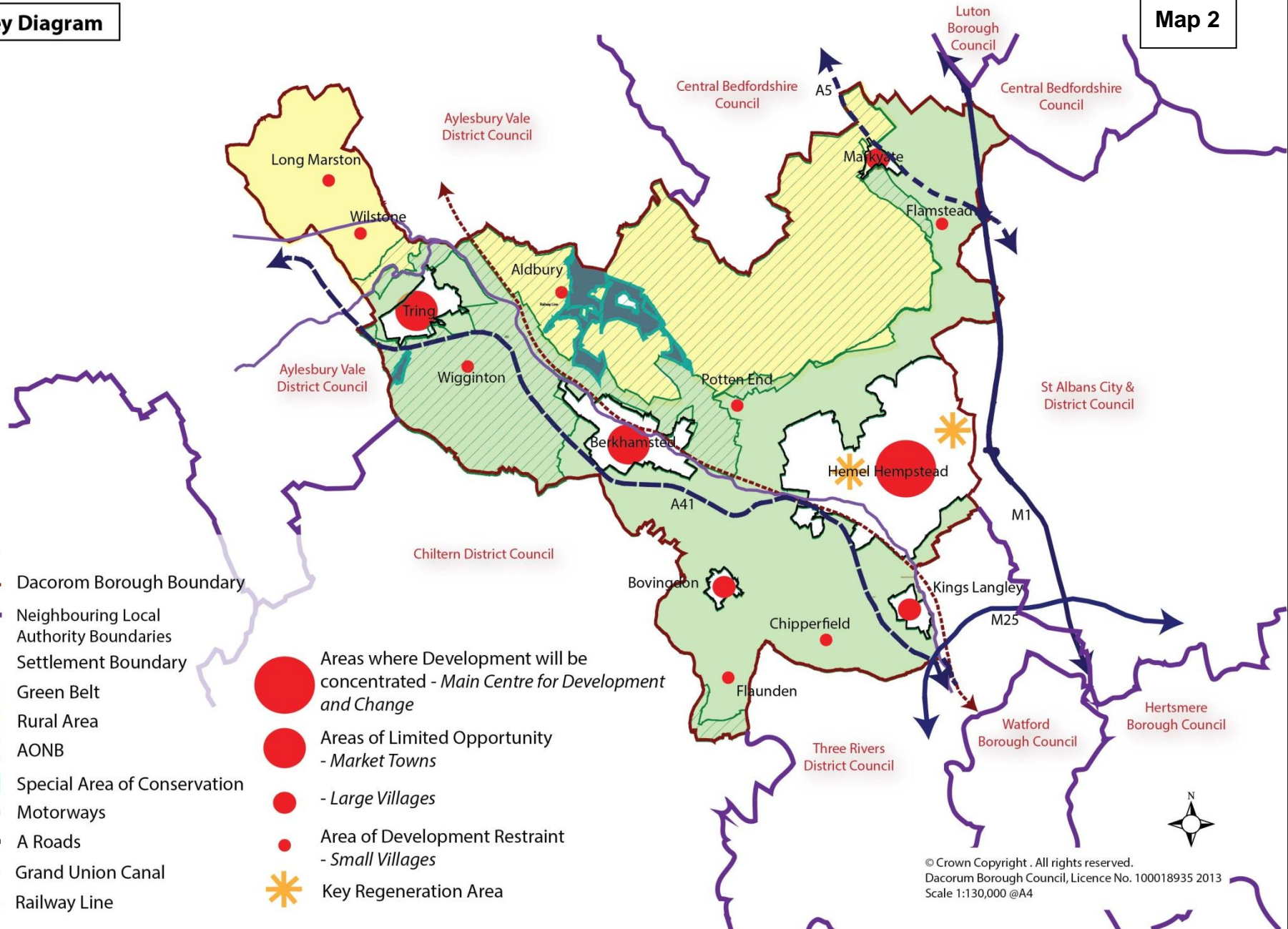
Key Diagram

Map 2

KEY

-  Dacorum Borough Boundary
-  Neighbouring Local Authority Boundaries
-  Settlement Boundary
-  Green Belt
-  Rural Area
-  AONB
-  Special Area of Conservation
-  Motorways
-  A Roads
-  Grand Union Canal
-  Railway Line

-  Areas where Development will be concentrated - *Main Centre for Development and Change*
-  Areas of Limited Opportunity - *Market Towns*
-  - *Large Villages*
-  Area of Development Restraint - *Small Villages*
-  Key Regeneration Area



PART B

THE STRATEGY



The Sustainable Development Strategy

Strategic Objectives

- To promote healthy and sustainable communities and a high quality of life.
- To mitigate and adapt to the impacts of climate change.
- To promote social inclusion and cohesiveness, embrace diversity and reduce inequalities.
- To enable convenient access between jobs, homes and facilities, minimise the impact of traffic and reduce the overall need to travel by.
- To promote Hemel Hempstead as the focus of the borough for homes, jobs and strategic services, reinforcing the role of the neighbourhoods in the town.
- To conserve and enhance the function and character of the market towns, villages and countryside.
- To ensure the effective use of existing land and previously developed sites.

2. Promoting Sustainable Development

Introduction

- 2.1 The Core Strategy establishes the approach to the broad scale and distribution of development within the Borough and sets out the main role and function of different areas through the settlement hierarchy (Table 1 in the Core Strategy). The role of the Site Allocations DPD is to add detail to this strategy, through the setting of specific boundaries and proposals, and ensuring that sufficient land is made available at the right time and in the right location.

Identified Proposals and Sites

- 2.2 The Site Allocations document contains a series of schedules of proposals and sites. These are set out at the end of each relevant section. Each schedule entry has a reference number. The schedules include:
- (a) *Allocated sites* - where development or redevelopment is encouraged in accordance with specified requirements, and
 - (b) *Safeguarded sites* - where key existing uses are protected, as they perform an important role which needs to be retained.
- 2.3 All proposals, sites and designations are shown on the Policies Map.

POLICY SA1: Identified Proposals and Sites

Sites identified for development or redevelopment should be delivered in accordance with the requirements specified in the relevant schedule.

Safeguarded sites will be protected for their specified use(s) unless:

- (a) It is proven that there is no longer a need; or**
- (b) Satisfactory alternative provision is made.**

All identified proposals and sites, and other additional sites that come forward during the lifetime of the plan, must comply with relevant policies set out in the Core Strategy and with other relevant policies and guidance.

Countryside and Settlement Boundaries

- 2.4 The Core Strategy does not require a general review of the Green Belt boundary.² However, in order to meet the strategic objectives and policies of the Core Strategy, boundaries of the Green Belt and Rural Area around existing towns and villages have been reviewed for minor anomalies. These changes will result in limited additions to, and deletions from, the Green Belt and Rural Area.
- 2.5 Appropriate new boundaries have also been defined for the Local Allocations (see Policies LA1-LA6). These sites will be removed from the Green Belt and become part of the town or village they adjoin. All Local Allocations are safeguarded through Policies SA1, SA8 and Policies LA1-6 and will be managed as open land until developed for their allocated uses.
- 2.6 These changes will ensure boundaries remain robust, take account of recent development and support delivery of appropriate development, in accordance with the NPPF.



See section 2 of the accompanying Map Book

Small Villages in the Green Belt or Rural Area

- 2.7 Boundaries of the small villages ‘washed over’ by the Green Belt or Rural Area designations (Core Strategy Policies CS6 and CS7) have also been reviewed for anomalies. The review has taken into account that these villages are recognised as areas of development restraint within the countryside. These anomalies are limited in extent and have arisen largely as a result of changes on the ground since the boundaries were last reviewed.



See section 2 of the accompanying Map Book

² Policy CS5: Green Belt states that there will be no general review of the Green Belt through the Site Allocations DPD. A full re-evaluation of the role and function of the Green Belt will be carried out as part of the plan review, as specified in paragraphs 29.8 to 29.10 of the Core Strategy. The Local Development Scheme 2014-2017 provides further information regarding the timing of this review, and production of a new single Local Plan for the Borough.

Major Developed Sites in the Green Belt

- 2.8 Major Developed Sites (MDS) are identified in Table 2 of the Core Strategy. This designation recognises the contribution that large and well-established developments in the Green Belt can make to meeting local education, housing and employment needs. All of the defined sites are self-contained and benefit from relatively compact layouts. Any future development should be limited and opportunities taken to improve the relationship of non-conforming uses with the adjoining countryside and limit the sites' impact on the openness of the Green Belt.
- 2.9 Existing site boundaries have been reassessed and new sites considered for inclusion in line with the selection criteria in paragraph 8.31 of the Core Strategy. Minor changes have been made to the infill areas of the majority of sites, to reflect recent permissions and proposals. Outer boundaries for all sites (including the new MDS at the British Film Institute in Berkhamsted) are defined on the Policies Map, with both outer and infill boundaries shown in greater detail in Appendix 3.
- 2.10 Kings Langley School site is currently subject to planning proposals relating to its comprehensive redevelopment. To enable the school to continue to operate, this will involve the construction of new school facilities on land adjacent to the current buildings in the southern part of the site. An appropriate infill boundary will be defined once this redevelopment is complete. In the interim, planning applications will be considered in the context of Policy CS5: Green Belt and the planning requirements set out in the Schedule of Major Developed Sites.
- 2.11 The Major Developed Sites at Bourne End Mills and Bovingdon Brickworks are also designated as Employment Areas in the Green Belt (see Policy SA6). The outer boundaries for both designations are contiguous.

POLICY SA2: Major Developed Sites in the Green Belt

The extent of the defined Major Developed Sites in the Green Belt is shown on the Policies Map. Areas of infill, where any new development will be concentrated, are shown in Appendix 3.

Proposals for development will be determined in accordance with Core Strategy Policy CS5: Green Belt, the planning requirements set out in the Schedule of Major Developed Sites and other relevant policies and guidance.

Schedule of Major Developed Sites

Berkhamsted	
Site MDS/1	
Location:	Berkhamsted Castle Village
Planning Requirements:	Any future development should avoid encroachment into the western part of the site, to protect the open and semi-rural

	character. Minimise impact on the Listed Buildings and their setting.
Site MDS/2	
Location:	Ashlyns School, Chesham Road
Planning Requirements:	School site included within the southern Education Zone for Berkhamsted. Any future development should minimise impact on the Listed Building and its setting.
Site MDS/3	
Location:	British Film Institute, Berkhamsted
Planning Requirements:	Any future development should avoid encroachment into the southern and eastern most part of the site and minimise impact on the Listed Building and its setting.
Bovingdon	
Site MDS/4	
Location:	Bovingdon Brickworks
Planning Requirements:	External boundary treated as the infill area subject to the intensity of any future development being appropriate for the Green Belt location. Environmental improvements required. Also see requirements relating to Policy SA6: Employment Areas in the Green Belt.
Site MDS/5	
Location:	Bovingdon Prison, Molyneaux Avenue
Planning Requirements:	Area of infill reflects recent development. The infill area excludes the car park and landscaping at the southern tip of the site, which should remain open in character.
Kings Langley	
Site MDS/6	
Location:	Kings Langley School, Love Lane
Planning Requirements:	Infill area to be defined following completion of school redevelopment. Development should be focused in the southern third of the site, broadly reflecting the extent of existing buildings. The remaining two thirds of the site should remain in open playing field use.
Other	
Site MDS/7	
Location:	Bourne End Employment Area, Bourne End
Planning Requirements:	Environmental improvements required. External boundary treated as the infill area subject to the intensity of any future development being appropriate for the Green Belt location. Former area of open storage to the south west excluded from the MDS and to remain open. Also see requirements relating to Policy SA6: Employment Areas in the Green Belt.



See section 2 of the accompanying Map Book

Mixed Use Developments

- 2.12 There are a number of instances, particularly with larger sites, where an allocation will be delivered as part of a mix of other activities, including housing, commercial, social and community and leisure uses. This approach is supported by national guidance, with the NPPF requiring planning to ‘*promote mixed use development, and encourage multiple benefits from the use of land*’ (paragraph 17).
- 2.13 Sometimes the precise location of particular uses within a mixed use site is not yet known, or it is appropriate to provide flexibility to allow proposals to respond to changing needs. In these instances a broad mixed designation is justified. Whilst housing-led, some of the Local Allocations also deliver a mix of uses (see Policies LA1-6).

Schedule of Mixed Use Proposals and Sites

Note: Proposals and sites below are also cross referenced in other relevant schedules as appropriate.

Hemel Hempstead	
Proposal MU/1	
Location:	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road.
Site Area: (Ha)	6.0
Proposal:	Replacement college, new Public Sector Quarter and housing (500-600 homes)
Planning Requirements:	Development to be guided by Town Centre Masterplan (Gade Zone) and associated Gade Zone Planning Statement. Proposal to be planned comprehensively to secure a range of uses including a new Public Service Quarter and replacement college campus. Mix of uses to include educational, leisure and commercial uses including retail uses (possibly including a food store). High density housing is acceptable.
Proposal MU/2	
Location:	Hemel Hempstead Hospital Site, Hillfield Road
Site Area: (Ha)	6.96
Proposal:	Replacement hospital, new 2 form entry primary school and housing (200 homes)
Planning Requirements:	Development to be guided by Town Centre Masterplan (Hospital Zone). Development brief required. Key uses to include a reconfigured local hospital facilities and the provision of a new primary school. Housing to be delivered as part of a comprehensive development. Development to be coordinated with H/8.
Proposal MU/3	
Location:	Paradise/Wood Lane
Site Area: (Ha)	3.0
Proposal:	B1 led business and housing (75 homes)
Planning Requirements:	Development to be guided by Town Centre Masterplan (Hospital Zone). Potential for redevelopment for smaller units in B1 or B2

	uses. High density flats or housing acceptable.
Proposal MU/4	
Location:	Hemel Hempstead Station Gateway, London Road
Site Area: (Ha)	2.8
Proposal:	Improved transport interchange, new multi-storey car park and housing (140-200 homes)
Planning Requirements:	Development brief required to take forward existing Hemel Hempstead Station Gateway feasibility study. Comprehensive redevelopment of site sought, to promote the station as a key transport gateway and to deliver improvements to the station forecourt. Uses to include housing, multi-storey car park and other commercial uses that complement the operation of the railway station. The layout, scale, height and density of the development must respect the adjoining residential area and semi-rural character of Boxmoor. Development must deliver improvements to the immediate and wider vehicular and pedestrian circulation across the site and to and from the railway station and station forecourt. Existing mature trees should be retained where possible.
Proposal MU/5	
Location:	Bunkers Park, Bunkers Lane
Site Area: (Ha)	12.3
Proposal:	New leisure space and cemetery
Planning Requirements:	Master plan required to co-ordinate uses across the site and to explore suitability to accommodate the relocation of existing local tennis facilities to allow housing allocation H/7 to proceed. Further technical work is needed to assess whether an exception to normal policy can be fully justified in the light of the Bunker's Park location in the Green Belt, the facility's current siting in Open Land, and that there are no other suitable alternative sites available. Leisure space to include public and private sport pitches. Any buildings and car parking to be separated from adjacent residential properties by an effective landscape screen and well screened from adjacent open areas. Existing trees and hedgerows to be retained and enhanced, and further planting carried out as appropriate.
Berkhamsted	
Proposal MU/6	
Location:	Land at Durrants Lane/Shootersway (Egerton Rothesay School)
Site Area: (Ha)	14.3
Proposal:	Housing (150 homes), improvements to existing school, replacement playing fields, new leisure space.
Planning Requirements:	Development to be guided by requirements as set out under Proposal SS1 in the Core Strategy and associated master plan. Proposal linked to leisure proposal L/2 which will deliver formal and informal playing fields. Comprehensive development scheme is required to deliver a mix of residential, educational and leisure uses. Planning application for 92 homes submitted in 2013/14 on southern part of site.
Proposal MU/7	

Location:	Gossoms End/Billet Lane
Site Area: (Ha)	0.6
Proposal:	New foodstore and housing (30 homes)
Planning Requirements:	Main access from Gossoms End and secondary access from Billet Lane. Proposal can deliver a mix of convenience retailing (foodstore) and housing, subject to retailing having a satisfactory impact on the town centre. High density houses or flats acceptable. Sensitive relationship of buildings to the River Bulbourne required. Flood risk assessment to be undertaken.



See section 2 of the accompanying Map Book

3. Enabling Convenient Access between Homes, Jobs and Facilities

Introduction

- 3.1 New transport proposals are specifically identified to help ease access to homes, workplaces, shops and social facilities. They will help tackle peak-time congestion, reduce casualties, support economic growth and enable access to key services. Sites are identified based on the principles set out in the Core Strategy (Policies CS8: Sustainable Transport and CS9: Management of Roads) and the NPPF. The NPPF requires that *'local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice'* (paragraph 41).

Transport Proposals

- 3.2 Proposed transport schemes are identified through a number of mechanisms, such as the Local Transport Plan, cycle, bus and rail strategies, urban transport plans, and detailed modelling. They safeguard, retain and improve existing facilities and routes and provide new transport infrastructure. The list of eligible schemes will be reviewed and updated by the Council and local highway authority throughout the plan period. Dacorum's Infrastructure Delivery Plan (IDP)³ includes many of these schemes and is updated on a regular basis.
- 3.3 Specific schemes required to support the delivery of the Core Strategy are set out in the Schedule of Transport Proposals and Sites below. These uses are protected from alternative development in accordance with Policy SA1: Identified Proposals and Sites. More detailed transport requirements associated with identified development proposals are set out in the relevant site schedules. Specific transport requirements for the Local Allocations are set out in Policies LA1 to LA6, with further details provided by site master plans.
- 3.4 Transport proposals are identified either to safeguard or allocate sites for a particular purpose. They include proposals for passenger transport, highway improvements, cycle and pedestrian routes, and car parking. The schedule reflects the focus of the current Local Transport Plan (2011-2031) upon making better use of the existing transport network and passenger transport.
- 3.5 Proposals at East Hemel Hempstead will be presented separately in the Area Action Plan (AAP). Proposals listed within the Dacorum Borough Local Plan Transport Schedule for this area will therefore be retained until reviewed through the AAP process. The following are significant for delivery of the Core Strategy:
- Improved lorry parking facilities;

³ Appendix 1 of the Infrastructure Delivery Plan January 2014

- Completion of the Maylands Growth Corridor (formerly known as the North East Relief Road);
 - Junction improvements (including the A414 with Maylands Avenue / Leverstock Green Road and with Green Lane); and
 - Access road(s) and links to support delivery of the Maylands Gateway.
- 3.6 Small scale highway improvements will be promoted separately through the planning process, with priority being given to sustainable and healthy transport. These will include traffic calming measures, pedestrian crossings, speed management and cycle routes, and the aim to reduce traffic collisions, improve public rights of way, enhance ‘Safer Routes to School,’ and maintain highway capacity and safety.
- 3.7 Intelligent Transport Systems will help network managers, transport operators and motorists make best use of roads, particularly in and around the main towns. Such measures include optimising traffic signals and providing real-time information for passenger transport. Up-to-date information on buses and trains will improve journey experience for passengers and encourage motorists to use them more. Travel plans for schools, businesses, railway stations and large new developments will also play a part.
- 3.8 Facilities for passenger transport, for disabled persons and for cyclists and pedestrians have a high priority. Footpaths and cycle routes should connect significant locations and effectively link together. New infrastructure will be essential to enable passenger transport improvements.
- 3.9 In addition to schemes within the Borough, there are also a range of major transport schemes planned in the sub-region. These will bring a range of benefits to the area, primarily through increased accessibility to wider services and facilities, and include:
- Oxford-Cambridge ‘East-West’ rail link
 - Dunstable-Leighton Buzzard (A5-M1) link
 - Croxley rail link
 - Watford Junction interchange improvements
 - High Speed Rail 2 (HS2)
 - M25 widening at junctions 23-27 (currently underway)
 - Increased capacity at Luton Airport

POLICY SA3: Improving Transport Infrastructure

The main transport proposals for allocation and safeguarding are identified in the Schedule of Transport Proposals and Sites.

Other transport schemes contained in the Infrastructure Delivery Plan, the Local Transport Plan, Urban Transport Plans, and complementary documents will be brought forward as resources and priorities allow.

Opportunities will also be taken to:

- (a) enhance footpath and cycle networks and links; and**

(b) support bus patronage through network improvements and waiting and interchange facilities in all appropriate developments.

New and existing roads will be used as effectively as possible in accordance with their role in the road hierarchy. The current road hierarchy is shown on the Policies Map and will be updated to accord with the latest advice of the highway authority.

Development will support and not prejudice the delivery of new and improved transport infrastructure for both the main transport proposals and other schemes. Support will take the form of appropriate works and/or financial contributions.

Parking Provision

3.10 Parking strategies and standards can be used as tools, where appropriate, to address the level of parking provision in town centres and in the wider area. This complements other elements of the transport infrastructure. The existing provision for public car parking should be maintained. The effective management of parking facilities can help encourage a modal shift towards increased use of sustainable transport.

POLICY SA4: Public Car Parking

Off street public car parks will be retained for this purpose. The use of these car parks will be optimised through management and, if appropriate, by extension. No alternative use will be permitted unless:

- the car parking is no longer needed; or
- a satisfactory alternative is provided.

The shared use of private car parking by the public will be encouraged, provided this is outside the working hours of the private development. In reaching any decision on public car parking, due regard will be paid to the parking strategy and any relevant transport strategy for the area.

Schedule of Transport Proposals and Sites

Note: Proposals are referred to as being either short term (to 2021) or long term (2021-2031).

Hemel Hempstead	
Proposal T/1	
Location:	Existing bus station, Market Square, Waterhouse Street
Timing:	Short term
Planning Requirements:	Safeguarded site. Existing site will cease to be safeguarded after completion of Proposal T/2. Redevelopment of existing site to accord with Proposal L/1.
Proposal T/2	

Location:	Bus interchange facilities, Marlowes between Hillfield Road roundabout and Bridge Street roundabout
Timing:	Short term
Planning Requirements:	New site for replacement facilities of T/1. Detailed design on advice from the highway authority. Site to be safeguarded after completion.
Proposal T/3	
Location:	Hemel Hempstead Railway Station
Timing:	N/A
Planning Requirements:	Safeguarded site. Any redevelopment to accord with Proposal MU/4.
Proposal T/4	
Location:	Apsley Railway Station
Timing:	N/A
Planning Requirements:	Safeguarded site.
Proposal T/5	
Location:	Bus garage, Whiteleaf Road
Timing:	N/A
Planning Requirements:	Safeguarded site
Proposal T/6	
Location:	Featherbed Lane and related junctions
Timing:	Short term
Planning Requirements:	Widening of Featherbed Lane with a new railway bridge and improvements to junctions with King Edward Street, Manor Street and London Road and Manor Street; improvements to the route between Featherbed Lane via Orchard Street to London Road, and on London Road itself to enable free and safe movement of traffic. Detailed design on advice from the highway authority
Proposal T/7	
Location:	B481 Redbourn Road
Timing:	Short / long term
Planning Requirements:	Junction improvements along Redbourn Road from St Agnells Lane roundabout to Holtsmere End Lane, and at Shenley Road (east) in order to improve safety and local accessibility. Capacity to be maintained along Redbourn Road. Work to be undertaken in phases and detailed design on advice from the highway authority
Proposal T/8	
Location:	Junction of Bedmond Road and Leverstock Green Road
Timing:	Short / long term
Planning Requirements:	Improvements required to reduce traffic congestion. Detailed design on advice from the highway authority
Proposal T/9	
Location:	A4146 Leighton Buzzard Road
Timing:	Short / Long term
Planning Requirements:	Junction improvements along Leighton Buzzard Road from the Plough roundabout to the Warners End Road roundabout. This may include a new junction or reconfiguration to provide

	additional access into the town centre (see Hemel Hempstead Town Centre Masterplan). Detailed design on advice from the highway authority
Proposal T/10	
Location:	Local Allocation LA1, Marchmont Farm, Grovehill
Timing:	Long term
Planning Requirements:	New junction to access development on Link Road, together with associated highway improvements including cycle and pedestrian routes in accordance with the site master plan. Detailed design on advice from the highway authority
Proposal T/11	
Location:	Local Allocation LA2, Old Town, Hemel Hempstead
Timing:	Long term
Planning Requirements:	New junction on Fletchers Way and associated highway improvements, including cycle and pedestrian routes in accordance with the site master plan. Detailed design on advice from the highway authority
Proposal T/12	
Location:	Local Allocation LA3, West Hemel Hempstead
Timing:	Long term
Planning Requirements:	New junctions and associated highway improvements, including cycle and pedestrian routes in accordance with the site master plan. Detailed design on advice from the highway authority
Proposal T/13	
Location:	Cycle route through Two Waters, Apsley and Nash Mills
Timing:	Short term
Planning Requirements:	Indicative route to create improved cycle links between Two Waters, Apsley and Nash Mills and the town centre. Detailed design on advice from the highway authority
Proposal T/14	
Location:	Footpath network in Two Waters and Apsley
Timing:	Short term
Planning Requirements:	Enhancement of the existing network to improve local links and connections. Detailed design on advice from the highway authority
Proposal T/15	
Location:	Cycle route between Hemel Hempstead Town Centre and Hemel Hempstead railway station
Timing:	Short term
Planning Requirements:	New and enhanced on and off road cycle route. Detailed design on advice from the highway authority
Berkhamsted	
Proposal T/16	
Location:	Berkhamsted Railway Station
Timing:	N/A
Planning Requirements:	Safeguarded site.
Proposal T/17	
Location:	Kingshill Way and Shootersway
Timing:	Short / Long term
Planning	Junction improvements including traffic lights and pedestrian

Requirements:	crossings required in association with MU/6: Land at Durrants Lane / Shootersay (Egerton Rothesay School) and Local Allocation LA4: Hanburys. See site master plans. Detailed design on advice from the highway authority.
Proposal T/18	
Location:	High Street corridor
Timing:	Short / Long term
Planning Requirements:	Traffic calming; extension of 20mph zone and pedestrian crossing facilities. Detailed design on advice from the highway authority
Proposal T/19	
Location:	Lower Kings Road public car park
Timing:	Long term
Planning Requirements:	Provide increased capacity through decking.
Tring	
Proposal T/20	
Location:	Tring Railway Station
Timing:	N/A
Planning Requirements:	Safeguarded site
Proposal T/21	
Location:	Local Allocation LA5, Icknield Way
Timing:	Short / Long term
Planning Requirements:	New junctions to development with associated highway improvements, including new cycle and pedestrian routes in line with the site master plan. Detailed design on advice from the highway authority
Proposal T/22	
Location:	Tring Station to Pitstone
Timing:	Long term
Planning Requirements:	Provision of improved cycle connections (on or off road)
Bovingdon	
Proposal T/23	
Location:	Local Allocation LA6, Chesham Road / Molyneaux Road
Timing:	Long Term
Planning Requirements:	New junction to development with associated highway improvements, including cycle and pedestrian routes in accordance with site master plan



See section 3 of the accompanying Map Book

Strengthening Economic Prosperity

Strategic Objectives

- **To promote a vibrant and prosperous economy:**
 - to strengthen confidence in Hemel Hempstead’s role as a thriving sub-regional business centre and shopping hub;
 - to develop Maylands Business Park as a leader of “green enterprise” and focus of the low carbon economy;
 - to maintain commercial enterprise and employment opportunities in the market towns and large villages; and
 - to support rural enterprise.

4. Providing for Offices, Industry, Storage and Distribution

Introduction

4.1 Jobs will be provided across a range of uses and associated allocations, but employment uses (offices, research, industrial, storage and distribution, also called B-class uses) are a key component of the local economy. These uses provide just under half of all jobs in the Borough. It is therefore important to identify and provide a minimum area of employment land for the B-class uses throughout the plan period. This will help to achieve full employment, while maintaining prevailing levels of out-commuting. The Core Strategy requires that a minimum area of land will be identified and retained for B class uses, comprising:

- General Employment Areas (Policy SA5);
- Employment areas in the Green Belt (Policy SA6);
- Employment proposal sites (see Schedule of Employment Proposals and Sites below); and
- Land in town and local centres (see Section 5)

Employment Targets

4.2 Office jobs account for around a quarter of total jobs within Dacorum and are located mainly within the General Employment Areas (GEAs) and town centres. New office jobs will make a significant contribution to the Borough's total additional jobs over the plan period. The technical work⁴ forecasts that approximately 7,000 new office jobs will be provided within the Borough from 2006 to 2031.

4.3 Industrial and storage floorspace will also continue to make an important contribution to the overall employment mix. This reflects the fact that the Maylands Business Park is the main industrial concentration in south west Hertfordshire and one of the main distribution centres around the M25 and southern part of the M1. Detailed allocations relating to the Maylands area will be set out in the East Hemel Hempstead Area Action Plan.

4.4 Core Strategy Policy CS15: Offices, Research, Industry, Storage and Distribution sets out the following targets for the 2006-2031 period:

- around 131,000 sq m (net) additional office floorspace: and
- the stock of floorspace for industry, storage and distribution to remain broadly unchanged from 2011 baseline.

4.5 Through the combined role of existing and proposed employment sites, there is sufficient capacity within the Borough to meet these floorspace targets.

⁴ Employment Land Update, Roger Tym and Partners, 2011

- 4.6 The range of uses permitted within each defined employment area enables the market to respond to changes in demand. Additional flexibility has also been provided through a revision to the Maylands Gateway Development Brief⁵, to allow potential for a greater range of employment-generating uses on this site.
- 4.7 The Hemel Hempstead Town Centre Masterplan⁶ includes some scope for B-class uses, although there are no site-specific proposals.

General Employment Areas

- 4.8 The largest concentrations of B-class uses are located within General Employment Areas (GEAs). GEA designation ensures that appropriate land is set aside and protected for specific employment uses. The principal GEAs are located in the three towns, with a smaller, but locally significant GEA in Markyate.
- 4.9 The majority of employment jobs growth will be directed to Maylands Business Park (see section 11 of Core Strategy and the Hemel Hempstead Place Strategy). The East Hemel Hempstead Area Action Plan will guide the regeneration of this area; reflecting the character areas identified in the Maylands Master plan⁷. The Maylands Gateway (see Figure 22 of the Core Strategy) will provide the main location for new offices. Detailed guidance on this site is provided in the Maylands Gateway Development Brief. The area referred to as the Face of Maylands will also be an important office location.
- 4.10 The area to be covered by the East Hemel Hempstead Area Action Plan includes the majority of the site known as Spencer's Park. This site was formerly allocated for employment development. This allocation has however now been replaced by the alternative allocation on the Maylands Gateway: freeing up Spencer's Park for housing development (see Core Strategy Figures 17 and 22).
- 4.11 Elsewhere in the Borough, the general approach is to prevent the loss of employment floorspace within GEAs. However, some changes are justified, mainly to reflect changes that have taken place in some GEAs and the recommendations of technical work⁸.

⁵ Maylands Gateway Development Brief (revised), URS, May 2013.

⁶ Hemel Hempstead Town Centre Masterplan 2011-2021, September 2013.

⁷ Maylands Masterplan, Llewelyn Davies Yeang, 2007.

⁸ South West Hertfordshire Employment Land Update, Roger Tym & Partners, 2010

POLICY SA5: General Employment Areas

General Employment Areas (GEAs) are shown on the Policies Map. Within these areas, development and redevelopment will be permitted for the range of employment generating uses set out in the table below, provided it complies with Core Strategy Policy CS15: Offices, Research, Industry, Storage and Distribution, the specified planning requirements and other relevant policies and guidance.

Table of General Employment Areas

General Employment Area⁹	Employment uses¹⁰	Other significant uses and planning requirements
Hemel Hempstead		
Apsley	B1(c)	Small units to be retained.
Apsley Mills	B1	The Cottage Building within the former mill (NE side of London Road) is a listed building. It should be retained and its setting enhanced. Retention of existing motor sales use (SW side of London Road) acceptable.
Corner Hall	B1	The scale of new development must respect the character and setting of listed buildings, Heath Park, the Grand Union Canal and adjoining residential areas. Redevelopment of the existing car showroom/workshop uses on Two Waters Road frontage for B1 purposes is encouraged. Building design must be co-ordinated and high quality landscaping provided. Redevelopment of the car showrooms/workshops for the same purposes will not be permitted unless there are planning advantages relating to the design and layout of this area.
Doolittle Meadow	B1(a)	Landscaping, particularly to the canal side and London Road frontage, should be maintained. Softening of boundary to the Green Belt will be sought if the opportunity arises (i.e. through additional planting).
Frogmore Mill	B1, B8	Part of the mill is used for the Paper Trail visitor attraction. Scope for B1 uses elsewhere in the

⁹ Policy on GEAs in the Maylands Business Park remains as set out in saved policies of the Dacorum Borough Local Plan until superseded by the Area Action Plan.

¹⁰ As defined in the Use Classes Order: B1: business use (sub-divided into B1(a) offices, B1(b) research and development and B1(c) light industry); B2: general industry and B8: storage and distribution

		<p>site through limited intensification and making full use of the mill building.</p> <p>Manager's House (listed building) and other parts of mill with historic or architectural interest to be retained.</p> <p>New or replacement buildings should be in keeping with the mill's historic setting.</p> <p>Environmental enhancement required on north side of mill along River Gade and Frogmore Road, taking account of adjacent housing proposal (see H/14 in the Schedule of Housing Proposals and Sites).</p>
Two Waters	B1, B2, B8	<p>High quality well landscaped landmark buildings required fronting London Road and Two Waters Way, given the prominent location on the main approach into the town centre from the A41 bypass and adjacent to Boxmoor.</p> <p>Development may be restricted due to the storage of a notifiable hazardous substance on adjoining National Grid site, until the site is redeveloped for housing (see housing proposal site H/2): advice required from Health and Safety Executive (HSE).</p> <p>Shown as an Employment Land Area of Search (ELAS174 and ELAS175) in the Hertfordshire Waste Site Allocations Plan. Organic waste recovery facilities (excluding open-windrow composting) and other types of waste management facility that meet the capacity shortfalls in the Hertfordshire Waste Core Strategy and Development Management document are acceptable in principle.</p> <p>Bus garage (Proposal T/5 in Schedule of Transport Proposals and Sites) is safeguarded.</p> <p>Environmental improvement sought in area east of Two Waters Way.</p> <p>Proposals must respect, and if possible enhance, the setting of the listed McDonald's restaurant.</p>
Berkhamsted		
Billet Lane	B1, B8	Canalside enhancement required.
Northbridge Road	B1, B2, B8	<p>Canalside enhancement required.</p> <p>Shown as an Employment Land Area of Search (ELAS167) in the Hertfordshire Waste Site</p>

		<p>Allocations Plan. Types of waste management facility that meet the capacity shortfalls in the Hertfordshire Waste Core Strategy and Development Management document are acceptable in principle.</p> <p>The household waste site is safeguarded under the Hertfordshire Waste Core Strategy.</p>
River Park	B1, B2	<p>Canalside enhancement required.</p> <p>Small and medium sized units to be retained.</p> <p>Shown as an Employment Land Area of Search (ELAS169) in the Hertfordshire Waste Site Allocations Plan. Types of waste management facility that meet the capacity shortfalls in the Hertfordshire Waste Core Strategy and Development Management document are acceptable in principle.</p>
Tring		
Akeman Street	B1	<p>High standard of design required, appropriate to Tring Conservation Area.</p> <p>81-82 Akeman Street (listed building) to be retained. Some buildings on Akeman Business Park are of historic or architectural importance, and should be retained.</p> <p>Maintain access from Langdon Street.</p> <p>Potential to accommodate some appropriate non-residential mixed uses, including social and community facilities. These should remain ancillary to the main B1 use.</p>
Brook Street	B1	<p>The mill (listed building) to be retained and its enhancement encouraged.</p> <p>Small units to be retained.</p>
Icknield Way	B1, B2, B8	<p>Existing area shown as an Employment Land Area of Search (ELAS164) in the Hertfordshire Waste Site Allocations Plan. Organic waste recovery facilities (excluding open-windrow composting) and other types of waste management facility that meet the capacity shortfalls in the Hertfordshire Waste Core Strategy and Development Management document are acceptable in principle.</p> <p>Proposal Site E/1 will provide an extension to the site (see Schedule of Employment Proposals and Sites). This extension forms part of proposals for Local Allocation LA5 (see Policy LA5).</p>

Markyate		
Markyate	B1, B2, B8	Small units in Sharose Court to be retained.

Employment Areas in the Green Belt

- 4.12 Bourne End Mills and Bovingdon Brickworks are identified as both Major Developed Sites in the Green Belt (see Policy SA2 and associated schedule) and Employment Areas in the Green Belt. Redevelopment or limited infilling of these sites may help support the local economy and deliver environmental improvements.
- 4.13 The sites have been designated because they are substantial in size, contain a significant amount and scale of built development, and have the potential to accommodate some further employment development. Neither new development or redevelopment should prejudice wider Green Belt objectives.

POLICY SA6: Employment Areas in the Green Belt

Employment areas in the Green Belt are shown on the Policies Map. Within these areas, the range of employment generating uses set out in the table below will be retained.

Expansion of floorspace or redevelopment will be permitted if it accords with Core Strategy Policy CS5: Green Belt, Policy SA2: Major Developed Sites in the Green Belt and other relevant policies and guidance.

Table of Employment Areas in the Green Belt

Employment Area	Employment uses¹¹	Other significant uses and planning requirements
Bourne End Mills	B1, B2, B8	Substantial environmental improvement required, including landscaping and rationalisation of layout.
Bovingdon Brickworks	B1, B2, B8	Environmental improvements sought.



See section 4 of the accompanying Map Book

¹¹ As defined in the Use Classes Order: B1: business use (sub-divided into B1(a) offices, B1(b) research and development and B1(c) light industry); B2: general industry and B8: storage and distribution.

Schedule of Employment Proposals and Sites

Hemel Hempstead	
Proposal MU/3	
Location:	Paradise / Wood Lane
Area (Ha):	3.0
Use:	Mixed use
Planning Requirements:	See Schedule of Mixed Use Proposals and Sites
Tring	
Proposal E/1	
Location:	Icknield Way, Tring
Area (Ha):	0.75
Use:	Business use (B1)
Planning Requirements:	Extension of Icknield Way GEA. Site forms part of Local Allocation LA5 (see Policy LA5) and should comply with site master plan. Not suitable for B2 or B8 uses due to proximity to new housing development. Landscape buffer required between site and proposed housing.



See section 4 of the accompanying Map Book

5. Supporting Retailing and Commerce

Introduction

- 5.1 The NPPF places a strong emphasis on the planning system encouraging and enabling sustainable economic growth. It also recognises the important role town centres have at the heart of their communities, and their importance to the local economy. The Core Strategy reiterates these objectives. It acknowledges that a significant proportion of new jobs will come from the retail and services sectors and sets out the approach to new retail development. This includes the retail hierarchy, shopping areas and out of centre retail development. The focus on the regeneration of Hemel Hempstead town centre aims to strengthen its role as a community hub and its provision of local goods and services.

Town Centres

- 5.2 Hemel Hempstead is the Borough's principal town centre, with smaller secondary town centres in Berkhamsted and Tring. Policy CS4 sets out the types of uses acceptable in town centres, whilst the Place Strategies establish specific requirements for each area.
- 5.3 The approach to town centre planning within Dacorum has historically focussed on the retention of shops (A1 uses). In recognition of the wider social and leisure role now played by town centres, and in response to the rise in internet shopping, a more flexible approach is appropriate. This supports an increase in overall footfall and will enhance the vitality and viability of these areas. This policy approach will be supported by appropriate improvements to the public realm.
- 5.4 The Hemel Hempstead Place Strategy includes a vision for the town centre and sets out development opportunities for seven different town centre character zones. It also includes a policy for new development in Hemel Hempstead Town Centre (Policy CS33). The Hemel Hempstead Town Centre Masterplan¹² provides further policy advice; setting out an overarching direction for the future of the whole town centre and giving detailed guidance for each character zone.
- 5.5 The Gade Zone is expected to undergo the most significant change, with large scale redevelopment proposed at the northern end (see Mixed Use Proposal MU/1), a leisure development on Market Square (see leisure proposal L/1) and the relocation of the bus station from Waterhouse Street to the Marlowes and Bridge Street (see transport proposal T/2 in section 4). A Planning Statement provides detailed guidance for this zone¹³.

¹² Prepared by Dacorum Borough Council and adopted as a Supplementary Planning Document (SPD) in September 2013.

¹³ Gade Zone Planning Statement, prepared by Dacorum Borough Council and adopted in April 2012

- 5.6 Due to their location and proximity to other town centre facilities, different types of development lend themselves to different zones. For example, health uses will be encouraged in the northern end of the Marlowes Shopping Zone, between Market Square and Bridge Street, due to the proximity of Hemel Hempstead Hospital.
- 5.7 Whilst the greatest retail changes will be in Hemel Hempstead town centre, there are also changes to the extent of the defined frontages in Berkhamsted and Tring. These are aimed at maintaining and enhancing the vibrancy of these historic market towns.

Shopping Areas

- 5.8 The three town centres each contain a key shopping area¹⁴ comprising both primary and secondary frontages. The primary frontage denotes the retail core, where an active and vibrant retail offer will be promoted. Secondary frontages are also important to the overall vitality and viability of the centres and have a more diverse range of retail and complementary uses. These terms accord with the NPPF and correspond to the 'main' and 'mixed' frontage designations referred to in the Core Strategy.
- 5.9 The extent of the key shopping areas have been defined in the light of technical studies¹⁵, evidence regarding existing uses and footfall, and in the case of Hemel Hempstead, by the Place Strategy and Town Centre Master Plan. The key shopping areas are shown on the Policies Map, with detailed address information set out in Appendix 4.
- 5.10 Potential changes to permitted development (PD) rights may allow for the change of use from a small shop or professional/financial service to residential use, subject to a local impact test. This test includes consideration of whether the shop is in a key shopping area. Within the key shopping areas, it is important to retain active frontages at the ground floor level; residential and office uses will therefore be resisted. Active frontages enhance the vitality and vibrancy of town centres; a proliferation of inactive frontages can result in 'dead' frontage, reduced pedestrian flows and lead to the gradual disappearance of shopping.

¹⁴ Referred to as 'Primary shopping areas' in the NPPF.

¹⁵ Dacorum Retail and Leisure Study, 2006, prepared by Donaldsons; Dacorum Retail Study Update, 2009, prepared by DTZ; and Retail Study Update, 2011, prepared by GL Hearn.

POLICY SA7: Shopping Areas in Town Centres

Each town centre contains a key shopping area which comprises:

- (a) Primary frontage; and
- (b) Secondary frontage

as shown on the Policies Map.

Within the key shopping area, all new development should provide an active frontage at ground floor level, contribute to the vibrancy of the centre and promote the objectives of the relevant Place Strategy.

In Hemel Hempstead town centre, development should comply with Policy CS33 and support the strategy for each character zone set out in the Town Centre Masterplan.

Within primary frontages, the following uses will be permitted at ground floor level:

- (a) A1 (shops);
- (b) A3 (restaurants and cafes); and
- (c) D2 (assembly and leisure).

Within secondary frontages, the following uses will be permitted at ground floor level:

- (a) A1 (shops);
- (b) A2 (financial and professional services);
- (c) A3 (restaurants and cafes);
- (d) A4 (drinking establishments);
- (e) A5 (hot food takeaways);
- (f) D1 (non-residential institutions); and
- (g) D2 (assembly and leisure).

Local Centres

- 5.11 There are 19 local centres within the Borough (see Table 5 in the Core Strategy): one of which – the Heart of Maylands – is newly designated. Its boundary will be defined on the Policies Map through the East Hemel Hempstead Area Action Plan. Local centres in the Borough are generally performing well, and both their extent and defined shopping areas remain unchanged. This policy approach will be reviewed through the Development Management DPD.
- 5.12 The Core Strategy redesignated Jarman Fields from a local centre with a district shopping function to an out of centre retail and leisure location. This change is shown on the Policies Map.

New Retail Floorspace

- 5.13 Core Strategy Policy CS16 sets out the amount of additional retail floorspace that is projected may come forward over the plan period. Whilst specific sites are not allocated to accommodate all of this new floorspace, the policies provide sufficient flexibility to enable this to occur, if there is market demand.
- 5.14 The greatest demand for new floorspace is expected to be within Hemel Hempstead. The Hemel Hempstead Town Centre Masterplan provides further guidance regarding the most appropriate locations for different types of floorspace.
- 5.15 With regard to the anticipated comparison, or non-food, retail floorspace, demand from operators for the amount set out in the Core Strategy is uncertain. The depth and length of the recent recession has been greater than predicted, and the role and full impact of the internet on shopping patterns was, and still is, evolving.
- 5.16 There are a number of vacant units in Hemel Hempstead town centre, some of which are large. In some cases, it may be helpful to subdivide a unit to improve viability and vitality of the town centre and reflect future market demands.
- 5.17 The demand for new convenience (food) retail floorspace remains strong; with a number of new and planned food stores in the Borough. A new Aldi store has recently opened in Hemel Hempstead, and another is due to open later in 2014. In Berkhamsted, a Marks and Spencer Simply Food and a new Lidl are expected to open in the near future. These complement the existing convenience floorspace.

Shopping Proposal Sites

- 5.18 The majority of the shopping proposal sites contained within the Dacorum Borough Local Plan have either been delivered, or are now unlikely to be delivered due to changes in circumstances. The exception is the site at Jarman Fields which was designated for a mixed use scheme including shopping, offices, leisure, catering establishments, residential and non-food retail warehousing. The site has been re-allocated (site reference S/1) as an out of centre retail location where non-food retail warehousing is acceptable.
- 5.19 Two additional out of centre retail locations are designated; one in Two Waters, Hemel Hempstead and the other in Berkhamsted. Both relate to former employment land that was being used for car sales / repairs. The Berkhamsted scheme forms part of Mixed Use Proposal MU/7. The table of out of centre retail locations (Table 6 in the Core Strategy) has been updated and is shown below as Table 1.

Table 1: Out of Centre Retail Locations (updated)

Note: this table updates and supersedes Table 6 in the Core Strategy

Location	Main uses
Out of centre retail locations	
Hemel Hempstead	
<ul style="list-style-type: none"> Sainsbury, Apsley Mills Retail Park, London Road (Sainsbury, Apsley) 	Food retailing
<ul style="list-style-type: none"> Remainder of Apsley Mills Retail Park, London Road (Apsley Mills) 	Bulky, non-food goods
<ul style="list-style-type: none"> Two Waters, London Road (Two Waters) 	Bulky, non-food goods
<ul style="list-style-type: none"> Homebase and Wickes, London Road (London Road) 	Bulky, non-food goods
<ul style="list-style-type: none"> B&Q, Two Waters Road (Cornerhall) 	Bulky, non-food goods
<ul style="list-style-type: none"> London Road/Two Waters Way (Two Waters) (<i>new site – see Map Book Section 6</i>) 	Food retailing
Berkhamsted	
<ul style="list-style-type: none"> Gossoms End / Billet Lane (<i>new site – see Map Book Section 6</i>) 	Food retailing
Tring	
<ul style="list-style-type: none"> Tesco, London Road (Tring) 	Food retailing
Out of centre retail and leisure locations	
<ul style="list-style-type: none"> Jarman Fields (<i>new site – see Map Book Section 6</i>) 	Food retailing and bulky non-food goods. Leisure uses.

5.20 The following schedule sets out details of the retail proposal sites. The delivery of these sites will be determined by market conditions, rather than being specifically phased.

Schedule of Retail Proposals and Sites

Hemel Hempstead	
Proposal S/1	
Location	Jarman Fields, St Albans Road, Hemel Hempstead
Site Area (Ha)	2.0
Planning Requirements	Proposed use is 6,700sq m (gross) of non-food retail warehousing as per planning permissions 04/00455/07/MFA and 04/00377/10/VOT. Prominent frontages onto St Albans Road/Jarman Way require high quality of design and landscaping. A traffic study may be required and road works should accommodate traffic generation.
Proposal MU/1	
Location	West Herts College site and Civic Zone, Queensway/ Marlowes/ Combe Street (north)/ Leighton Buzzard Road
Site Area (Ha)	See Schedule of Mixed Use Proposals and Sites.
Planning Requirements	

Berkhamsted	
Proposal MU/7	
Location	Gossoms End/Billet Lane
Site Area (Ha)	See Schedule of Mixed Use Proposals and Sites.
Planning Requirements	



See section 5 of the accompanying Map Book

Providing Homes and Community Services

Strategic Objectives

- To provide a mix of new homes to meet the needs of the population.
- To provide for a full range of social, leisure and community facilities and services.

6. Providing Homes

Introduction

- 6.1 The National Planning Policy Framework (NPPF) provides advice on making provision for new homes over the lifetime of a development plan. It supports a positive, plan-led approach to the delivery of homes in accordance with sustainable development, and that reflects local demand. Residential development should have realistic prospects of being developed and meet the needs of different groups in the community.
- 6.2 The Core Strategy identifies the need to deliver a target of 10,750 dwellings (at an average rate of 430 dwellings per annum) over the period 2006 to 2031. A higher level could be achieved (estimated at around 11,320 homes) if full account is taken of all available sources (i.e. windfalls) (see Table 8 in the Core Strategy). This is reflected in the indicative level of homes in the Place Strategies for each settlement and the countryside.
- 6.3 Core Strategy Policies CS2: Selection of Development Sites and CS35: Infrastructure and Developer Contributions require all development to provide, or make adequate contribution towards, infrastructure and services. The Core Strategy does not set out any absolute requirements regarding the timing of new homes except in the case of the release of the Local Allocations, which are seen as being delivered from 2021 onwards (Policy CS3: Managing Selected Development Sites). They may be released earlier in order to secure a five year housing land supply. However, a decision has now been taken to bring forward Local Allocation LA5 earlier (see paragraph 6.27). New homes are generally directed to the towns and larger villages in accordance with the settlement hierarchy (Policy CS1: Distribution of Development), although the largest share of this will be taken by Hemel Hempstead as a Main Centre for Development and Change.

Identification and Selection of Sites

- 6.4 A range of sources have been used to identify potential housing sites:
- unimplemented proposal sites and conversion of employment land to housing in the Dacorum Borough Local Plan 1991-2011;
 - land subject to more detailed supplementary planning guidance and development briefs;
 - sites put forward through consultation on the Issues and Options stage (in 2006 and 2008);
 - sites put forward after 2008 and through a final “call for sites” in early 2014;
 - information on the Council’s own New Build Programme;
 - existing Strategic Housing Land Availability Assessment (SHLAA) sites; and
 - new housing sites identified in the housing programme in the Annual Monitoring Report (AMR).

- 6.5 The site selection process involved consultation and the production of a full evidence base to support and justify the conclusions reached. The evidence reports set out the detailed methodology and site selection criteria, and reasoning and justification for allocation or not¹⁶.
- 6.6 All potential development sites were assessed against a detailed and wide range of criteria, which were based on the principles of sustainable development. The assessment also included, where appropriate, site visits and desk based research. Site options have also been subject to separate, independent Sustainability Appraisal¹⁷. Not all of the sites identified or put forward were selected.
- 6.7 Key factors used to determine housing allocations include:
- assessment against national and local planning policy, particularly the ability to help deliver strategic priorities in the Core Strategy;
 - development of a robust evidence base, including infrastructure needs;
 - feedback from stakeholder and community participation;
 - assessment through the Sustainability Appraisal process;
 - consideration as to whether sites are deliverable or developable during the plan period;
 - size thresholds - only larger sites are allocated;
 - potential or appropriateness for development, for example, the extent of planning constraints such as flood risk, listed buildings, impact on the Chilterns Area of Outstanding Natural Beauty, etc.
- 6.8 There were several key components to the selection process. Some sites had already been tested through the SHLAA process of identifying the suitability and viability of sites for housing. These and other sites were further refined through detailed on-going monitoring of the housing programme in the Annual Monitoring Report (AMR).
- 6.9 The Core Strategy provides a framework against which to eliminate sites that are unsuitable in terms of scale and/or location. Sites should conform to the overall spatial distribution of growth set out in policies CS1-CS7, particularly in respect of the Green Belt. As a result, a large number of suggested greenfield sites located on the edge of settlements and in the countryside were rejected.
- 6.10 Engagement with landowners, developers, and stakeholders, including residents and community groups, has also played a key role in the choice of sites and development of site specific policies.
- 6.11 The Site Allocations document focusses on sites that will make a significant contribution to delivering the objectives of the Core Strategy. For practical reasons, and taking account of the size of Dacorum and the considerable number of sites that have been advanced for possible development, a size threshold has been adopted for allocations of 0.3 hectares or greater (or

¹⁶ Dacorum's Schedule of Site Appraisals, November 2006, November 2008 and June 2014.

¹⁷ C4S Dacorum Site Allocations DPD Issues and Options Paper SA & SEA Working Note on Initial Issues and Options, December 2006 and October 2008, and Sustainability Appraisal Working Note on Dacorum Site Allocations Options (June 2014)

capable of accommodating 10 dwellings or more). Developments below this threshold can still be considered on their merits, through the planning application process, and will contribute to overall housing delivery.

- 6.12 Some of the new homes to be delivered over the next 15 years are within and around the Maylands Business Park. This area will be the subject of a separate East Hemel Hempstead Area Action Plan (see the Hemel Hempstead Place Strategy). Further details regarding these sites will be set out in this document. Key housing schemes and their progress are set out in Table 2. Their overall contribution towards the housing programme is accounted for in Table 3. The contribution of housing from office conversions under the current prior approval process may further increase the future potential of housing in this area.

Table 2: Key Housing Sites in the East Hemel Hempstead Area Action Plan (AAP) Area

Location	Capacity	Progress
Spencers Park (Phase 2), Three Cherry Trees Lane	c.550	Land principally in one main ownership. Master plan/development brief required. Comprehensive development to be delivered and coordinated with earlier phase. Medium term, with delivery expected from 2019/20 onwards.
Heart of Maylands, Wood Lane End / Maylands Avenue	c.475	Creation of a new local centre with supporting uses. Precise boundaries of this to be defined in the AAP. Land in multiple ownership. Feasibility study completed in 2010. Expected to come forward in phases from 2016/17 onwards. Detailed planning being progressed in 2014/15 for eastern block to deliver a mix of housing, local retailing, commercial and social and community facilities.

- 6.13 A neighbourhood plan is being progressed in the Grovehill neighbourhood of Hemel Hempstead. The plan is at an early stage and includes the potential for redevelopment of the Grovehill local centre that could deliver additional housing land (c. 200 homes). However, whilst accepted in principle, the work is not at a sufficiently advanced stage to justify a specific allocation.

The Housing Programme

- 6.14 Demand for new homes in Dacorum is high. The starting point has therefore been to protect existing accommodation in the Borough so as not to undermine the current stock of housing. Not only does the Council have to demonstrate how the plan housing requirement is to be met, but it has to also identify and maintain a rolling 5-year supply of deliverable sites.
- 6.15 Over the period 2006-2013 2,779 homes (net) had been completed. As at 1st April 2013, there were commitments (i.e. planning permission and applications awaiting the completion of legal agreements) for 1,890 homes. The Residential Land Position Statement and Annual Monitoring Report

provide information on all committed sites¹⁸. The Site Allocations document sets out how the housing allocations will contribute towards meeting the remaining requirement of 6,081 homes.

6.16 Table 3 sets out the key sources of housing supply and their contribution towards the plan requirements. The contribution from housing allocations is significant (3,711 homes). Much of the outstanding requirement is already allocated as residential or benefits from a current planning permission for residential use and comprises:

- remaining Strategic Housing Allocation Assessment sites and other (new) sites below the size threshold;
- defined locations in Hemel Hempstead including housing opportunities to be identified in the East Hemel Hempstead Area Action Plan;
- potential rural housing (exception) sites (Policy CS20: Rural Sites for Affordable Homes);
- Gypsy and Traveller pitches to be delivered through the Local Allocations (see Policies LA1, LA3 and LA5); and
- windfall site opportunities i.e. small unidentified new build and conversion housing sites.

Table 3: Housing Programme 2006 – 2031

Source	No. of homes (net)*
Completions 2006-2013	2,779
Commitments as at 1st April 2013	1,890
Housing schedule (comprising new allocations, Mixed Use Allocations and Local Allocations)	3,711
SHLAA sites	752
Other (non SHLAA sites) sites	304
Defined locations in Hemel Hempstead	675
Windfall in Residential Areas of the main settlements	600
Rural housing sites	105
Gypsy and Traveller pitches	17
Total	10,833

* as at 1st April 2013.

6.17 The housing programme demonstrates that the Core Strategy target can be met and exceeded. The housing trajectory sets out projected completions during the plan period (Appendix 2). If full account is taken of all potential future sources of housing land (e.g. small windfalls on garden land and larger windfall potential) this provides for a reasonable margin to allow some flexibility over housing supply.

6.18 The full housing programme is provided as part of the background evidence¹⁹.

¹⁸ DBC Delivering Success: Annual Monitoring Report & Progress on the Dacorum Development Programme 2012/13 and Residential Land Commitments Position Statement No. 40 (1st April 2013).

¹⁹ Site Allocations Issues Paper: Providing Homes and Community Services (June 2014)

Housing Schedule

- 6.19 Details of individual housing allocations are provided below in the Schedule of Housing Proposals and Sites. The housing sites are mapped by settlement and are shown alongside all other allocations in the relevant Place Strategies (section 11 to 17). Allocations have been selected on the basis of their availability, deliverability and viability as described above.
- 6.20 Apart from the Local Allocations referred to below, no detailed phasing requirements are set, although the choice of development sites has been guided by Policy CS2: Selection of Development Sites. A steady delivery of housing land must be encouraged over the plan period and to also ensure a five year housing land supply is maintained. Sites in Part 1 of the schedule are available at any time subject to typical considerations of infrastructure capacity, local character and amenity. There will be a natural control over many of the larger allocations where infrastructure requirements, physical capacity to deliver, market conditions etc. are more critical. Sites in Part 2 of the schedule are programmed for development from 2021 onwards.
- 6.21 The housing schedule provides for an indicative capacity of 3,711 dwellings.
- 6.22 Other housing sites that come forward through the planning application process will be treated on their merits and in accordance with relevant national and local policies.

Local Allocations

- 6.23 The Core Strategy has identified urban extensions to some of the larger settlements referred to as Local Allocations. Developing these sites requires their release from the Green Belt. This principle was established through the Core Strategy. They will contribute over 1,595 homes over the plan period. This total capacity has increased slightly from the original indicative figure in the Core Strategy (1,550) due to the conclusion of subsequent technical work to inform the site master plans.
- 6.24 Policies LA1-LA6 set out in more detail how the Local Allocations will be brought forward, identify key planning requirements, and establish new, defensible Green Belt boundaries. These policies are supported by site master plans which will help guide the form, timing and principles of development in each case. Requirements in the Site Allocations document will take precedence if there are variations between this and the corresponding requirements in the Core Strategy.
- 6.25 Local Allocations perform an important role in the housing programme, particularly over the latter half of the plan period. They are locally important in the Place Strategies in terms of addressing housing demand and need (e.g. delivering family homes and affordable housing) and in securing a range of physical and social infrastructure (e.g. new community facilities, open space, formal and informal play areas and Gypsy and Traveller sites).

- 6.26 Core Strategy Policy CS3: Managing Selected Development Sites controls the timing of delivery, stating that the Local Allocations will be delivered from 2021. This approach is principally to ensure a steady release of housing land over the plan period, to encourage earlier opportunities for homes on previously developed land within the settlements, to boost supply over the latter half of the housing programme (where identified urban sites decline), and to maintain housing activity for the development industry and wider local economy. In the short to medium term, housing supply in the Borough is strong without their contribution.
- 6.27 Following further consideration of local housing needs and the role the site will play in delivering other essential local infrastructure, the delivery of Local Allocation LA5: Icknield Way, west of Tring has been brought forward into Part 1 of the Schedule of Housing Proposals and Sites. Whilst no specific delivery date has been set, this will follow the formal release of the site from the Green Belt i.e. after adoption of the Site Allocations DPD.
- 6.28 The remaining Local Allocations (i.e. LA1, LA2, LA3, LA4 and LA6) are included in Part 2 of the Schedule of Housing Proposals and Sites and will bring forward completed homes from 2021 onwards. No detailed phasing of individual sites is warranted as they vary significantly in size, character, and location, and these factors will naturally regulate their release over time. However, there will need to be a lead in period in order to allow practical delivery from 2021. In practice, this will mean that applications will be received and determined in advance of 2021 and that site construction and works may actually take place ahead of the specified release date to enable occupation of new homes by 2021.
- 6.29 Earlier release of these Local Allocations may be justified so as to maintain a five year housing land supply, in accordance with Core Strategy Policy CS3: Managing Selected Development Sites. Decisions on such action will be informed by the Annual Monitoring Report process.
- 6.30 All Local Allocations will be safeguarded and managed as open land or other appropriate temporary uses until developed for their allocated use(s).

POLICY SA8: Local Allocations

Local Allocations will be brought forward in accordance with Policies LA1 to LA6 and the Schedule of Housing Proposals and Sites. Site master plans will provide further guidance regarding detailed design and layout.

In advance of their development for housing, planning permission will be granted for:

- (a) uses and development associated with open land (Policy CS4: The Towns and Large Villages); and**
- (b) temporary uses which do not prejudice their delivery for their allocated use(s).**

Local Allocation 1 at Marchmont Farm as identified on the Policies Map will be released from the Green Belt and deliver the following:

- 300-350 homes;
- a traveller site of 5 pitches;
- an extension to Margaret Lloyd Park;
- the provision of a locally equipped area of plan (LEAP); and
- inclusion of a sustainable drainage (SUDS) basin.

The key development principles for the site are set out below. Further detail is in a site master plan.

Marchmont Farm Vision

The new part of Grovehill will be an attractive place in its own right. Its character and appearance will complement and enhance Grovehill. The development will be integrated with the rest of Grovehill through the use of the local centre and other shared services, facilities and open space. Pedestrian and cycle routes will permeate the neighbourhood.

The new area will be an inclusive community, designed to be safe and secure. There will be a mix of homes, accommodating both smaller households and family homes. Development will be spacious and will allow views of the countryside in the Gade valley. Open space will permeate the neighbourhood, providing links between Margaret Lloyd Park, Howe Grove and the wider countryside.

Key Development Principles

The following principles will be used to guide the site master plan and assess the subsequent planning application:

- Deliver a mix of two storey and three storey housing including 40% affordable homes.
- Provide for family homes and larger, more spacious properties within a range a provision.
- Incorporate 5 pitches for gypsies and travellers at the site with good access to the primary road network.
- Limit buildings to two storeys, except where a higher element would create interest and focal points in the street scene.
- Enlarge Margaret Lloyd Park; Arrange the open space to ensure a pleasant, coherent and wildlife-friendly network linking to Hunting Gate Wood and Howe Grove.
- Soften views of housing from the countryside by use of planting, by retaining appropriate hedges and by siting open space carefully.
- Provide a soft edge to the countryside and ensure visual and physical separation from Piccotts End.
- Incorporate a sustainable drainage system throughout the site including the use of green space as a basin.
- Plan good pedestrian and cycle access to Henry Wells Square and to key services, such as bus stops and community facilities.
- Take the main vehicular access from East –West Link Road (A4147).

Indicative Spatial Layout



Delivery and Phasing

- LA1 is scheduled to come forward from 2021 onwards, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed in phases in accordance with the master plan.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards improving local services and facilities at Grovehill local centre; and local social and transport infrastructure.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (proposal T/10). The new junction onto the Link Road provides the primary vehicular access and should be in place when development commences.
- Early liaison required with Thames Water required to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site.
- Early liaison required with the SUDS Approval Body (SAB) to ensure appropriate sustainable drainage is planned for at the early design stage.

Policy LA2: Old Town, Hemel Hempstead

Local Allocation 2 at Old Town as identified on the Policies Map has been released from the Green Belt and will deliver 80 homes.

The key development principles for the site are set out below. Further detail is contained in a site masterplan.

Old Town Vision

The LA2 site will form a new, attractive part of the Old Town area of Hemel Hempstead. Development will be integrated with the existing residential areas to the east and south through maintaining and improving existing pedestrian links to the site and incorporating routes through the new development. New open spaces will be incorporated on site for use by existing and new residents.

Design of new buildings will positively contribute towards the character of the Old Town Conservation Area. There will be a mixture of family and smaller homes. The new area will be designed to be safe and secure and an inclusive community.

Key Development Principles

The following principles will be used to guide the site master plan and assess the subsequent planning application:

- Provide a mix of house types, including some flats and houses, including 40% affordable homes.
- Take the primary road access (and the secondary access if provided) from Fletcher Way.
- Secure a high quality layout and design that respects the character of the Old Town Conservation Area and the setting of its listed buildings, and takes account of the steeply sloping nature of the site.
- Built form should act as a transition between the Old town and New Town.
- Limit housing to two storeys, except where a higher element would create interest and focal points in the street scene.
- Provide around 1 hectare of open space, located mainly on the higher ground adjacent to The Bounce and Townsend.
- Arrange new housing to provide active and attractive frontages to the main area of open space and Fletcher Way.
- Avoid over-domination of parked vehicles in the street scene.
- Provide adequate provision for refuse bins and bicycles within residential properties.
- Respect the landscape setting and character of the site.
- Retain the existing important trees at the top of the hill adjacent to The Bounce and Townsend and as many other trees as possible.
- Soften views of the development from across the valley and open countryside by the use of carefully designed planting.
- Improve the east-west and north-south public footpaths.

Indicative Spatial Layout



Delivery and Phasing

- LA2 is scheduled to come forward from 2021, in accordance with Core Strategy Policy CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed as a single phase in accordance with the master plan.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure either through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards local social and transport infrastructure.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (proposal T/11).
- Early liaison with Thames Water required to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site.
- Early liaison required with the SUDS Approval Body (SAB) to ensure appropriate sustainable drainage is planned for at the early design stage.

Policy LA3: West Hemel Hempstead

Local Allocation LA3 at West Hemel Hempstead as identified on the Policies Map will be released from the Green Belt and deliver the following:

- **900 new homes;**
- **shop, doctors surgery, and additional social and community provision, including a new primary school;**
- **a traveller site of 7 pitches;**
- **new open space/playing fields;**
- **extension of Shrubhill Common Nature Reserve and the creation of wider green infrastructure links.**

The key development principles for the site are set out below. Further detail is in a site Master Plan.

West Hemel Hempstead Vision

The new neighbourhood of Pouchen End will be an attractive and distinct place. Its character will reflect the best design principles of the Chilterns area. While separate, the new neighbourhood will be integrated with other parts of the town through the use of shared services, facilities and open space. It will be an inclusive community, designed to be safe and secure. Local needs will be served. A new primary school will be part of the community's heart and focus. There will be a mix of homes, accommodating both smaller and larger households and family homes. Development will be spacious and will allow views of the countryside across the valley. Open space will permeate the neighbourhood, providing links between Shrubhill Common, the town and the wider countryside.

Key Masterplan Principles

The following principles will be used to guide site master plan and to assess the subsequent planning application:

(a) Homes

- Provide a mix of two and three storey housing including 40% affordable homes.
- Include family homes within a range of provision.

(b) Community Focus

- Provide public spaces in different parts of the development.
- Provide a central focus with a "community square", hall, shop and other commercial spaces, linked to a bus service.
- Locate the new 2 form entry primary school at the centre.

(c) Design

- Optimise the potential for views across the Bulbourne valley.
- Limit buildings to two storeys normally.
- Provide a mix of two storey and three storey housing including 40% affordable homes.
- Design the development to the highest sustainability standards possible.
- Ensure sufficient, well-located parking.

(c) Design (cont'd)

- Take the character of buildings in the Chilterns area as a guide to high quality attractive design.
- Use traditional materials, such as red brick, clay tiles and timber boarding, where feasible.
- Arrange buildings and routes to achieve natural surveillance, good pedestrian access to facilities and an attractive relationship to open spaces.

(d) Open Space

- Meet Council standards for all types of open space as a basic aim.
- Design and manage the open space for clear, identifiable purposes.
- Use open space to define different parts of the neighbourhood and help distinguish it from Chaulden.
- Arrange the open space to ensure a pleasant, coherent and wildlife-friendly network throughout the neighbourhood.
- Ensure that the layout and design of new sports provision is fit for purpose.

(e) Access to Services

- Plan good pedestrian and cycle access between neighbourhoods and to key services, such as bus stops and community facilities.
- Support the enlargement of the Parkwood doctors' surgery (either financially or within the new neighbourhood).
- Accommodate a bus route within the new neighbourhood.

(f) Roads

- Take the main vehicular access from Long Chaulden and The Avenue.
- Support offsite road junction improvements where appropriate.
- Ensure no vehicular access from Pouchen End Lane.
- Provide local road junction improvements.

(g) Utilities

- Link utilities to existing networks.
- Provide extra capacity where needed to serve the development.
- Work with Thames Water to ensure sufficient sewerage and sewage treatment capacity.
- Protect groundwater from pollution.
- Take the opportunity to extend existing networks towards Pouchen End hamlet.

(h) Countryside

- Soften views of housing from the countryside by use of tree planting, by retaining appropriate tree belts and by the siting open space carefully (particularly in views from Little Hath and Westbrook Hay).
- Provide a soft edge to the countryside and ensure visual and physical separation from Potten End and Winkwell.
- Prevent further vehicular access onto rural lanes.
- Provide pleasant footpath and cycle access through the site to link with Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB
- New strategic landscaping to mitigate the impact on the Bulbourne Valley;
- Protect the amenities and character of Pouchen End hamlet.
- Retain hedgerows and trees.
- Use native species in planting schemes.

Indicative Spatial Layout

To follow

Delivery and Phasing

- LA3 is scheduled to come forward from 2021 onwards, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed in multiple phases in accordance with the master plan.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions. The site is proposed as zero CIL rated in the Council's Draft Charging Schedule. Contributions will therefore be secured through Section 106.
- Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards local social and transport infrastructure, including delivery of a new 2 form entry primary school.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (Proposal T/12), with further detail in the master plan. Long Chaulden and The Avenue are the primary vehicular access points and should be in place when development commences.
- Early liaison required with:
 - Thames Water - to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site.
 - SuDS approval body (SAB) - to ensure appropriate sustainable drainage is planned for.
 - NHS/PCT - to ensure either the delivery of a new doctors' surgery or contributions towards enlargement of the Parkwood surgery to meet local health needs.

Policy LA4: Hanburys, Shootersway, Berkhamsted

Local Allocation LA4 at Hanburys as identified on the Policies Map will be released from the Green Belt and deliver 40 new homes.

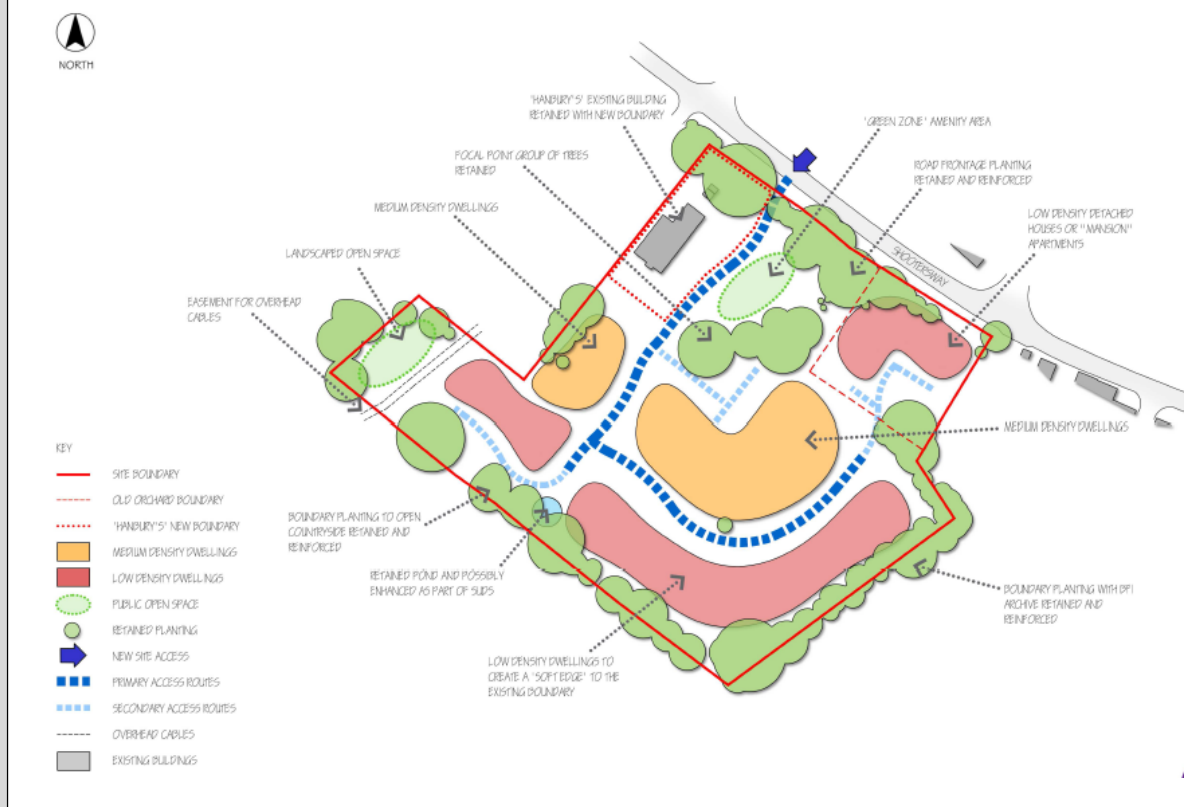
The key development principles for the site are set out below. Further detail is set out in a site master plan.

Key Development Principles

The following principles will be used to guide the site master plan and assess the subsequent planning application:

- Mitigate the impact on the local road network by supporting sustainable transport measures and improvements to the Shootersway/Kingshill Way junction.
- Ensure sufficient, well-located parking.
- Take the main vehicular access from Shootersway.
- Design internal road access to prevent future expansion of the development into adjoining land (e.g. into the adjoining Haslam Field).
- Ensure sufficient, well-located parking.
- Focus development around a key green space.
- Design the scheme to the highest sustainability standards possible.
- Limit buildings to 2 storeys normally.
- A mix of homes including 40% affordable.
- Use good quality materials and provide gables to buildings.
- Arrange buildings/routes to achieve natural surveillance, good pedestrian access, and an attractive relationship to open spaces.
- Carefully locate buildings, open space and landscaping so as to respect the setting and security of the neighbouring British Film Institute site. Development should not be located close to the boundary with the BFI site: new housing should back onto the site.
- Meet the Council standards for open space and arrange to ensure a pleasant, coherent and wildlife-friendly network throughout the development that links to adjoining open countryside.
- Design landscaping to allow views out of the site while ensuring secure boundaries.
- Maintain a semi-rural frontage and mature planting to Shootersway.
- Link utilities to existing networks and provide extra capacity where needed to serve the development.
- Create a defensible boundary to the Green Belt and new soft edge to the settlement by enhancing and managing existing landscaping and through careful design and layout.
- Strengthen the boundary to prevent outward expansion of the Green Belt at the western boundary.
- Retain pond feature.

Indicative Spatial Layout



Delivery and Phasing

- LA4 is scheduled to come forward from 2021, in accordance with Core Strategy Policy CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed as a single phase in accordance with the master plan.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure either through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards local social and transport infrastructure. Contributions may also be required towards offsetting loss of wildlife resource and early liaison with Hertfordshire County Council (Ecology) is recommended.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (proposal T/17).
- Early liaison with Thames Water required to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site.
- Early liaison required with the SUDS Approval Body (SAB) to ensure appropriate sustainable drainage is planned for at the early design stage.

Policy LA5: Icknield Way, West of Tring

Local Allocation 5 at Icknield Way as identified on the Policies Map consists of a development area which has been released from the Green Belt and the western fields (within the Chilterns Area of Outstanding Natural Beauty which will remain in the Green Belt. LA5 will deliver the following:

- **180-200 new homes in the development area,**
- **An extension within the development area of around 0.75 hectares to the Icknield Way Industrial Estate for B-class uses**
- **An extension to the cemetery of around 1.6 hectares, in the western fields, except for car parking and associated facilities which will be provided within the development area**
- **A traveller site of 5 pitches**
- **Open space (around 6.5 hectares) in the western fields**

The key development principles for the site are set out below. Further detail is contained in a site master plan. Additional guidance on the employment, Gypsies and Travellers, cemetery and open space proposals is included in this Site Allocations document as follows:

- **Schedule of Employment Proposals and Sites: Proposal E/1 (extension to Employment Area)**
- **Policy SA9: Sites for Gypsies and Travellers**
- **Schedule of Social and Community Proposals and Sites: Proposal C/1 (cemetery extension)**
- **Schedule of Leisure Proposals and Sites: Proposal L/3 (open space)**

West of Tring Vision

The new development will be an attractive place in its own right, providing homes, jobs and open space for the town. Its character and appearance will complement and enhance Tring and the Chilterns AONB. New cemetery space will satisfy the long term need for town burials.

Development will be integrated with the western part of Tring through the use of nearby shopping and other shared services, facilities and open space. Pedestrian and cycle routes will permeate the development. The new development will be an inclusive community, designed to be safe and secure. There will be a mix of homes, accommodating both smaller and larger households and family homes. Development will be spacious and will allow views of the Chiltern Hills.

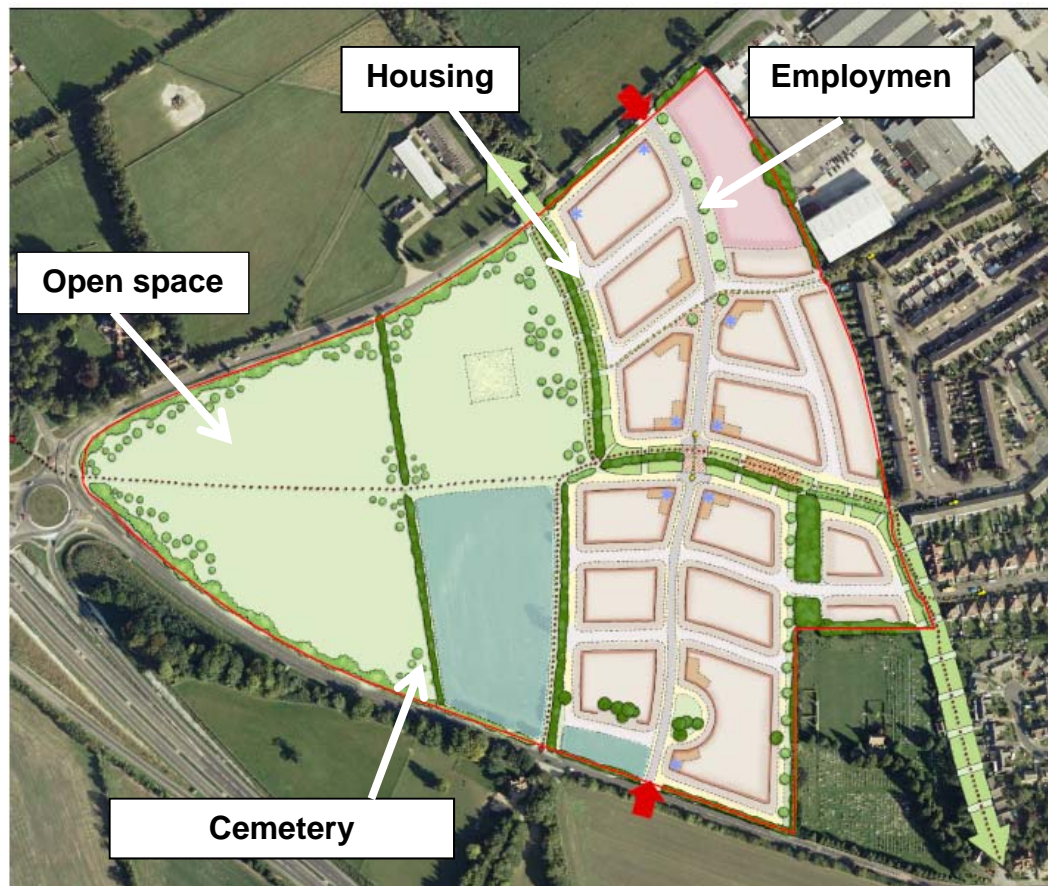
Open space will permeate the development area, providing links with the wider countryside. The use and management of the western fields for open space will enhance the appearance and enjoyment of the Chilterns AONB. Landscaping will maintain and complement the green gateway and entrance corridor into the town.

Key Development Principles

The following principles will be used to guide the site master plan and assess the subsequent planning application:

- Provide a mix of house types, including 40% affordable homes.
- Take road access to the development area partly from Aylesbury Road and partly from Ickniel Way.
- Limit buildings to two storeys, except where a higher element would create interest and focal points in the street scene particularly to create a central focal point in the development area.
- Provide a legible high quality design, through the use of key buildings, groupings and edges.
- Limit the effect of new building on views from the Chilterns Area of Outstanding Natural Beauty (AONB).
- The layout, design, density and landscaping must create a soft edge and transition with the AONB and secure a defensible long term Green Belt boundary.
- Provide a network of landscaped open space within the development area, including screening of the new employment area.
- Retain existing footpaths (minor diversions acceptable) and provide a footpath/cycleway through the site from Aylesbury Road via Donkey Lane to the A41 roundabout.
- Protect the Green and open setting of Tring Cemetery, which is a locally listed historic park or garden.
- Locate the cemetery extension in the western fields, west of the new housing on Aylesbury Road, and provide good landscaping.
- Locate car parking (at least 30 spaces) and other facilities for the cemetery in the development area, adjacent to the cemetery extension.
- Locate the Gypsy site in the western fields. Provide a landscape screen and take road access from Aylesbury Road, west of the cemetery extension.
- Provide a mix of parkland and informal open space in the western fields and consider the inclusion of pitches for outdoor sports.
- Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats in the western fields.
- Provide a toddlers' play area in the new housing area and a play area for older children in the western fields.

Indicative Spatial Layout



Delivery and Phasing

- LA5 is available for immediate development, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed in phases in accordance with the master plan.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards improving local social and transport infrastructure – in particular securing delivery of Proposal L/3.
- Delivery of cemetery extension (Proposal C/1) assumed to be via a land purchase by the Council.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (Proposal T/21).
- Early liaison required with Thames Water required to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site
- Early liaison required with the SUDS Approval Body (SAB) to ensure appropriate sustainable drainage is planned for at the early design stage.

Policy LA6: Chesham Road and Molyneaux Avenue, Bovingdon

Local Allocation 6 at Chesham Road and Molyneaux Avenue as identified on the Policies Map will be released from the Green Belt and deliver the following:

- 60 new homes
- Open space

The key development principles for the site are set out below. Further detail is in a site master plan.

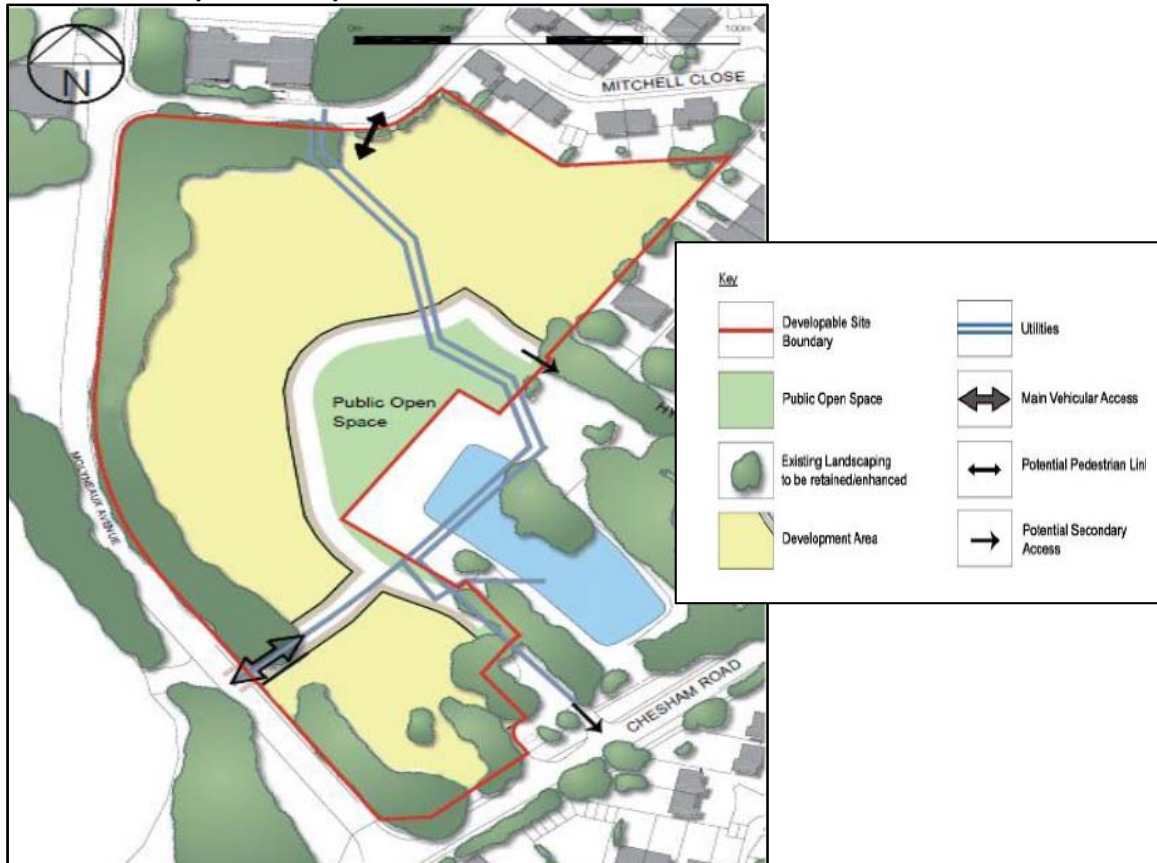
Key Development Principles

The following principles will be used to guide the site master plan and assess the subsequent planning application:

- Deliver a mix of two storey housing including 40% affordable homes.
- Provide for vehicular access off Molyneaux Avenue with pedestrian access off Chesham Road.
- Incorporate perimeter development with outward facing buildings, dual fronted properties will address corners providing surveillance over areas of open space.
- Limit buildings to two-storey given the height restriction associated with the air traffic control navigation beacon at Bovingdon Airfield.
- Appropriate landscaping to ensure that the development is well screened and that existing trees and hedges are retained where possible. Local species of trees and hedges to be introduced where needed.
- Potential for limited new crossovers to allow some direct access to properties facing Chesham Road.
- Provide for cycle and pedestrian access to Hyde Lane and Lancaster Drive.
- Layout, design, density and landscaping to relate well to existing housing, create a soft edge with the countryside and secure a strong long term Green Belt boundary.
- Mitigate the impact on the local road network through the promotion of sustainable travel options.



Indicative Spatial Layout



Delivery and Phasing

- LA6 is scheduled to come forward from 2021 onwards, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed in a single phase in accordance with the master plan.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards improving local social and transport infrastructure.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (proposal T/23).
- Early liaison required with Thames Water required to ensure sufficient sewerage and sewage treatment capacity is available to support delivery of the site
- Early liaison required with the SUDS Approval Body (SAB) to ensure appropriate sustainable drainage is planned for at the early design stage.

Rural Sites for Affordable Housing

- 6.31 The countryside and smaller villages offer very limited opportunities for both market and affordable housing, but housing needs still exist. Policies for new development in these locations are generally more restrictive in order to safeguard the countryside. Whilst a small number of changes to some of the village envelopes are proposed, these are not of a scale to provide a significant number of new affordable homes.
- 6.32 Work is continuing with a rural housing enabling agency and Parish Councils to identify small-scale schemes (below 15 homes in each case) for affordable homes, within and adjoining the small villages. Such schemes must be justified by need and continue to safeguard the character of villages and the surrounding countryside. These sites can therefore be treated as exceptions to normal policies operating in the countryside. No specific allocations are identified in order to ensure that when opportunities arise they remain as genuine exceptions for affordable homes.

Gypsy and Travellers and Travelling Showpeople

Gypsy and Travellers

- 6.33 National policy for Gypsies and Travellers is set out in the Planning Policy for Traveller Sites (March 2012), which accompanies the NPPF. This guidance encourages fair and equal treatment for travellers, and urges local planning authorities to identify need and plan for future provision in appropriate locations. It recognises the sensitivity of new sites in rural areas, particularly the Green Belt, and seeks to limit the number and scale of new traveller site development in open countryside.
- 6.34 Core Strategy Policies CS21: Existing Accommodation for Travelling Communities and CS22: New Accommodation for Gypsies and Travellers set out how this policy will be applied at the local level. As with conventional housing, the approach is to safeguard existing provision (Table 4). Protection of existing and future sites is essential given the difficulty in identifying sites within and outside of the built-up areas. Both existing sites are owned and managed by Hertfordshire County Council.

Table 4: Existing Authorised Gypsy and Traveller Sites

Site	Number of authorised pitches
Three Cherry Trees Lane, Hemel Hempstead	30
Cheddington Lane, Long Marston	6
Total	36

- 6.35 A Traveller Needs Assessment has been completed²⁰ for both Gypsy and Travellers and travelling showpeople. It identified a need for 17 new pitches to address natural growth of Gypsy and Travellers already resident in the

²⁰ Dacorum Borough Council and Three Rivers District Council Traveller Needs Assessment (January 2013)

Borough over the lifetime of the plan. These needs will be met through the provision of suitable sites through the plan process. Potential locations have been suggested and assessed through technical work and consultation with the Gypsy Community, their representatives and the wider community.

- 6.36 The Traveller Needs Assessment advises that the best way to accommodate sites is as part of larger housing developments. This approach will aid integration of sites with the settled community; reduce the marginalisation of the travelling communities and ensure occupants of the sites have good access to local services and facilities such as health and education.
- 6.37 New pitches will be provided as part of the three largest Local Allocations (see Policies LA1: Marchmont Farm, LA3: West Hemel Hempstead and LA5: Icknield Way, west of Tring). Splitting provision over these three sites will help ensure that the needs of both Irish Travellers and Romany Gypsies are met and that sites can remain small-scale. The precise location and design of the new sites will be guided by the relevant site master plans.
- 6.38 Local Allocation LA5: Icknield Way, west of Tring is available for delivery at any time (see Part 1 of the Schedule of Housing Proposals and Sites). The Council will consider the need to bring forward the Gypsy and Traveller pitches on either LA1: Marchmont Farm or LA3: West Hemel Hempstead earlier than currently programmed (i.e. before 2021), should provision be required to ensure a 5 year supply of pitches. Decisions on such action will be informed by the Annual Monitoring Report process.
- 6.39 Careful consideration will be given to planning applications on appropriate sites outside of the Local Allocations where they satisfy the requirements of the Planning Policy for Traveller and local criteria set out in Policy CS22: New Accommodation for Gypsies and Travellers. Opportunities for such sites are likely to be limited due to the importance placed by Government on safeguarding the Green Belt (and the countryside) from development, even where unmet need exists.
- 6.40 Transit sites perform an important role for Gypsy and Traveller households who are visiting or passing through an area on the way to somewhere else. There is only one transit site in the County which is located at South Mimms in Hertsmere. The key issue for determining if there is a requirement for an additional transit site is whether there is evidence of sufficient travelling through the area. There is little evidence of unauthorised encampments in Dacorum between 2008 and 2012. The needs assessment concludes that there is no identified need for a transit site in Dacorum. Therefore, the Site Allocations DPD does not identify land for this purpose.

Travelling Showpeople

- 6.41 Existing accommodation for travelling showpeople will be protected. The Traveller Needs Assessment concluded that the demand for new plots for showpeople was very limited. This growth can therefore be accommodated on existing sites by making more efficient use of land, or through very small-scale expansion. Additional plots to accommodate the growth of this specific travelling group are therefore not required or allocated.

POLICY SA9: Sites for Gypsies and Travellers

New accommodation for Gypsies and Travellers will be provided as part of Local Allocations LA1, LA3 and LA5:

Site Reference	Site	Number of Pitches
LA1	Marchmont Farm, Hemel Hempstead	5
LA3	West Hemel Hempstead	7
LA5	Icknield Way, Tring	5

Applications for additional sites will be determined in accordance with Core Strategy Policy CS22: New Accommodation for Gypsies and Travellers, and other relevant policies and guidance.

All new pitches should meet the criteria of Policy CS22 and, where appropriate, satisfy any specific site requirements under Policies LA1, LA3 and LA5 and associated master plans.

Schedule of Housing Proposals and Sites*Notes:*

- 1) *Sites in the schedule have a total net capacity of 3,711 homes.*
- 2) *The base date for the schedule is 1st April 2013, with any updates regarding progress as at 1st April 2014 set out in the planning requirements.*
- 3) *Since 1st April 2013 some sites are already partly subject to planning applications.*
- 4) *Where the capacity is presented as a range, the upper range has been taken for the purposes of calculating total net capacity.*
- 5) *Some sites will be delivered as part of a mixed use development and are shown as mixed use allocations in the schedule.*
- 6) *Not all sites justify planning requirement and, where appropriate, only key requirements are highlighted. Other requirements may arise through the planning application process.*
- 7) *Net capacity may change as schemes are advanced or subject to further investigation.*
- 8) *Area specified for Local Allocations is the total site area. The net developable area will be lower.*
- 9) *Delivery of Local Allocation LA5: Icknield Way, West of Tring will take place following removal of the site from the Green Belt.*

PART 1. SITES PROPOSED FOR DEVELOPMENT IN THE PLAN PERIOD THAT CAN BE BROUGHT FORWARD AT ANY TIME

Sites in the Part 1 Schedule have a total net capacity of 2,281 homes.

(a) Housing Allocations

Sites in this schedule have a total net capacity of 826 homes.

Hemel Hempstead	
Proposal H/1	
Location:	Land r/o 186-202 Belswains Lane
Site Area: (Ha)	0.32
Net Capacity:	10
Planning Requirements:	Development to be co-ordinated with adjoining land in Swan Mead / Repton Close. Access from Swan Mead / Repton Close. Buildings should not generally exceed two storeys.
Proposal H/2	
Location:	National Grid land, London Road
Site Area: (Ha)	4.3
Net Capacity:	160
Planning Requirements:	Comprehensive development is sought. Main access from London Road. Secondary access from Stratford Way to serve rear of site is acceptable dependent upon number of units proposed and impact on existing trees. Existing footpath to be retained and enhanced. The site should be decontaminated and restored. Mixed scheme of houses and flats sought, respecting the adjoining commercial area, residential area and semi-rural character of Boxmoor. The retention of trees is encouraged. The development should be designed to safeguard the amenities of adjoining residents.
Proposal H/3	
Location:	Land at Westwick Farm, Pancake Lane
Site Area: (Ha)	1.6
Net Capacity:	50
Planning Requirements:	Development to be guided by existing development brief for the site. Planning application submitted in 2013/14 for southern half of site (26 homes) with alternative access arrangements from Westwick Row. Mixed two storey housing development. Density, layout and landscaping to provide for soft edges to settlement. Hedgerows to be retained as far as possible and supplemented. An open setting should be maintained surrounding the retained farm buildings and a substantial landscaped buffer is required along Westwick Row.
Proposal H/4	
Location:	Ebberns Road
Site Area: (Ha)	1.0
Net Capacity:	30
Planning Requirements:	Development to be guided by existing development brief for site. Redevelopment for two storey housing or flats fronting Ebberns Road. Three storey building may be possible, subject to detailed

	design consideration. Flats with communal gardens are preferred around the locks. Building design and layout must respect the canal frontage: substantial planting and cycleway alongside the canal towpath. Cycleway and footpath link to canal bridge 153 to Ebbens Road.
Proposal H/5	
Location:	Former Hewden Hire site, Two Waters Road
Site Area: (Ha)	0.32
Net Capacity:	15
Planning Requirements:	Access from Two Waters Road. The development should be designed and landscaped to safeguard the open land setting of the site. Flats with communal gardens are preferred. Flood risk assessment required.
Proposal H/6	
Location:	39-41 Marlowes
Site Area: (Ha)	0.23
Net Capacity:	40
Planning Requirements:	Development to be guided by Town Centre Masterplan (Original Marlowes Zone).
Proposal H/7	
Location:	Leverstock Green Tennis Club, Grasmere Close
Site Area: (Ha)	1.23
Net Capacity:	25
Planning Requirements:	Housing development can only proceed if an alternative tennis facility is viable and feasible and can be secured on Bunkers Park (under Proposal MU/5). Capacity to be tested and confirmed through detailed planning. The development should be designed and landscaped to safeguard the open land setting of the site and the amenities of nearby residents. Access from Grasmere Close.
Proposal H/8	
Location:	Land at Turners Hill
Site Area: (Ha)	0.75
Net Capacity:	43
Planning Requirements:	To be planned comprehensively with proposal MU/2. Access from A414, although some housing may be required to be served from Turners Hill. Public footpaths to be retained and new link created between Turners Hill and Albion Hill. Hedgerows and trees to be retained and supplemented.
Proposal H/9	
Location:	233 London Road
Site Area: (Ha)	0.1
Net Capacity:	10
Planning Requirements:	-
Proposal H/10	
Location:	Apsley Paper Trail land, London Road
Site Area: (Ha)	0.38
Net Capacity:	25-35
Planning Requirements:	High density housing acceptable. Access from London Road. Careful design and landscaping required to ensure a satisfactory

	relationship with adjoining commercial uses. Flood risk assessment required.
Proposal H/11	
Location:	The Point (former petrol filling station), Two Waters Road
Site Area: (Ha)	0.135
Net Capacity:	25
Planning Requirements:	Development to be guided by Town Centre Masterplan (Plough Zone). High density housing is acceptable. High quality design required given prominent town centre gateway location. Flood risk assessment to be undertaken.
Proposal H/12	
Location:	Land r/o St Margaret's Way / Datchworth Turn
Site Area: (Ha)	1.1
Net Capacity:	32
Planning Requirements:	Proposal subject to outcome of a town and village green application. Development to be guided by existing development brief for site and coordinated with adjoining housing development. Shared access from Green Lane. The development should be designed and landscaped to safeguard the open setting of the site and adjoining land and the amenities of nearby residents.
Proposal H/13	
Location:	Former Martindale School, Boxted Road
Site Area: (Ha)	1.4
Net Capacity:	50
Planning Requirements:	Retain trees within and at site boundaries. The existing hedge along the frontage should be retained or replanted to help soften and screen the development and provide for continuity of enclosure along the frontage. Main and secondary access points from Boxted Road acceptable. Careful design and landscaping required to safeguard the amenities of nearby residents.
Proposal H/14	
Location:	Frogmore Road
Site Area: (Ha)	3.0
Net Capacity:	100-150
Planning Requirements:	Access from Durrants Hill Road. Retain access/servicing to Frogmore Paper Mill. Improvements to London Road and Lawn Lane junctions may be required. High density housing is acceptable. Building design and layout must respect the canal frontage. Flood risk assessment required. Development can be brought forward in phases based on landownership, but design, layout and parking must be coordinated with each other. Maintain and enhance footpath link across site to canal foot bridge. Lock Keepers Cottage to be retained.
Berkhamsted	
Proposal H/15	
Location:	Former Police Station, c/o High Street/Kings Road
Site Area: (Ha)	0.16
Net Capacity:	14
Planning Requirements:	High quality scheme required given prominent location in town centre and Conservation Area. High density housing acceptable.

	Can be delivered as part of a mix of other town centre uses. Explore potential to link to allocation H/16 through adjoining land.
Proposal H/16	
Location:	Berkhamsted Civic Centre and land to r/o High Street
Site Area: (Ha)	0.4
Net Capacity:	16
Planning Requirements:	High quality scheme required given prominent location in town centre and Conservation Area. Capacity to be tested and confirmed through detailed planning. Retain existing building façade on to High Street. Potential for a mix of town centre uses acceptable. Predominantly two storey development with taller buildings to High Street frontage acceptable. Access from Clarence Road. Explore potential to link to proposal H/15 through adjoining land
Proposal H/17	
Location:	High Street / Swing Gate Lane
Site Area: (Ha)	0.1
Net Capacity:	15
Planning Requirements:	Proposal to provide for a high quality new building on the corner of High Street and Swing Gate Lane to ensure a suitable gateway to the Conservation Area. Nos. 9-13A High Street should be retained and refurbished. There may be scope for modest extensions to the rear of these buildings. Access should be taken from Swing Gate Lane, at or very close to the existing point of access into the car sales and car valeting sites. Pedestrian access onto High Street would be acceptable. Relaxation of normal requirements for amenity space for the proposed housing appropriate to secure a high quality design.
Tring	
Proposal H/18	
Location:	Miswell Lane
Site Area: (Ha)	0.8
Net Capacity:	24
Planning Requirements:	Access from Miswell Lane. Capacity to be tested and confirmed through detailed planning. Careful design and landscaping required to ensure a satisfactory relationship with adjoining commercial uses.
Proposal H/19	
Location:	Western Road
Site Area: (Ha)	0.47
Net Capacity:	25
Planning Requirements:	Single point of access from Western Road, although access may also be taken from Miswell Lane. New housing to front onto Western Road. Mix of high density houses and flats acceptable.
Proposal H/20	
Location:	Depot land, Langdon Street
Site Area: (Ha)	0.23
Net Capacity:	10
Planning Requirements:	High quality scheme required given location in Conservation Area. Access from Langdon Street. Predominantly two storey

	houses or flats. Mixed commercial / residential scheme may also be acceptable.
Kings Langley	
Proposal H/21	
Location:	Land adjacent to Coniston Road
Site Area: (Ha)	0.4
Net Capacity:	12
Planning Requirements:	Access from Coniston Road. Reinforce boundary to Green Belt. Two storey houses or flats to be provided.
Markyate	
Proposal H/22	
Location:	Hicks Road / High Street
Site Area: (Ha)	0.12
Net Capacity:	10-15
Planning Requirements:	High quality scheme required given location in Conservation Area. Predominantly two storey houses or flats to be provided.
Proposal H/23	
Location:	Watling Street (r/o Hicks Road/High Street)
Site Area: (Ha)	0.27
Net Capacity:	10
Planning Requirements:	Proposal to be guided by requirements set out under Proposal SS2 in the Core Strategy and associated master plan. Development to be co-ordinated with adjoining land. Residential care home is also an acceptable use.
Countryside	
Proposal H/24	
Location:	Garden Scene Nursery, Chapel Croft, Chipperfield
Site Area: (Ha)	0.7
Net Capacity:	12
Planning Requirements:	High quality scheme required given location in Conservation Area. Access from Chapel Croft. Maintain existing access arrangement across site to adjoining land. To provide a mix of two storey housing. Retain existing local retail use.

(b) Mixed Use Allocations

Sites in this schedule have a total net capacity of 1,255 homes.

Hemel Hempstead	
Proposal MU/1	
Location:	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north)/ Leighton Buzzard Road
Site Area: (Ha)	6.0
Net Capacity:	500-600
Planning Requirements:	See Schedule of Mixed Use Proposals and Sites
Proposal MU/2	
Location:	Hemel Hempstead Hospital Site, Hillfield Road
Site Area: (Ha)	7.0
Net Capacity:	200

Planning Requirements:	See Schedule of Mixed Use Proposals and Sites
Proposal MU/3	
Location:	Paradise / Wood Lane
Site Area: (Ha)	3.0
Net Capacity:	75
Planning Requirements:	See Schedule of Mixed Use Proposals and Sites
Proposal MU/4	
Location:	Hemel Hempstead Station Gateway, London Road
Site Area: (Ha)	2.8
Net Capacity:	140-200
Planning Requirements:	See Schedule of Mixed Use Proposals and Sites
Berkhamsted	
Proposal MU/6	
Location:	Land at Durrants Lane/Shootersway
Site Area: (Ha)	14.3
Net Capacity:	150
Planning Requirements:	See Schedule of Mixed Use Proposals and Sites
Proposal MU/7	
Location:	Gossoms End / Billet Lane
Site Area: (Ha)	0.6
Net Capacity:	30
Planning Requirements:	See Schedule of Mixed Use Proposals and Sites

(c) Local Allocations

Sites in this schedule have a total net capacity of 200 homes.

Tring	
Proposal LA5	
Location:	Icknield Way, west of Tring
Site Area: (Ha)	8
Net Capacity:	180-200
Planning Requirements:	See Policy SA8 and LA5: Icknield Way, west of Tring

PART 2. SITES PROPOSED FOR DEVELOPMENT TO BE DELIVERED FROM 2021 ONWARDS

(a) Local Allocations

Sites in this schedule have a total net capacity of 1,430 homes.

Hemel Hempstead	
Proposal LA1	
Location:	Marchmont Farm
Site Area: (Ha)	16.2

Net Capacity:	300-350
Planning Requirements:	See Policy SA8 and LA1: Marchmont Farm
Proposal LA2	
Location:	Old Town
Site Area: (Ha)	2.8
Net Capacity:	80
Planning Requirements:	See Policy SA8 and LA2: Old Town
Proposal LA3	
Location:	West Hemel Hempstead
Site Area: (Ha)	51
Net Capacity:	900
Planning Requirements:	See Policy SA8 and LA3: West Hemel Hempstead
Berkhamsted	
Proposal LA4	
Location:	Land at and to the rear of Hanburys, Shootersway
Site Area: (Ha)	1.9
Net Capacity:	40
Planning Requirements:	See Policy SA8 and LA4: Land at and to the rear of Hanburys, Shootersway
Bovingdon	
Proposal LA6	
Location:	Chesham Road / Molyneaux Avenue
Site Area: (Ha)	2.3
Net Capacity:	60
Planning Requirements:	See Policy SA8 and LA6: Chesham Road / Molyneaux Avenue



See section 6 of the accompanying Map Book

7. Meeting Community Needs

Introduction

- 7.1 Future development should meet the needs of new and existing communities and create a sustainable balance between housing, jobs and social infrastructure. The National Planning Policy Framework (NPPF) supports the delivery of sufficient community and cultural facilities and services to meet local needs. It urges close working with relevant agencies, to guard against the unnecessary loss of facilities and services, and to understand and plan positively for new facilities.
- 7.2 Figure 14 in the Core Strategy explains that social infrastructure covers a wide variety of social and community and leisure facilities. The evidence base includes an Infrastructure Delivery Plan²¹ which has played a key role in identifying social infrastructure needs over the plan period. The Council continues to work closely with primary agencies to ensure sufficient facilities are planned and delivered.
- 7.3 Some needs will be met through the delivery of the Local Allocations linked to the provision of large greenfield housing development, and via the Strategic Sites (see Core Strategy Table 9: Strategic Sites and Local Allocations).

Table 5: Contribution to Social Infrastructure from Local Allocations and Strategic Sites

Site	Address	Proposals
Hemel Hempstead:		
LA1	Marchmont Farm	<ul style="list-style-type: none"> Extension of Margaret Lloyd Park to provide additional open space and a Locally Equipped Area of Play (LEAP).
LA3	West Hemel Hempstead	<ul style="list-style-type: none"> Doctors surgery. New 2 form entry primary school. Other social and community facilities.
Berkhamsted:		
SS1 (MU5)	Land at Durrants Lane Shootersway (Egerton Rothersey School)	<ul style="list-style-type: none"> Remodelling and extension of existing school. Dual use and community playing fields.
Tring:		
LA5	Icknield Way, west of Tring	<ul style="list-style-type: none"> Open space (with potential for playing fields). Extension to the cemetery.
Bovingdon:		
LA6	Chesham Road / Molyneaux Avenue	<ul style="list-style-type: none"> Open space.

The mixed use Strategic Site in Markyate (SS2) is already being brought forward and will deliver a replacement surgery for the village.

²¹ Infrastructure Delivery Plan Update, January 2014

- 7.4 Policy CS33: Hemel Hempstead Town Centre, and the associated master plan, have highlighted the need for a range of new facilities within Hemel Hempstead town centre and informed decisions on allocations. Much of the new provision is linked to the town centre redevelopment to deliver the Public Service Quarter (including replacement Civic Centre and library) and new college campus. See the Schedule of Mixed Use Proposals and Sites for further details.

Social and Community facilities

- 7.5 The Core Strategy seeks to protect existing uses unless replaced or is demonstrated they are no longer required or viable. Additional sites are allocated to meet key additional requirements and needs. Existing unimplemented proposals are retained where appropriate.
- 7.6 The master plan identifies the importance of the Hospital Zone in securing a replacement local general hospital and new 2 form entry primary school, alongside housing. The County Council, in partnership with the Hospital Trust, have prepared a feasibility study for the site, principally to explore the most appropriate location for the primary school. The Trust is yet to confirm their requirements and preferred option for hospital provision. A development brief is required to coordinate delivery of uses across the site, and to determine the precise scale and configuration of uses. Further details are included in the Schedule of Mixed Use Proposals and Sites.
- 7.7 Most new school places (both primary and secondary) can be accommodated through the expansion of existing schools (and the reopening of a former school at Jupiter Drive, Hemel Hempstead).
- 7.8 The Major Developed Site (MDS) designations covering the secondary schools at Ashlyns School, Berkhamsted, and Kings Langley provides some flexibility to accommodate new and upgraded facilities (see section 3, Policy SA2 Major Developed Sites in the Green Belt, and accompanying Schedule of Major Developed Sites).
- 7.9 The Core Strategy identifies two education zones in the Green Belt around Berkhamsted (as shown on the Vision Diagram in the Place Strategy). These have been carried forward onto the Policies Map to allow the County Council the necessary flexibility to plan for future growth in school places, and accommodate the change from a three to two tier education system. A similar approach is followed in the Green Belt in the Nash Mills area of Hemel Hempstead. A new education zone, grouped around Red Lion Lane, has been identified to meet the need for additional primary school places in the south east of the town. Education Zones will define 'areas of search' for new primary school sites and allow the detailed feasibility of site options to be explored in more detail by the education authority.
- 7.10 The need for additional school provision to serve future housing in north east Hemel Hempstead will be considered through the Area Action Plan.

- 7.11 Future pupil demands across the Borough will continue to be modelled and any changes in needs identified in annual updates to the Infrastructure Delivery Plan.

POLICY SA10: Education Zones

Education Zones are shown on the Policies Map for Nash Mills, Hemel Hempstead and Berkhamsted.

In accordance with Policy CS23: Social Infrastructure, a flexible approach will be taken to support delivery of new primary schools in these areas, provided:

- (a) there is clear evidence of local need; and
- (b) no suitable alternative sites are available.

Schedule of Social and Community Proposals and Sites

Hemel Hempstead	
Proposal MU/1	
Location:	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road
Site Area: (Ha)	See Schedule of Mixed Use Proposals and Sites.
Planning Requirements:	
Proposal MU/2	
Location:	Hemel Hempstead Hospital Site, Hillfield Road
Site Area: (Ha)	See Schedule of Mixed Use Proposals and Sites.
Planning Requirements:	
Berkhamsted	
Proposal MU/6	
Location:	Land at Durrants Lane Shootersway (Egerton Rothesay School)
Site Area: (Ha)	See Schedule of Mixed Use Proposals and Sites.
Planning Requirements:	
Tring	
Proposal C/1	
Location:	Land west of Tring
Site Area: (Ha)	1.6
Planning Requirements:	Provision of detached extension to Tring Cemetery. Access from Aylesbury Road. Site to be well landscaped (particularly along its boundaries), appropriate to its location within the Chilterns Area of Outstanding Natural Beauty. To include appropriate parking area (of at least 30 spaces) and ancillary building and yard within the adjacent development area (i.e. land excluded from the Green Belt) to meet service needs.
Countryside	
Proposal C/2	

Location:	Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden
Site Area: (Ha)	3.0
Planning Requirements:	Phased approach to redevelopment of existing built-footprint of the site. The design, layout and scale of development to be guided by its sensitive location in the Chilterns Area of Outstanding Natural Beauty, open setting, and the ability of St Margarets Lane to serve the site. Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the built-footprint of the site is acceptable provided they are of a high quality of design. Significant intensification of current activities on the site not acceptable.



See section 7 of the accompanying Map Book

Leisure and Cultural Facilities

- 7.12 The Borough contains a variety of leisure space and facilities which will be safeguarded. Technical work has been used to assess the scale and nature of any future needs, both in terms of indoor facilities and outdoor pitches²². This work does not highlight the need for any additional designations over and above those listed in the Schedule of Leisure Proposals and Sites and provided by the larger Local Allocations and the Strategic Site at Berkhamsted (see Table 5).
- 7.13 There is flexibility in policies to allow for new pitches to come forward within open spaces and the Green Belt should future needs arise and resources allow. The Outdoor Leisure Facilities Study will be followed up by an Action Plan which can also explore how more effective use can be made of existing provision.
- 7.14 The provision of a new community sports facility for Hemel Hempstead to support possible residential expansion to the east of the town will be considered through the East Hemel Hempstead Area Action Plan. This facility may free up existing leisure facilities for other leisure uses or alternative development.
- 7.15 Open land of 1 hectare or more in urban areas are specifically designated on Policies Map. They provide for sports and play facilities, are an integral part of the character of each town and village, and are a valuable biodiversity resource. Open land (both designated and undesignated) will continue to be protected and enhanced.

²² Dacorum Borough Council Outdoor Leisure Facilities Study August 2014, KKP


- 7.16 Existing open land areas have been reviewed and suggestions for new areas arising through technical work²³ and public consultation assessed. Some new designations are justified where they satisfy the threshold and/or they make a significant contribution to the form and character of settlements (e.g. as landscape features, neighbourhood space, and green chains, etc.). It is impractical to formally designate smaller green spaces and unnecessary when the land is already protected from development by other designations.

Schedule of Leisure Proposals and Sites

Hemel Hempstead	
Proposal L/1	
Location:	Market Square and Bus Station, Marlowes / Waterhouse Street
Site Area: (Ha)	0.5
Planning Requirements:	Development to be guided by Town Centre Masterplan (Gade Zone). Mixed development for leisure, food, residential and offices. To follow implementation of Transport Proposal T/2.
Proposal MU/2	
Location:	Hemel Hempstead Hospital Site, Hillfield Road
Site Area: (Ha)	See Schedule of Mixed Use Proposals and Sites.
Planning Requirements:	
Proposal MU/5	
Location:	Bunkers Park, Bunkers Lane
Site Area: (Ha)	See Schedule of Mixed Use Proposals and Sites.
Planning Requirements:	
Berkhamsted	
Proposal L/2	
Location:	Durrants Lane / Shootersway, Berkhamsted
Site Area: (Ha)	2.0
Planning Requirements:	Proposal linked to bringing forward formal and informal leisure space elements of Mixed Use proposal MU/6. Development to be guided by requirements set out under Proposal SS1 in the Core Strategy and associated master plan.
Proposal MU/6	
Location:	Land at Durrants Lane Shootersway (Egerton Rothesay School)
Site Area: (Ha)	See Schedule of Mixed Use Proposals and Sites.
Timing:	
Planning Requirements:	
Tring	
Proposal L/3	
Location:	Land west of Local Allocation LA5: Icknield Way
Site Area: (Ha)	6.5
Planning Requirements:	Proposal linked to bringing forward public open space as part of Local Allocation LA5. Provide an east-west footpath / cycleway

²³ Open Space Study, Dacorum Borough Council, 2008

	<p>from the development area to the A41 roundabout. Provide a mix of parkland and informal open space and consider inclusion of pitches for outdoor sports. Retain and enhance existing hedgerows and tree belts and provide new native tree planting and wildlife habitats. Provide a neighbourhood equipped play area. See site master plan.</p>
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	<p><i>See section 7 of the accompanying Map Book</i></p>
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Looking after the Environment

Strategic Objectives

- To protect and enhance Dacorum's distinctive landscape character, open spaces, biological and geological diversity and historic environment.
- To promote the use of renewable resources, reduce carbon emissions, protect natural resources and reduce waste.
- To protect people and property from flooding.
- To minimise the effects of pollution on people and the environment.

Introduction

Dacorum's Core Strategy sets a clear strategic policy framework through which to consider proposals which affect the natural and historic environment, in accordance with the NPPF.

Not all designations relating to the natural and historic environment are determined as part of the development plan process (see Table 6). Some, such as the designation of Listed Buildings and Scheduled Monuments, and the definition of land within Area of Outstanding Natural Beauty, are controlled through separate legislation. However, in order to give a complete picture of potential development constraints, it is good practice to include these designations on the Policies Map (as matters of fact).

Table 6 also highlights those designations that are shown on Dacorum's Local Planning Framework Policies Map and those that will be illustrated elsewhere e.g. through supplementary advice and guidance.

Table 6: Natural and Historic Environment Designations shown on Policies Map

Designation	Shown on Policies Map
LANDSCAPE	
Chilterns AONB*	<input checked="" type="checkbox"/>
Landscape Character Areas	<input type="checkbox"/>
Article 4 Directions*	<input type="checkbox"/>
BIOLOGICAL / GEOLOGICAL	
Regionally Important Geological Sites (RIGs)	<input checked="" type="checkbox"/>
Special Areas of Conservation (SACs)*	<input checked="" type="checkbox"/>
Local Nature Reserves (LNRs)*	<input checked="" type="checkbox"/>
Sites of Special Scientific Interest (SSSIs)*	<input checked="" type="checkbox"/>
Wildlife Sites	<input checked="" type="checkbox"/>
Ancient Woodland	<input checked="" type="checkbox"/>
HISTORIC	
Nationally Registered Historic Parks and Gardens*	<input checked="" type="checkbox"/>
Locally Registered Historic Parks and Gardens	<input checked="" type="checkbox"/>
Conservation Areas*	<input checked="" type="checkbox"/>
Scheduled Ancient Monuments*	<input checked="" type="checkbox"/>
Areas of Archaeological Significance	<input checked="" type="checkbox"/>

*Denotes designations that are identified under separate legislation.

8. Enhancing the Natural Environment

Protecting and Improving the Landscape

- 8.1 The NPPF requires the planning system to contribute to and enhance the natural and local environment by *‘protecting and enhancing valued landscapes...’* (Paragraph 109).
- 8.2 The process of landscape characterisation and assessment has been developed through the work of Natural England and their predecessors, English Nature and the Countryside Agency. Thirty different Landscape Character Areas have been identified in the Landscape Character Assessment for Dacorum (May 2004), which has been adopted as supplementary planning guidance by the Council.
- 8.3 The Chilterns are an area of national landscape importance, being designated by the Countryside Commission (now part of Natural England) as an area of Outstanding Natural Beauty (AONB) in 1964. The designation affords special status in the control of development and establishes the primary aim as the conservation and enhancement of the scenic beauty of its countryside and settlements.
- 8.4 Changes to the AONB boundary can only be made by Natural England, following consultation with the Chilterns Conservation Board and other key stakeholders, such as the local planning authorities within the AONB.
- 8.5 Dacorum’s landscape will be protected in accordance with Core Strategy Policies CS24: The Chilterns Area of Outstanding Natural Beauty, CS25: Landscape Character, and other relevant policies and guidance. The extent of the Chilterns Area of Outstanding Natural Beauty (AONB) is shown on the Policies Map. This map will be updated in the light of any future boundary changes confirmed by Natural England.

Biodiversity and Geological Conservation

- 8.6 Figure 15 of the Core Strategy sets out the hierarchy for biological and geological designations within the Borough. These range from those designated at an international level, such as the Chiltern Beechwoods Special Area of Conservation, to locally designated nature reserves.
- 8.7 Both statutory and non-statutory designations are regularly reviewed by the responsible bodies: including the Council, Local Nature Partnership and Natural England. As habitats change and species migrate, the number of sites and their precise areas change over time. The Policies Map will be updated over time where necessary. Information regarding the most up-to-date site schedules is available from the Council. The current list of sites is set out in Appendix 5.
- 8.8 Special Areas of Conservation (SACs), also known as Natural 2000 sites, are designated under the European Union’s Habitats Directive. The designation

applies to sites identified as being of especial European significance that should be protected for their wildlife and habitat value. Within Dacorum, the SAC designation applies to two areas of Chiltern Beechwoods.

- 8.9 Sites of Special Scientific Interest (SSSIs) are designated by Natural England. They comprise land which is nationally important in terms of its flora, fauna or geology. The SSSI designation sometimes applies to sites which are also subject to local designations, such as Wildlife Sites, Regionally Important Geological Sites (RIGS), or Local Nature Reserves.
- 8.10 There are over 230 Wildlife Sites within the borough, covering meadows, ponds, woodland, urban green space and geological sites. Important geological or geomorphological features are also designated as RIGS. Advice on the designation of both Wildlife Sites and RIGS is provided from the Hertfordshire Local Wildlife Sites Partnership (HLWSP), which forms part of the Hertfordshire Local Nature Partnership (LNP). Designations are reviewed and updated annually.
- 8.11 Ancient woodland is a nationally important and threatened habitat, and its existence over hundreds of years has enabled irreplaceable ecological and historical features to survive. Ancient woodland in England is defined by Natural England as an area that has been wooded continuously since at least 1600AD. It includes plantations on ancient woodland sites. Dacorum's ancient woodland was surveyed and an updated inventory prepared in 2012 following as part of a wider survey of ancient woodland carried out for the whole of the Chilterns AONB area. Many areas of ancient woodland are also designated as Wildlife Sites and/or SSSIs.
- 8.12 Local Nature Reserves (LNRs) are areas identified as having wildlife or geological features that are of special interest locally. They often overlap with other designations, such as SSSIs, Wildlife Sites and RIGs. Local Nature Reserves are places for both people and wildlife. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.



See section 8 of the accompanying Map Book

9. Conserving the Historic Environment

- 9.1 Sites, buildings and finds with historic and archaeological interest form an important part of Dacorum's heritage. These are valuable culturally, educationally, as recreational attractions and as features of local pride and interest. Designations of particular importance to the Borough's town and large villages are highlighted within the Place Strategies in the Core Strategy. These heritage assets are protected through planning policies to ensure they are not needlessly or thoughtlessly destroyed.
- 9.2 English Heritage, the Historic Buildings and Monuments Commission for England, Hertfordshire County Councils Historic Environment Unit and Dacorum Borough Council are involved in making the relevant designations, advised by specialist organisations such as the Hertfordshire Gardens Trust. Lists of current designations are contained in Appendix 5.
- 9.3 'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list. This list is maintained and updated by English Heritage. There are currently over 30 Scheduled Monuments within Dacorum. However, there are a number of known sites (currently un-scheduled), which are worthy of designation, and further sites may be identified in the future.
- 9.4 A 'Register of Parks and Gardens of Special Historic Interest in England' is compiled and maintained by English Heritage. Designation takes account of factors such as the site's layout and features, its rarity as an example of historic landscape design and the quality of the landscaping. There are 4 nationally registered sites within Dacorum. The Council has also defined 14 locally registered Historic Parks and Gardens, based on specialist advice received from the Hertfordshire Gardens Trust. Both national and local registration helps ensure that special consideration is given to the historic landscape as part of the planning process.
- 9.5 Areas of Archaeological Significance (AASs) are places within the Borough deemed to be of moderate or high archaeological potential. Their designation is based on evidence from known heritage assets (buildings, sites, features and finds) held by the Hertfordshire Historic Environment Record (HER). This does not mean that areas outside the AASs are without archaeological potential.
- 9.6 The HER is a dynamic dataset, which is updated constantly to reflect new discoveries within Hertfordshire. This data is available to view on the 'Heritage Gateway' (www.heritage-gateway.org.uk). From time to time alterations to existing AASs, or identification of new AASs will be required to reflect new data or understanding of significance. These areas will be subject to the same requirements as those identified on the Policies Map, and the Policies Map itself will be updated from time to time to time to reflect these changes.
- 9.7 Planning policy does not necessarily prevent new development within AASs. Each application is assessed in light of its size, position and design to

determine the likely level of impact on the historic environment, and what, if any, mitigation is required.

- 9.8 There are currently 23 Conservation Areas within Dacorum. The Council keeps the boundaries of these areas under review through a process of conservation area appraisals (see Appendix 5). This process will:
- a) Recommend if any changes are required to the extent of existing Conservation Area boundaries:
 - b) Consider if any additional buildings within the Conservation Areas should be considered for local listing or identification as ‘heritage assets’; and
 - c) Provide detailed guidance to help inform planning decisions within the areas.
- 9.9 In addition to statutory Listed Buildings, the Council is drawing up a List of Locally Listed Buildings and other heritage assets. This will be updated from time to time. The Policies Map does not show individual buildings.



See section 9 of the accompanying Map Book

Place Strategies



10. Introduction to Place Strategies

- 10.1 Place strategies have been prepared for each of the Borough's towns and large villages, together with the wider countryside. The role of these strategies is to take forward the settlement hierarchy and broad planning policies, and highlight particular characteristics and future requirements for each place. These requirements range from the provision of particular items of infrastructure to the protection or enhancement of key features or character that give the place its unique identity.
- 10.2 The policies, proposals and designations within the Site Allocations DPD will help to deliver both the shared local objectives set out in the Core Strategy and those specific to each place. These shared local objectives are as follows:

- Accommodate growth which promotes sustainable patterns of development.
- Secure more affordable housing and a balanced mix of housing types.
- Ensure new housing is balanced by school capacity and matched by additional community facilities and local infrastructure.
- Provide a variety of employment opportunities for local people.
- Maintain and enhance the character, built heritage, natural environment and leisure assets of each settlement and the wider countryside.
- Safeguard existing leisure assets such as open space, outdoor leisure space, rivers and the Grand Union Canal and create stronger green links throughout the borough.
- Support the retention of existing services, facilities and jobs.
- Improve access for pedestrians, cyclists, users of passenger transport and motorists to services, facilities and places of work and leisure.
- Reduce peak-time traffic congestion and its effects.

11. Hemel Hempstead Place Strategy

Introduction

11.1 Hemel Hempstead is the main centre for development and change within the Borough. It is the focus for housing development, regeneration and employment growth. The visions for the town, the town centre and East Hemel Hempstead area are set out in the Core Strategy. The Local Objectives, the Hemel Hempstead Town Centre Masterplan, Policy CS33 Hemel Hempstead Town Centre, and Policy CS34 Maylands Business Park establish the detailed principles for proposed development to be assessed against. The Schedule of proposals, sites and schemes for Hemel Hempstead is the most significant for all the Place Strategies, indicating the important role that this town has in delivering new development.

Schedule

11.2 The schedule below incorporates the proposals and sites relating to Hemel Hempstead as identified in the Sections 2 to 9 of this document. It does not include any sites carried forward from the Dacorum Borough Local Plan 1991-2011 within the East Hemel Hempstead Area Action Plan.

Schedule for Hemel Hempstead

Mixed Use	
Proposal MU/1	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road.
Proposal MU/2	Hemel Hempstead Hospital Site, Hillfield Road
Proposal MU/3	Paradise/Wood Lane
Proposal MU/4	Hemel Hempstead Station Gateway, London Road
Proposal MU/5	Bunkers Park, Bunkers Lane
Transport	
Proposal T/1	Existing bus station, Market Square, Waterhouse Street
Proposal T/2	Bus interchange facilities, Marlowes between Hillfield Road roundabout and Bridge Street roundabout
Proposal T/3	Hemel Hempstead Railway Station
Proposal T/4	Apsley Railway Station
Proposal T/5	Bus garage, Whiteleaf Road
Proposal T/6	Featherbed Lane and related junctions
Proposal T/7	B481 Redbourn Road
Proposal T/8	Junction of Bedmond Road and Leverstock Green Road
Proposal T/9	A4146 Leighton Buzzard Road
Proposal T/10	Local Allocation LA1, Marchmont Farm, Grovehill
Proposal T/11	Local Allocation LA2, Old Town, Hemel Hempstead
Proposal T/12	Local Allocation LA3, West Hemel Hempstead
Proposal T/13	Cycle route through Two Waters, Apsley and Nash Mills
Proposal T/14	Footpath network in Two Waters and Apsley
Proposal T/15	Cycle route between Hemel Hempstead Town Centre and

	Hemel Hempstead railway station
Shopping	
Proposal S/1	Jarman Fields, St Albans Road, Hemel Hempstead
Housing	
Proposal H/1	Land r/o 186-202 Belswains Lane
Proposal H/2	National Grid land, London Road
Proposal H/3	Land at Westwick Farm, Pancake Lane
Proposal H/4	Ebberns Road
Proposal H/5	Former Hewden Hire site, Two Waters Road
Proposal H/6	39-41 Marlowes
Proposal H/7	Leverstock Green Tennis Club, Grasmere Close
Proposal H/8	Land at Turners Hill
Proposal H/9	233 London Road
Proposal H/10	Apsley Paper Trail land, London Road
Proposal H/11	The Point (former petrol filling station), Two Waters Road
Proposal H/12	Land r/o St Margaret's Way / Datchworth Turn
Proposal H/13	Former Martindale School, Boxted Road
Proposal H/14	Frogmore Road
Local Allocations	
Proposal LA1	Marchmont Farm
Proposal LA2	Old Town
Proposal LA3	West Hemel Hempstead
Leisure	
Proposal L/1	Market Square and Bus Station, Marlowes / Waterhouse Street

Other new or amended designations or allocations:

Changes to Green Belt boundary

- GB/1 LA1 Marchmont Farm
- GB/2 LA2 Old Town
- GB/3 LA3 West Hemel Hempstead
- GB/4 Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead
- GB/5 Land at A41 land adjoining Roughdown Common and Hemel Hempstead station
- GB/6 Land at the junction of Lower Road and Bunkers Lane. Hemel Hempstead

Changes to General Employment Areas (GEA)

- Apsley GEA (Policy SA5: General Employment Areas)
- Apsley Mills GEA (Policy SA5: General Employment Areas)
- Corner Hall GEA (Policy SA5: General Employment Areas)
- Boolittle Meadow GEA (Policy SA5: General Employment Areas)
- Frogmore Mill GEA (Policy SA5: General Employment Areas)
- Two Waters GEA (Policy SA5: General Employment Areas)

Changes to Out of Centre Retail Locations

- London Road/Two Waters Way (Two Waters)

See Table 1 in Section 5 for further information

Changes to Out of Centre Retail and Leisure Location

- Jarman Fields (wider area)

See Table 1 in Section 5 for further information

New Education Zone

- EZ/1 Nash Mills

New Open Land

- OL/1 Hobbletts School
- OL/2 Hunting Gate Wood
- OL/3 Tree belt parallel to Maylands Avenue
- OL/4 Berkley Square / Cuffley Court / Bayford Close

New Nationally Registered Park or Garden of Historic Interest

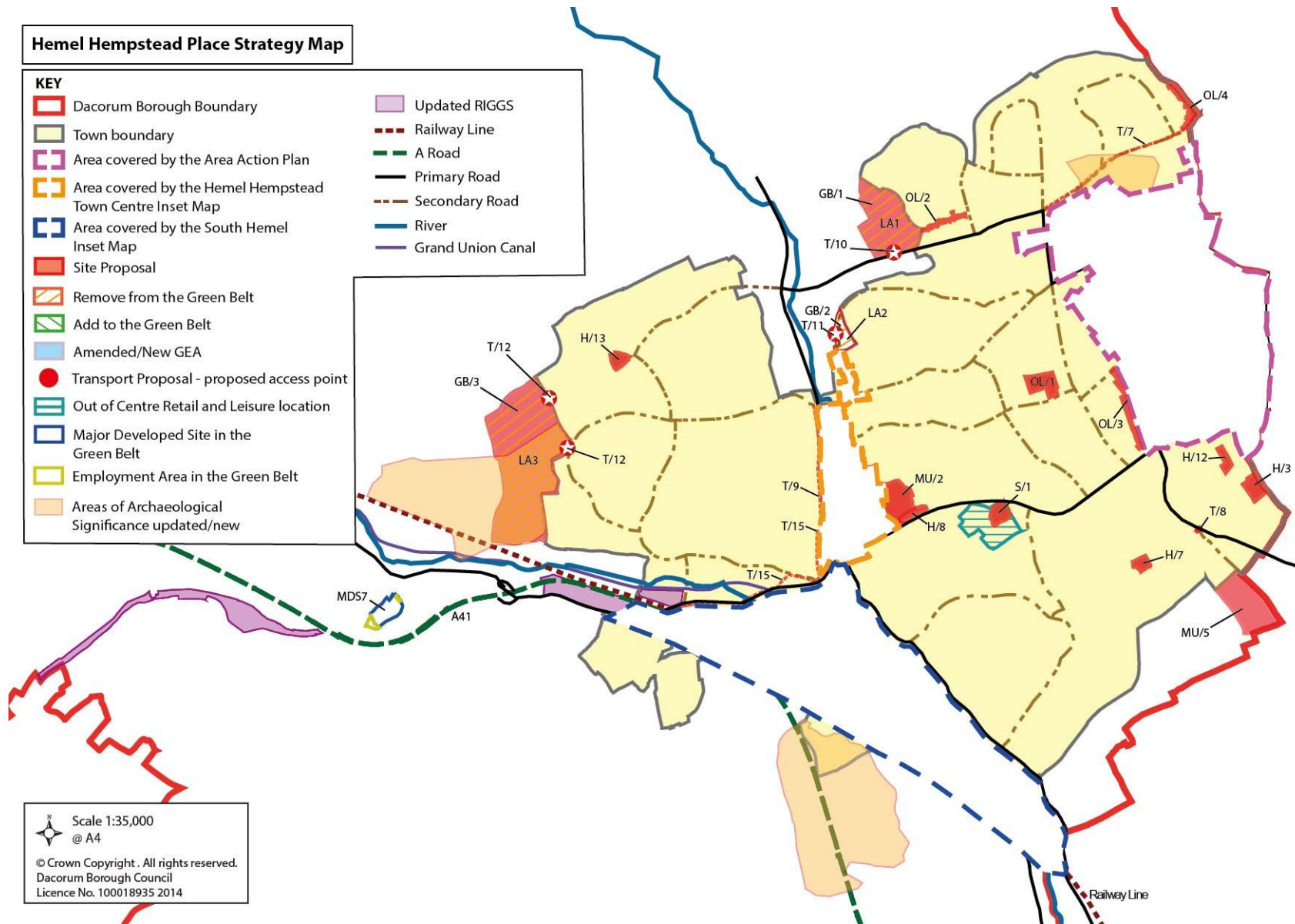
- Water Gardens

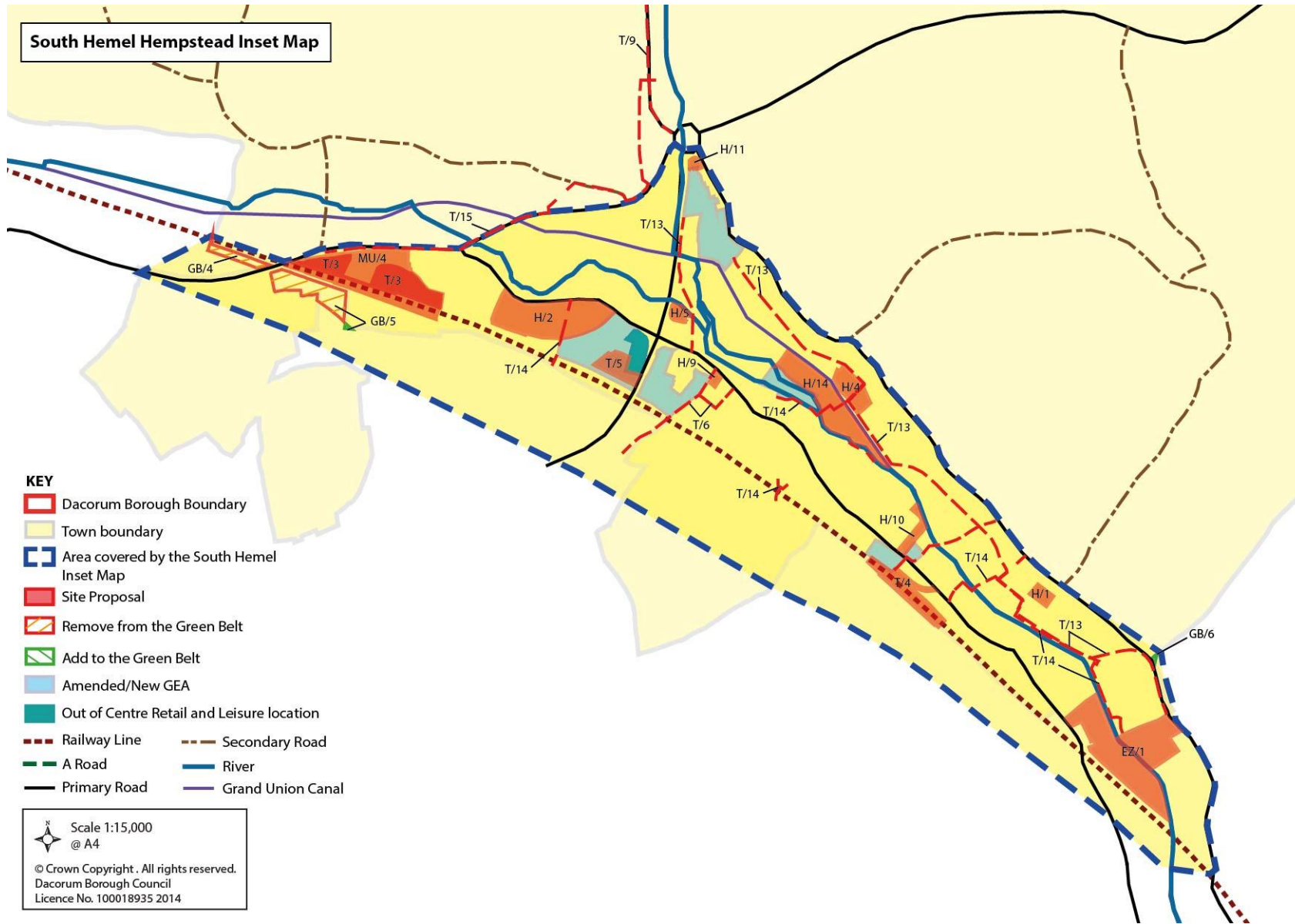
New Locally Registered Park or Garden of Historic Interest

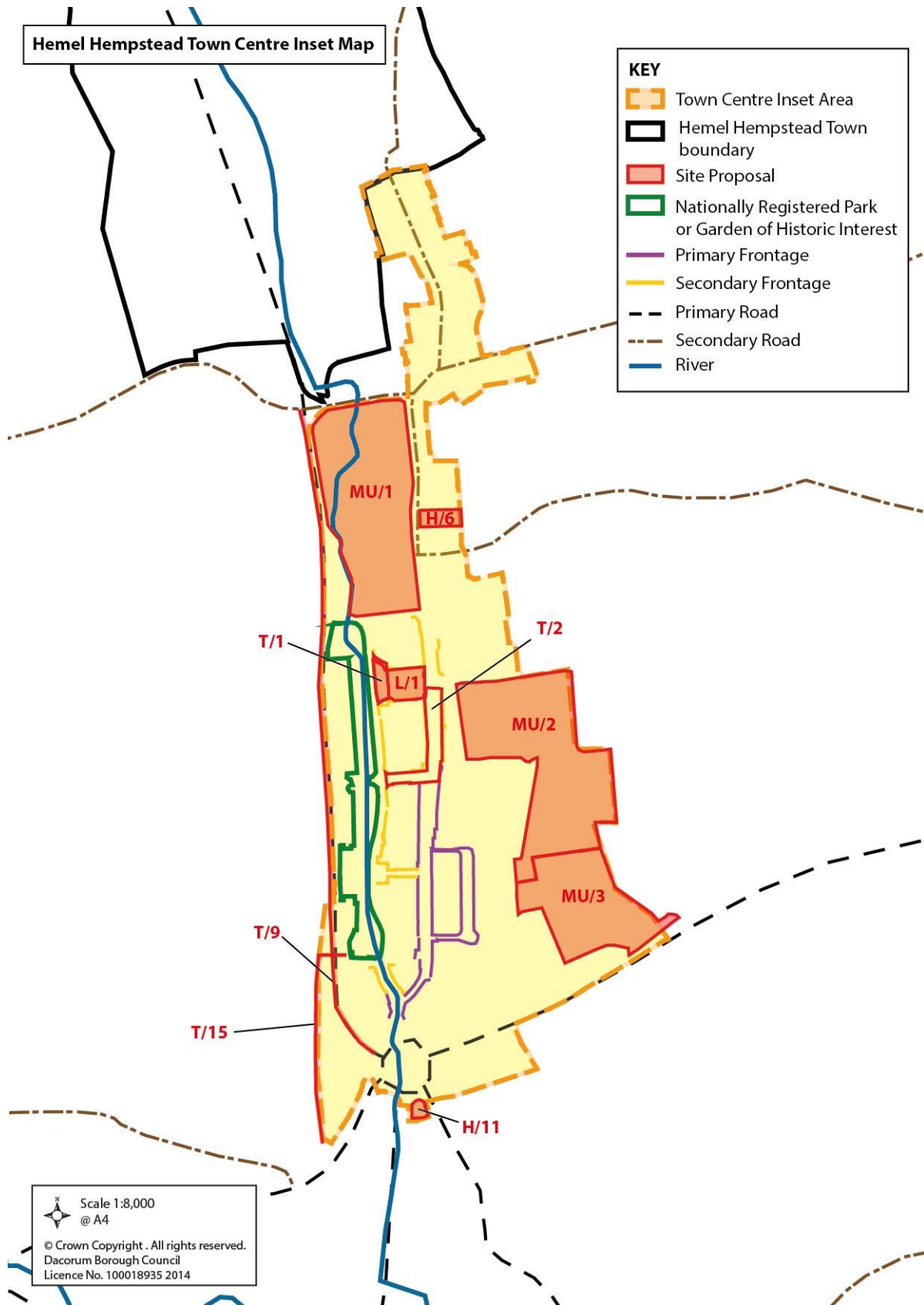
- Abbots Hill
- Heath Lane Cemetery
- Nash Mills Memorial Garden
- Shendish Manor

Place Map

- 11.3 The following Place Map for Hemel Hempstead builds on the general principles in the Vision Diagrams for Hemel Hempstead in the Core Strategy. It illustrates only new or amended allocations. The town centre and south Hemel Hempstead areas are shown as an inset map for clarity. Reference numbers relate to the sites above.







12. Berkhamsted Place Strategy

Introduction

12.1 Berkhamsted is a market town and has an important role in meeting housing needs and employment opportunities. The vision for the town is set out in the Core Strategy, and the Local Objectives establish the detailed principles for proposed development to be assessed against. The town has a number of key proposals relating to a wide range of uses and infrastructure with particular reference to the Local Allocation at Hanburys and the Old Orchard, and the Strategic Site at Egerton Rothesay School. The boundaries have been defined for the additional Major Developed Site at the British Film Institute, which is located on the south side of the town.

Schedule

12.2 The schedule below incorporates the sites and proposals relating to Berkhamsted as identified in the Sections 2 to 9 of this document.

Schedule for Berkhamsted

Major Developed Sites in the Green Belt	
Site MDS/1	Berkhamsted Castle Village
Site MDS/2	Ashlyns School, Chesham Road
Site MDS/3	British Film Institute, Berkhamsted
Mixed Use	
Proposal MU/6	Land at Durrants Lane / Shootersway (Egerton Rothesay School)
Proposal MU/7	Gossoms End/Billet Lane
Transport	
Proposal T/16	Berkhamsted Railway Station
Proposal T/17	Kingshill Way and Shootersway
Proposal T/18	High Street corridor
Proposal T/19	Lower Kings Road public car park
Housing	
Proposal H/15	Former Police Station, c/o High Street/Kings Road
Proposal H/16	Berkhamsted Civic Centre and land to r/o High Street
Proposal H/17	High Street / Swing Gate Lane
Local Allocation	
Proposal LA4	Land at and to the rear of Hanburys, Shootersway
Leisure	
Proposal L/2	Durrants Lane / Shootersway, Berkhamsted

Other new or amended designations or allocations:

Changes to Green Belt boundary

- GB/7 LA4 Hanburys
- GB/8 Land above the Chiltern Park Estate

Changes to General Employment Areas (GEA)

- Billet Lane GEA (Policy SA5: General Employment Areas)
- Northbridge Road GEA (Policy SA5: General Employment Areas)
- River Park GEA (Policy SA5: General Employment Areas)

Changes to Out of Centre Retail Locations

- Table 1 Gossoms End / Billet Lane

See Table 1 in Section 5 for further information

Education Zone (defined)

- EZ/4 South East Berkhamsted
- EZ/3 North West Berkhamsted

New Open Land

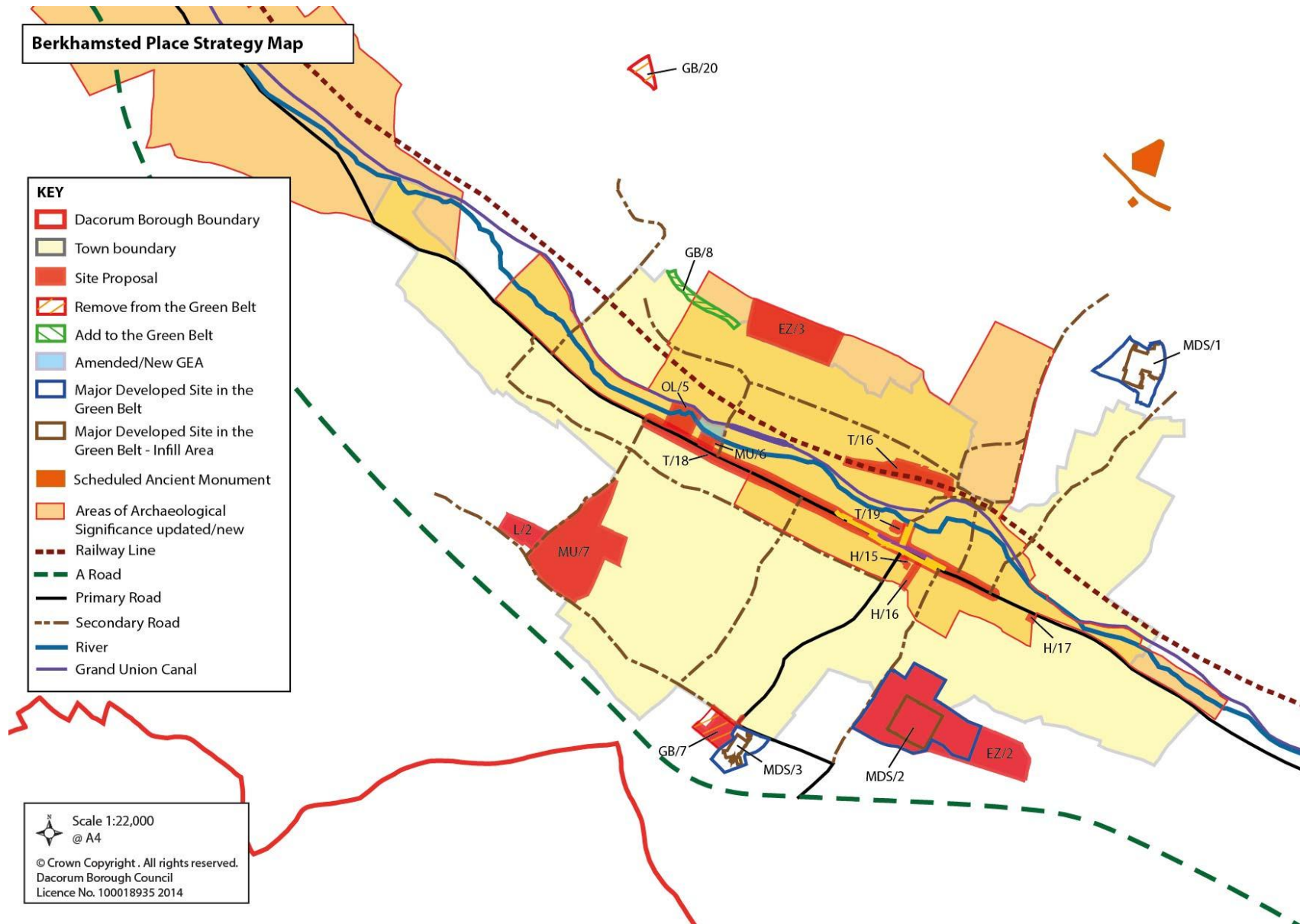
- OL/5 Edgeworth House, High Street

Conservation Area (updated)

- Berkhamsted Conservation Area

Place Map

- 12.3 The following Place Map builds on the general principles in the Vision Diagrams for Berkhamsted in the Core Strategy. It includes only new or amended allocations.



13. Tring Place Strategy

Introduction

- 13.1 Tring is the Borough's third largest town and plays an important role in meeting local housing needs and providing employment opportunities. The vision for the town is set out in the Core Strategy, and the Local Objectives establish the detailed principles for proposed development to be assessed against. Three housing proposals and LA5: land west of Tring are included in the schedule for Tring, together with several other development proposals and designations to support new homes and employment opportunities.

Schedule

- 13.2 The schedule below incorporates the sites and proposals relating to Tring as identified in the Sections 2 to 9 of this document.

Schedule for Tring

Transport	
Proposal T/20	Tring Railway Station
Proposal T/21	Local Allocation LA5, Icknield Way
Proposal T/22	Tring Station to Pitstone
Employment	
Proposal E/1	Icknield Way, Tring
Housing	
Proposal H/18	Miswell Lane
Proposal H/19	Western Road
Proposal H/20	Depot land, Langdon Street
Local Allocation	
Proposal LA5	Icknield Way, west of Tring
Social and Community	
Proposal C/1	Land west of Tring
Leisure	
Proposal L/3	Land west of Local Allocation LA5: Icknield Way

Other new or amended designations or allocations:

Changes to Green Belt boundary

- GB/9 LA5 West Tring
- GB/10 Land at and adjoining Garden House, London Road
- GB/11 Land at Ridge View off Marshcroft Lane

Changes to General Employment Areas (GEA)

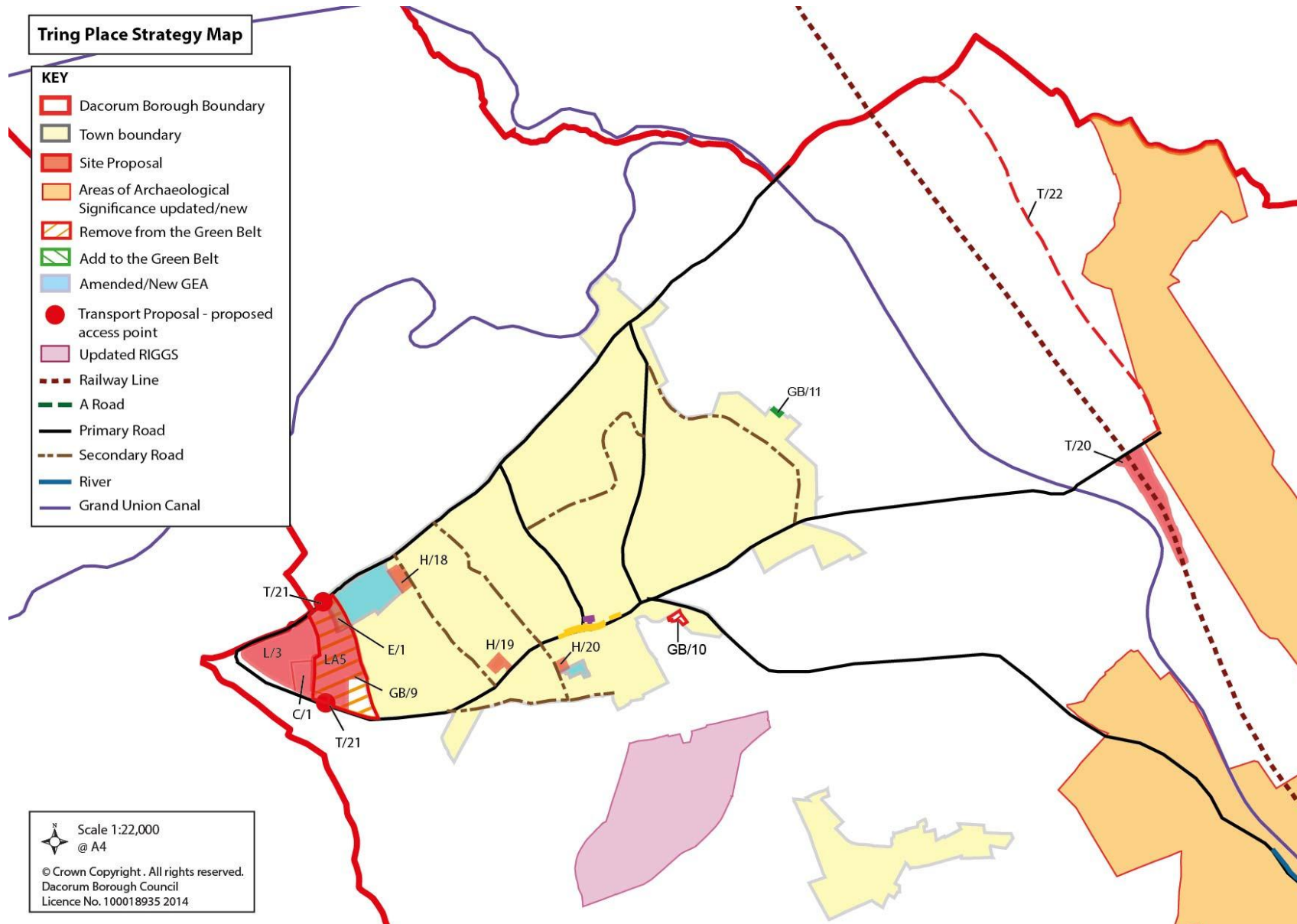
- Akeman Street GEA (Policy SA5: General Employment Areas)
- Brook Street GEA (Policy SA5: General Employment Areas)
- Icknield Way GEA (Policy SA5: General Employment Areas)

New Locally Registered Park or Garden of Historic Interest

- Pendley Manor
- Tring Cemetery

Place Map

- 13.3 The following Place Map builds on the general principles in the Vision Diagram for Tring in the Core Strategy and includes only new or amended allocations.



14. Kings Langley Place Strategy

Introduction

- 14.1 Kings Langley is a large village located in the south east of the Borough adjoining Three Rivers district. It has the role of providing for housing, and the general approach is to support development that enables the population to remain stable and support community needs. The vision for Kings Langley is set out in the Core Strategy, and the Local Objectives establish the detailed principles for proposed development to be assessed against. Kings Langley Secondary School on the edge of the village is designated as a Major Developed Site in the Green Belt and is due to be redeveloped to improve its facilities. The only other designation affecting the village is a small housing proposal.

Schedule

- 14.2 The schedule below incorporate the sites and proposals relating to Kings Langley as identified in the Sections 2 to 9 of this document.

Schedule for Kings Langley

Major Development Sites in the Green Belt	
Site MDS/6	Kings Langley School, Love Lane
Housing	
Proposal H/21	Land adjacent to Coniston Road

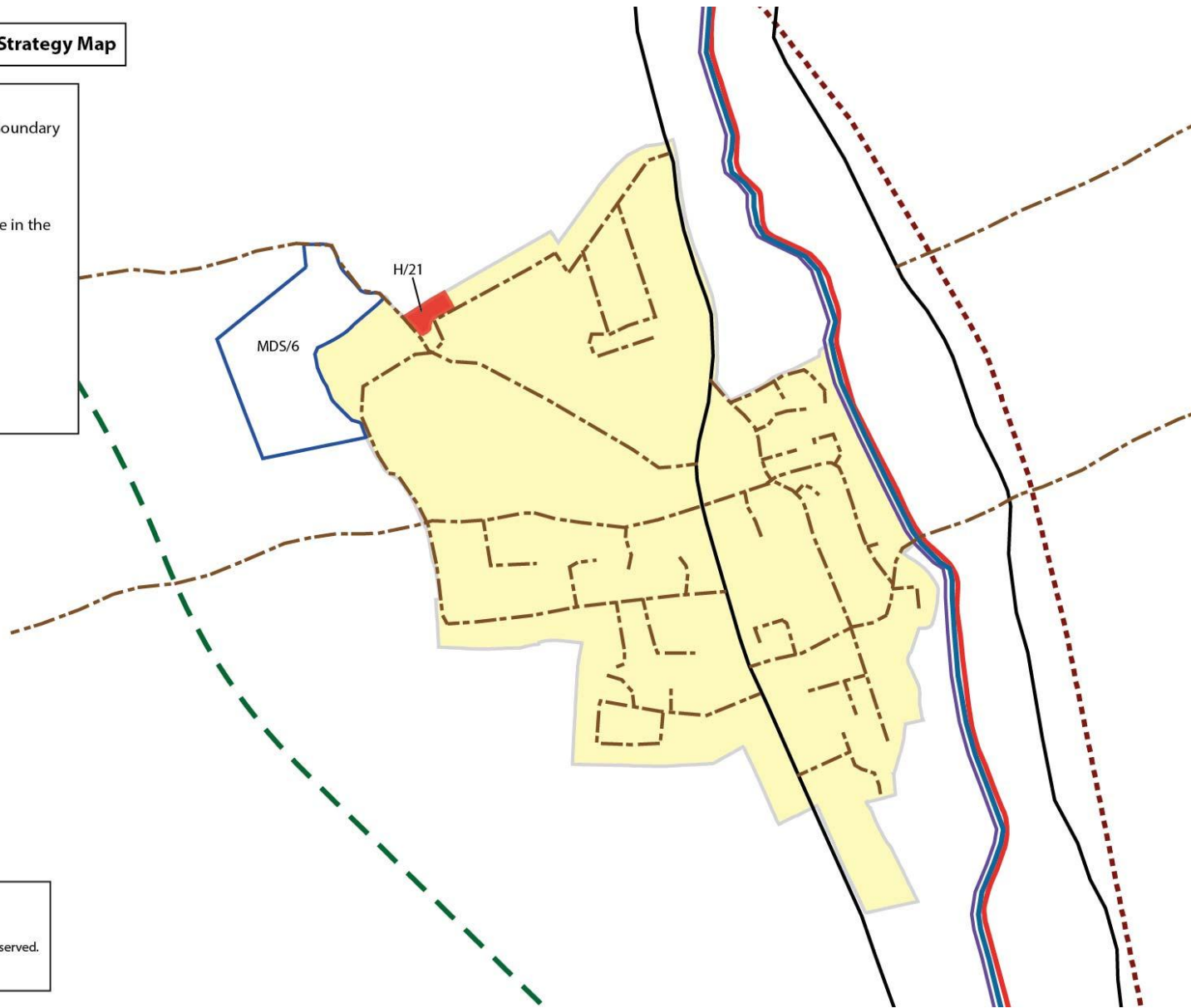
Place Map

- 14.3 The following Place Map builds on the general principles in the Vision Diagram for Kings Langley in the Core Strategy. It includes only new or amended allocations.

Kings Langley Place Strategy Map

KEY

-  Dacorum Borough Boundary
-  Village boundary
-  Site Proposal
-  Major Developed Site in the Green Belt
-  Railway Line
-  A Road
-  Primary Road
-  Secondary Road
-  River
-  Grand Union Canal



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15. Bovingdon Place Strategy

Introduction

- 15.1 Bovingdon is a large village surrounded by Green Belt countryside. It has the role of providing for housing, and the general approach is to support development that enables the population to remain stable and support community needs. The vision for Bovingdon is set out in the Core Strategy, and the Local Objectives establish the detailed principles for proposed development to be assessed against. Bovingdon includes LA6 (Chesham Road/Molyneaux Avenue), and is close to two Major Developed Sites in the Green Belt.

Schedule

- 15.2 The schedule below incorporate the proposed sites relating to Bovingdon as identified in the Sections 2 to 9 of this document.

Schedule for Bovingdon

Major Developed Site in the Green Belt	
Site MDS/4	Bovingdon Brickworks
Site MDS/5	Bovingdon Prison, Molyneaux Avenue
Transport	
Proposal T/23	Local Allocation LA6, Chesham Road / Molyneaux Road
Local Allocation	
Proposal LA6	Chesham Road / Molyneaux Avenue

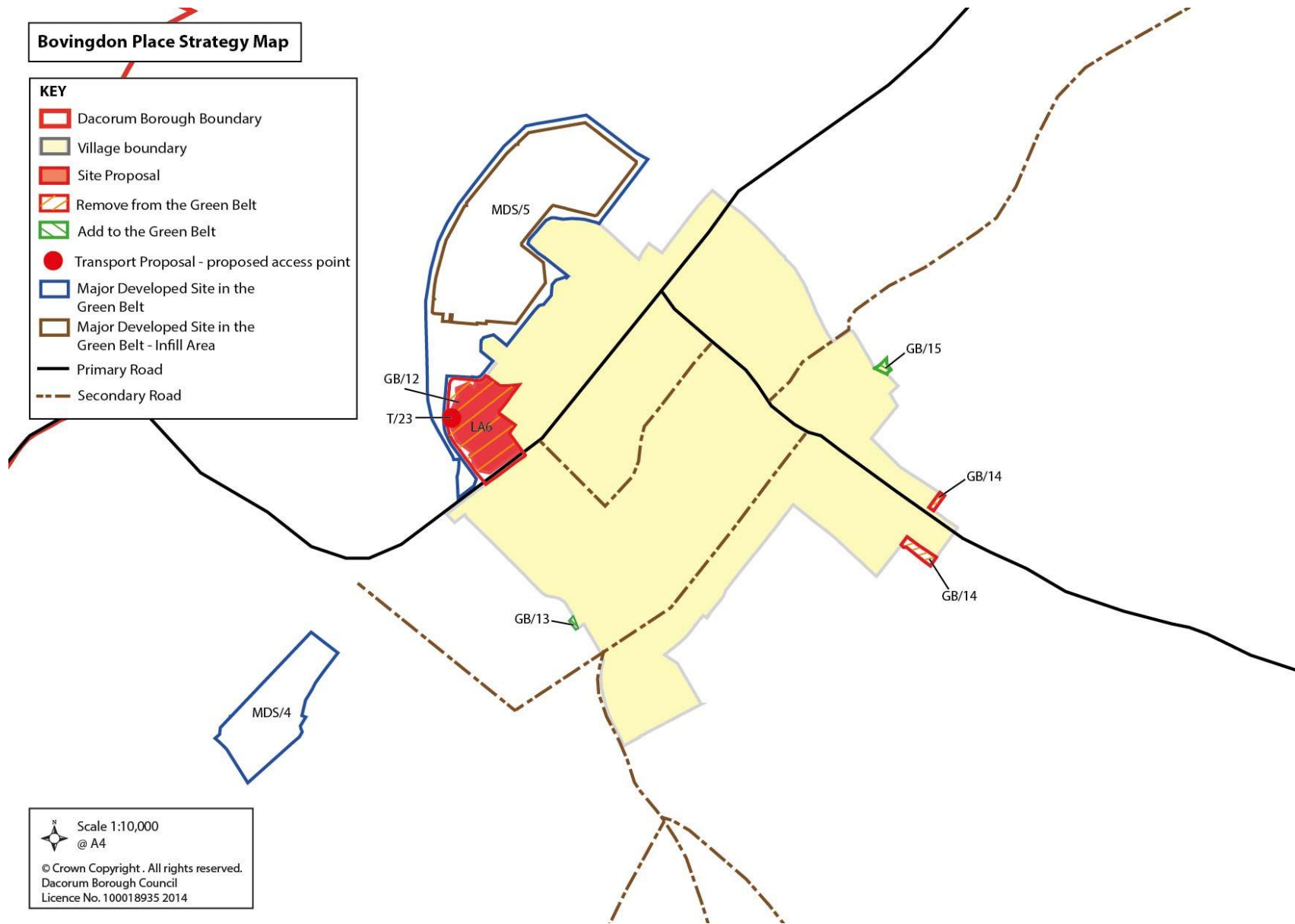
Other new or amended designations or allocations:

Changes to Green Belt boundary

- GB/12 LA6 Chesham Road/Molyneaux Avenue
- GB/13 Land at Bovingdon Court
- GB/14 Land at Chipperfield Road
- GB/15 Land at Church Street

Place Map

- 15.3 The following Place Map builds on the general principles in the Vision Diagrams for Bovingdon in the Core Strategy. It includes only new or amended allocations.



16. Markyate Place Strategy

Introduction

- 16.1 Markyate is a large village in north east of the Borough. It has the role of providing for housing, and the general approach is to support development that enables the population to remain stable and support community needs. The vision for Markyate is set out in the Core Strategy, and the Local Objectives establish the detailed principles for proposed development to be assessed against.

Schedule

- 16.2 The schedule below incorporate the sites and proposals relating to Markyate as identified in the Sections 2 to 9 of this document.

Schedule for Markyate

Housing	
Proposal H/22	Hicks Road / High Street
Proposal H/23	Watling Street (r/o Hicks Road/High Street)

Other new or amended designations or allocations:

Changes to Green Belt boundary

- GB/16 127a London Road
- GB/17 Land rear of Farrier Top and High View

Changes to General Employment Areas (GEA)

- Markyate GEA (Policy SA5 General Employment Area)

Place Map


- 16.3 The following Place Map builds on the general principles in the Vision Diagram for Markyate in the Core Strategy. It includes only new or amended allocations.

Markyate Place Strategy Map

KEY

-  Dacorum Borough Boundary
-  Village boundary
-  Site Proposal
-  Amended/New GEA
-  A Road
-  Primary Road
-  Secondary Road
-  River



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17. Countryside Place Strategy

Introduction

- 17.1 The countryside in Dacorum forms about 85% of the area of the Borough. There are seven small villages that are ‘washed over’ by Green Belt or Rural Area designation. A large part of the countryside falls within the Chilterns Area of Outstanding Natural Beauty. Agriculture has a significant role of the countryside in Dacorum. The vision for the countryside is set out in the Core Strategy, and the Local Objectives establish the detailed principles for proposed development to be assessed against.

Schedule

- 17.2 The schedule below incorporate the sites and proposals relating to the Countryside as identified in the Sections 2 to 9 of this document.

Schedule for Countryside

Major Developed Site in the Green Belt	
Site MDS/7	Bourne End Employment Area, Bourne End
Housing	
Proposal H/24	Garden Scene Nursery, Chapel Croft, Chipperfield
Social and Community	
Proposal C/2	Amaravati Buddhist Monastery, St Margaret’s Lane, Great Gaddesden

Other new or amended designations or allocations:

Changes to Green Belt boundary

- GB/18 Land west of Cupid Green Lane north of Hemel Hempstead
- GB/19 Land at Frithsden Beeches, Berkhamsted Common
- GB/20 Land adjoining New Road, Berkhamsted Common

Changes to Small Villages in the Green Belt or Rural Area

- VB/1 Garden Scene Nursery, Hermes and The New Bungalow, Chipperfield
- VB/2 22 and 23 College Close, Flamstead
- VB/3 Linnins Pond, Flamstead
- VB/4 Rear Garden at 25 Cheddington Lane, Long Marston
- VB/5 Land r/o 16 to Pembroke Cottage, Tring Road, Long Marston

Changes to Employment Areas in the Green Belt

- Bourne End Mills (Policy SA6: Employment Areas in the Green Belt)
- Bovingdon Brickworks (Policy SA6: Employment Areas in the Green Belt)

New Wildlife Sites

- Monument Field, Little Gaddesden

New Regionally Important Geological Site

- Pingo on Boxmoor
- Bourne Gutter
- Tring Park

New Locally Registered Park or Garden of Historic Interest

- Amersfort, Potten End
- Champneys, Wigginton
- Beechwood Park near Markyate
- Cheverells Near Markyate
- Gaddesden Park, Bridens Camp
- Gaddesden Place
- Victoria Wood, Wigginton
- Westbrook Hay

New Scheduled Monuments

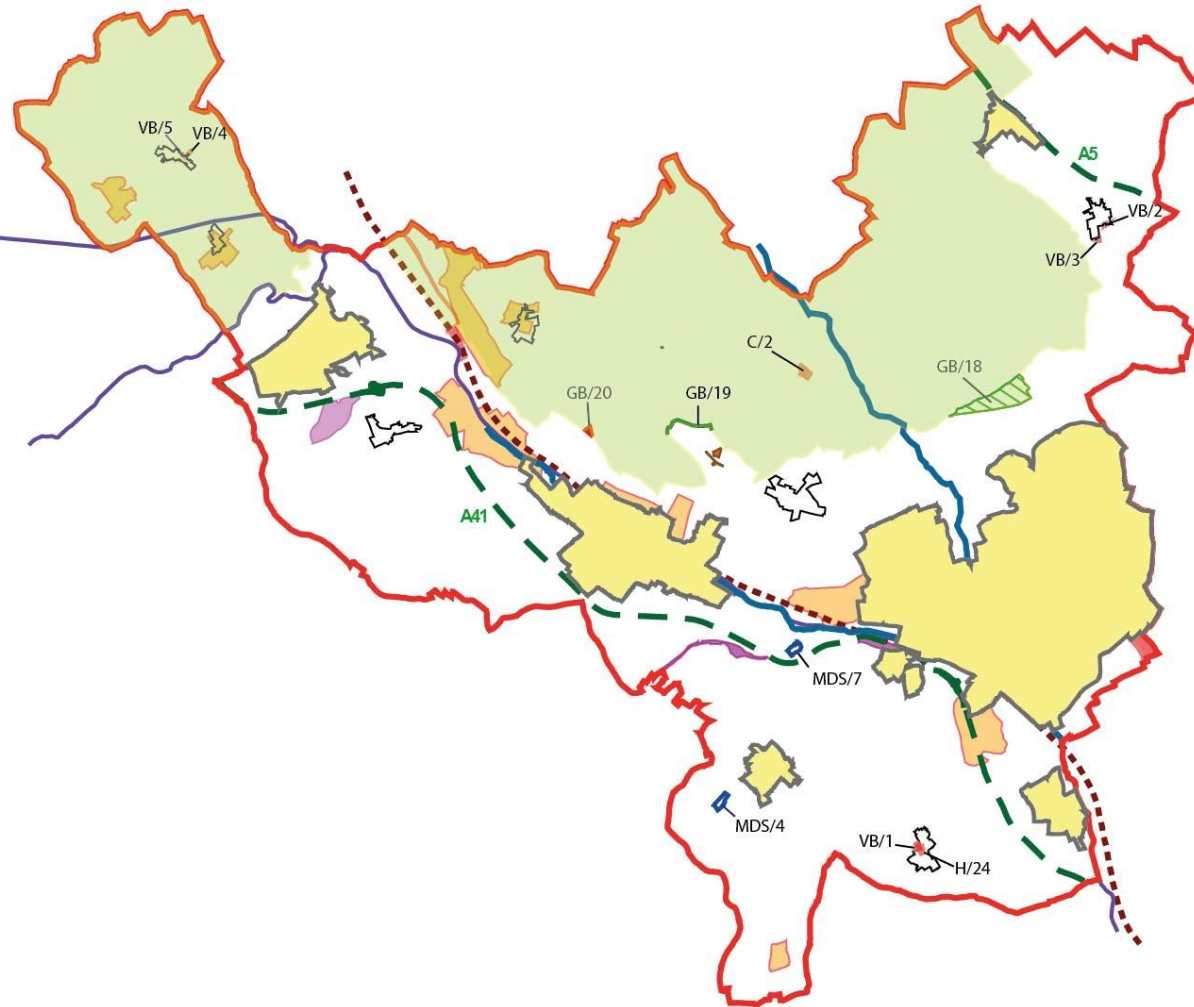
- Icehouse 320m South West of Ashridge College
- Berkhamsted Common Romano-British Villa, Dyke & Temple


Place Map

- 17.3 The following Place Map builds on the general principles in the Vision Diagrams for the Countryside in the Core Strategy. It includes only new or amended allocations.

Countryside Strategy Map

- KEY**
-  Dacorum Borough Boundary
 -  Town/Village boundary - covered separately in Place Strategy map
 -  Rural Area
 -  Site Proposal
 -  Add to the Green Belt
 -  Remove from the Green Belt
 -  Corrected Green Belt boundary with the Rural Area
 -  Amendment to Village envelope
 -  Scheduled Monument
 -  Areas of Archaeological Significance updated/new
 -  Major Developed Site in the Green Belt and Policy SA6
 -  Updated RIGS
 -  Railway Line
 -  A Road
 -  River
 -  Grand Union Canal



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PART C

IMPLEMENTATION AND DELIVERY



Implementation and Delivery

Strategic objectives

- **To co-ordinate the delivery of new infrastructure with development**
- **To ensure that all development contributes appropriately to local and strategic infrastructure requirements**

18. Monitoring and Review

Introduction

- 18.1 Effective monitoring and review is critical to understanding the effectiveness of policies and proposals within the Council's local plan. It helps identify progress in delivering Borough targets and objectives, and the local objectives that sit beneath these. Monitoring also shows how and where different types of development are being delivered, for example, the extent of additions and losses of floorspace in key areas such as employment areas and town centres.

The Monitoring Framework

- 18.2 The Core Strategy has put an extensive monitoring framework and delivery strategy in place. This includes a comprehensive list of monitoring indicators and targets. Policies and proposals within the Site Allocations document will be assessed against these indicators and targets. No additional indicators or targets are proposed.
- 18.3 The Council produces a regular monitoring report, known as the Annual Monitoring Report (AMR), containing information on a range of issues, including the implementation and performance of planning policies. The information in Dacorum's AMR will be used to monitor the delivery of the site specific proposals, associated targets and phasing. The AMR will also be used when assessing the effectiveness of individual policies and approaches, and when help inform the forthcoming plan review (see below).
- 18.4 The AMR is informed by housing and employment land position statements which set out detailed information on permissions, starts and completions. These statements include data on both large sites (i.e. those allocated within the Schedules of Proposals and Sites), smaller sites that have fallen below size thresholds identified in the Sites Allocation document and other future (windfall) development.
- 18.5 Housing delivery is perhaps the most critical indicator to measure for two key reasons. Firstly, to demonstrate how the allocations and other sites (i.e. windfall sites) are contributing to the Core Strategy housing target. Secondly, to demonstrate a clear, identified and deliverable supply of housing sites for a rolling 5 year period. This involves monitoring against the Council's housing trajectory and considering whether any additional sites need to be brought forward to achieve the overall requirement. Indicators also show whether other related objectives are being met. This includes delivering sufficient affordable housing and ensuring that the mix of dwelling types reflects local needs.
- 18.6 Most development sites are expected to be delivered through the private market. In the event that monitoring indicates that sites are not progressing as expected, the Council will engage with landowners and developers to understand the delivery issues involved. With regard to the Local Allocations, Core Strategy Policy CS3: Managing Selected Development Sites, allows

these sites to be brought forward in advance of their current delivery date, should certain criteria be met.

Infrastructure and Developer Contributions

- 18.7 All development, whether identified or unidentified (windfall), will be expected to accord with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- 18.8 Specific requirements relating to individual development sites are set out in the relevant policies and schedules.

PART D

APPENDICES



Appendix 1: Updated Schedule of Superseded Policies

The Dacorum Borough Local Plan 1991-2011 is being replaced in phases. The Dacorum Borough Local Plan policies that have been superseded are listed in the left hand column below. The policies from the Core Strategy and/or Site Allocations DPDs that replace them are listed in the right hand column. Core Strategy policies are denoted by a 'CS' prefix. Site Allocations policies are denoted by either a 'SA' or 'LA' prefix.

Where Dacorum Borough Local Plan policies are in-effect part superseded, they are listed as 'saved.' However, they will be considered in the context of the more up-to-date Core Strategy and/or Site Allocation and the NPPF where appropriate.

Note: Policy 27: Gypsy sites was not 'saved' under the 2004 Act transitional arrangements.

Superseded		Replaced By	
SUSTAINABLE DEVELOPMENT OBJECTIVES			
Policy 1	Sustainable Development Framework	All	
DEVELOPMENT STRATEGY			
Policy 2	Towns	Policy CS1	Distribution of Development
Policy 3	Large Villages	Policy CS1	Distribution of Development
Policy 4	The Green Belt	Policy CS5	Green Belt
Policy 5	Major Developed Sites in the Green Belt	Policy CS5	Green Belt
Policy 6	Selected Small Villages in the Green Belt	Policy CS6	Selected Small Villages in the Green Belt
Policy 7	The Rural Area	Policy CS7	Rural Area
Policy 8	Selected Small Villages in the Rural Area	Policy CS1	Distribution of Development
		Policy CS2	Selection of Development Sites
		Policy CS7	Rural Area
URBAN STRUCTURE			
Policy 9	Land Use Division in Towns and Large Villages	Policy CS4	The Towns and Large Villages
DEVELOPMENT CONTROL			
Policy 11	Quality of Development	Policy CS5	Green Belt
		Policy CS7	Rural Area
		Policy CS8	Sustainable Transport
		Policy CS9	Management of Roads

	Policy CS10 Quality of Settlement Design Policy CS11 Quality of Neighbourhood Design Policy CS12 Quality of Site Design Policy CS13 Quality of the Public Realm Policy CS25 Landscape Character Policy CS26 Green Infrastructure Policy CS27 Quality of the Historic Environment Policy CS29 Sustainable Design and Construction Policy CS31 Water Management Policy CS32 Air, Water and Soil Quality
HOUSING	
Policy 14 Housing Strategy	Policy CS17 New Housing
Policy 16 Supply of New Housing	Policy CS17 New Housing
Policy 17 Control over Housing Land Supply	Policy CS17 New Housing
Policy 20 Affordable Housing	Policy CS19 Affordable Housing
Policy 25 Affordable Housing in the Green Belt and the Rural Area	Policy CS20 Rural Sites for Affordable Homes
EMPLOYMENT	
Policy 29 Employment Strategy and Land Supply	Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution
Policy 30 Control of Floorspace on Employment Land	Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution
Policy 32 Employment Areas in the Green Belt	Policy SA6 Employment Areas in the Green Belt
Policy 33 Conversion of Employment Land to Housing and Other Uses	Policy SA1 Identified Proposals and Sites Policy SA5 General Employment Areas
Policy 35 Land at North East Hemel Hempstead	Policy CS1 Distribution of Development Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution Policy CS34 Maylands Business Park
Policy 36 Provision for Small Firms	Policy CS15 Offices, Research, Industry, Storage and

		Distribution
SHOPPING		
Policy 38	The Main Shopping Hierarchy	Policy CS4 The Towns and Large Villages Policy CS16 Shops and Commerce
Policy 39	Uses in Town Centres and Local Centres	Policy CS4 The Towns and Large Villages Policy CS16 Shops and Commerce
Policy 40	The Scale of Development in Town and Local Centres	Policy CS1 Distribution of Development Policy CS8 Sustainable Transport Policy CS9 Management of Roads Policy CS10 Quality of Settlement Design Policy CS11 Quality of Neighbourhood Design Policy CS12 Quality of Site Design Policy CS14 Economic Development Policy CS15 Offices, Research, Industry, Storage and Distribution
Policy 41	New Shopping Development in Town Centres and Local Centres	Policy CS1 Distribution of Development Policy CS8 Sustainable Transport Policy CS16 Shops and Commerce
Policy 42	Shopping Areas in Town Centres	Policy SA7 Shopping Areas in Town Centres
TRANSPORT		
Policy 49	Transport Planning Strategy	Policy CS8 Sustainable Transport Policy CS9 Management of Roads
Policy 50	Transport Schemes and Safeguarding of Land	Policy CS9 Management of Roads
Policy 52	The Road Hierarchy	Policy CS9 Management of Roads
Policy 53	Road Improvement Strategy	Policy CS9 Management of Roads
Policy 59	Public Off-street Car Parking	Policy SA4 Public Car Parking
Policy 61	Pedestrians	Policy SA3 Improving Transport Infrastructure
Policy 63	Access for Disabled People	Policy CS8 Sustainable Transport Policy SA3 Improving Transport Infrastructure
Policy 64	Passenger Transport	Policy CS8 Sustainable Transport Policy SA3 Improving Transport Infrastructure
SOCIAL AND COMMUNITY FACILITIES		
Policy 67	Land for Social and Community Facilities	Policy CS23 Social Infrastructure

Policy 68	Retention of Social and Community Facilities	Policy CS23	Social Infrastructure
Policy 70	Social and Community Facilities in New Developments	Policy CS23	Social Infrastructure
LEISURE AND TOURISM			
Policy 72	Land for Leisure	Policy CS2	Selection of Development Sites
		Policy CS23	Social Infrastructure
Policy 88	Arts, Cultural and Entertainment Facilities	Policy CS13	Quality of the Public Realm
		Policy CS23	Social Infrastructure
Policy 89	Dual Use and Joint Provision of Leisure Facilities	Policy CS23	Social Infrastructure
ENVIRONMENT			
Policy 96	Landscape Strategy	Policy CS24	Chilterns Area of Outstanding Natural Beauty
		Policy CS25	Landscape Character
		Policy CS26	Green Infrastructure
Policy 98	Landscape Regions	Policy CS25	Landscape Character
Policy 107	Development in Areas of Flood Risk	Policy CS31	Water Management
Policy 114	Historic Parks and Gardens	Policy CS25	Landscape Character
		Policy CS27	Quality of the Historic Environment
Policy 115	Works of Art	Policy CS13	Quality of the Public Realm
Policy 117	Areas of Special Restraint	Policy CS3	Managing Selected Development Sites
Policy 122	Energy Efficiency and Conservation	Policy CS12	Quality of Site Design
		Policy CS28	Carbon Emission Reduction
		Policy CS29	Sustainable Design and Construction
		Policy CS30	Sustainability Offsetting
Policy 123	Renewable Energy	Policy CS28	Carbon Emission Reduction
		Policy CS29	Sustainable Design and Construction
		Policy CS30	Sustainability Offsetting
Policy 124	Water Conservation and Sustainable Drainage Systems	Policy CS31	Water Management
MONITORING AND IMPLEMENTATION			
Policy 130	Monitoring of the Plan	-	
PART 4			
Hemel Hempstead Town Centre Strategy		Hemel Hempstead Place Strategy	

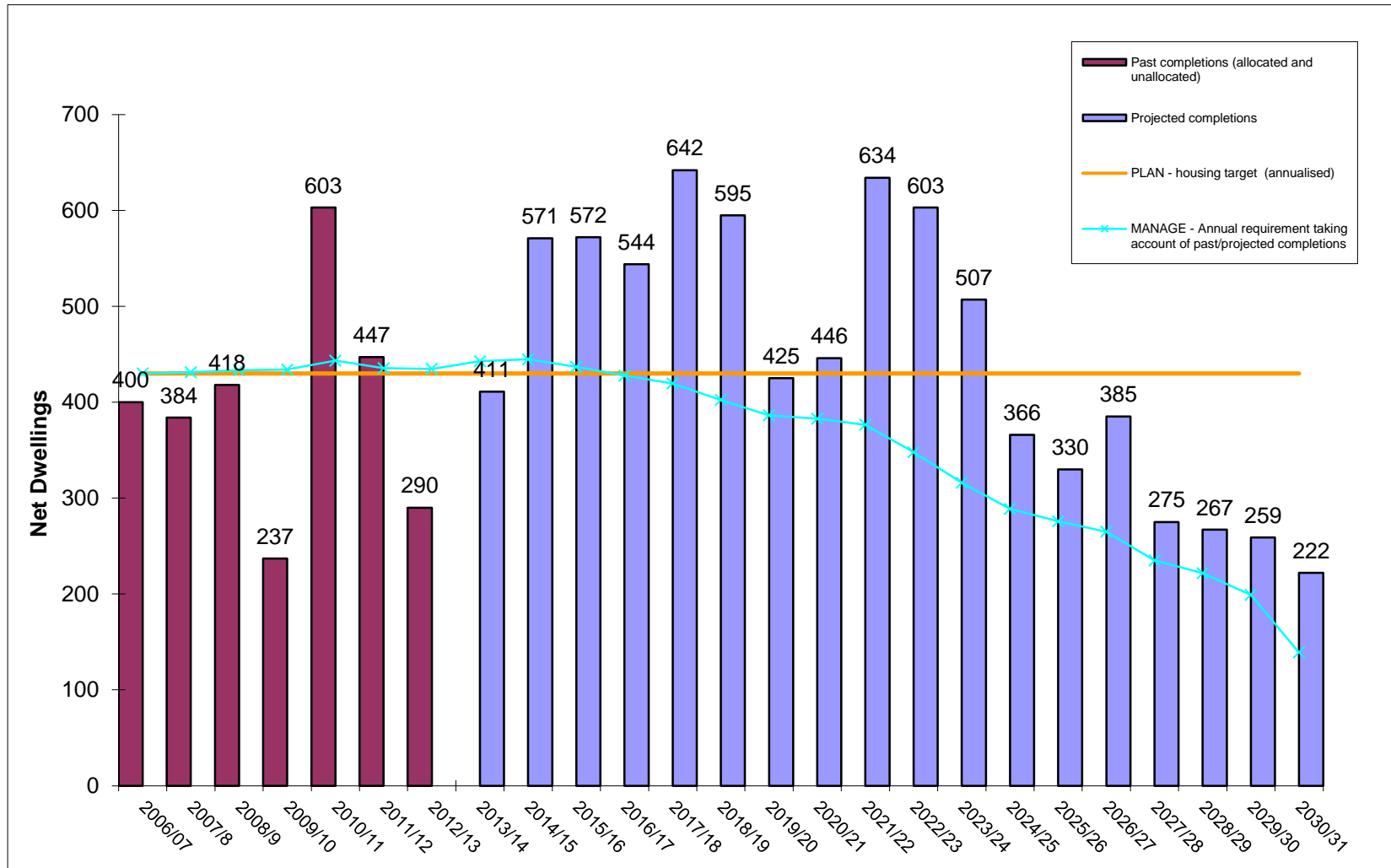
	Policy CS33 Hemel Hempstead Town Centre
Berkhamsted Town Centre Strategy	Berkhamsted Place Strategy
Tring Town Centre Strategy	Tring Place Strategy

Schedules:

The effect of the Site Allocations DPD in the Schedules of Proposals and Sites from the Dacorum Borough Local Plan 1991-2011 is as follows:

- Housing – fully superseded
- Employment – superseded apart from designations within the East Hemel Hempstead Area Action Plan area
- Shopping – fully superseded
- Transport - superseded apart from designations within the East Hemel Hempstead Area Action Plan area
- Social and Community Facilities - superseded apart from designations within the East Hemel Hempstead Area Action Plan area
- Leisure and Tourism - superseded apart from designations within the East Hemel Hempstead Area Action Plan area
- Environment – fully superseded
- Two Waters and Apsley – fully superseded

Appendix 2: Updated Housing Trajectory – 2006-2031



Appendix 3: Infill Areas for Major Developed Sites in the Green Belt

See Section 2 of accompanying Map Book.

Appendix 4: Retail Frontages – Addresses

Addresses of properties in Town Centres covered by shopping frontage designation

CENTRE	PRIMARY FRONTAGES	SECONDARY FRONTAGES
Hemel Hempstead	Marlowes Shopping Centre: (all) Marlowes: 147-233, 172-233, 237-254, 260 Riverside: 2, 14-19, 20-27	Marlowes: 89-105, 107-145, 126-148, 150-170 Market Square: 1-32 Waterhouse Street: Salvation Army, 1-97, Swan Court Bank Court: 1-12 Bridge Street: 1-11, 2-24 Riverside: 3-6, 9-12
Berkhamsted	High Street: 160-206, 208-252 Lower Kings Road: 1, 2, 4, 6	High Street: 124-156, 141-151, 153-193, 197-233, 254-300 Lower Kings Road: 3-9, 1-2 Claridge Court, 13-43, 8-30, Kings Chambers
Tring	Dolphin Square: 2a, 3, 4, 5-7, 8	High Street: 16-21, 23-41, 23-26, 61-69, 62-76, 71-87

Appendix 5: Schedules of Designated Biological, Geological and Historic Assets

Note: The following lists are correct as at April 2014. The Policies Map will be updated at regular intervals to reflect any subsequent changes. Please contact the Council for the most up-to-date position.

Landscape, Biological and Geological Designations:

Sites of Special Scientific Interest:

- Aldbury Nowers
- Alpine Meadow, near Brick Kiln Cottage, Berkhamsted
- Ashridge Common and Woods
- Little Heath Pit (Geological)
- Oddy Hill and Tring Park
- Roughdown Common
- Tring Reservoirs
- Tring Woodlands

Local Nature Reserves (LNRs)

Note: Bracketed text specifies current management arrangements.

- Alpine Meadow (Wildlife Trust)
- Long Deans, Hemel Hempstead (Wildlife Trust)
- Wilstone Reservoir (Wildlife Trust)
- Shrub Hill Common Local Nature Reserve, Hemel Hempstead
- Aldbury Nowere, Duchies Piece (Wildlife Trust)
- Howe Grove Local Nature Reserve, Hemel Hempstead

Regionally Important Geological Sites (RIGS)

- Pingoos on Boxmoor;
- Puddingstone boulders at Castle Hill, Berkhamsted;
- Tring Park (dry valley morphology); and
- Bourne gutter (winterbourne and hydrology).

Wildlife Sites

There are currently 231 wildlife sites, covering just over 1962 hectares. A full schedule is available from the Hertfordshire Environmental Records Centre <http://www.hercinfo.org.uk/>.

Historic Heritage designations:

Areas of Archaeological Significance

- (1) Markyatecell Park
- (2) Markyate
- (3) Astrope
- (4) Puttenham (amended)
- (5) Wilstone Cropmarks
- (6) Marshcroft Lane, Tring, cropmark
- (7) Pendley Manor
- (8) Gubblecote
- (9) Wigginton
- (10) Tring
- (11) Boarscroft Farm/Alwick Farm, Long Marston
- (12) Long Marston
- (13) Wilstone, Chapel End (amended)
- (14) Jockey End
- (15) Great Gaddesden
- (16) St Margaret's Farm, Great Gaddesden
- (17) Nettleden
- (18) Flamstead
- (20) Gaddesden Row
- (21) Berkhamsted (amended)
- (22) Grim's Ditch, Berkhamsted
- (23) Cow Roast (amended)
- (24) Hamberlins Lane, Northchurch
- (25) Marlin Chapel Farm, Berkhamsted
- (26) Tring Station (amended)
- (27) Brick Kiln Cottage, Berkhamsted Common
- (28) Ashridge
- (29) Aldbury (amended)
- (30) Northchurch Common (first site)
- (31) Little Gaddesden Church
- (32) Frithsden
- (33) Grim's Ditch, Potten End
- (34) Gadebridge Park
- (35) Boxmoor
- (36) High Street, Hemel Hempstead
- (37) Queensway, Hemel Hempstead
- (38) Wood Lane End, Hemel Hempstead (amended)
- (39) Chipperfield Common
- (40) Barnes Lodge, Hempstead Road
- (41) Priory, Kings Langley
- (42) High Street, Kings Langley

- (43) Little London moated site and surrounding earthwork enclosure, Kings Langley
- (44) Miswell Farm, Tring
- (45) West Leith, Tring
- (46) Northchurch Common (second site)
- (47) Hudnall Common
- (48) Bury Farm, Bovingdon
- (49) North west of Lower Gade Farm, Hudnall Corner, cropmarks
- (50) Hill and Coles Farm, Flamstead, cropmarks
- (51) East of New Wood, Flamsteadbury, cropmarks
- (52) Apsley Manor, A41 (amended)
- (53) Stoney Lane/Broadway Farm A41
- (54) Chesham Road, Berkhamsted A41
- (55) Oakwood, Berkhamsted A41
- (56) Pea Lane, Northchurch A41
- (57) Pouchen End (new site)
- (58) East of Hogtrough Wood, Flamstead
- (59) Piccotts End
- (60) Bovingdon Green
- (61) Leverstock Green
- (62) Flaunden
- (63) Redbourn Road with Three Cherry Trees, Hemel Hempstead

Nationally Registered Historic Parks and Gardens

- Ashridge (Grade II*)
- Tring Park (Grade II);
- Markyate Cell Park (Grade II); and
- The Water Gardens, Hemel Hempstead (Grade II)

Locally Registered Historic Parks and Gardens

- Shendish Manor
- Abbots Hill
- Nash Mills Memorial Garden
- Amersfort, Potten End
- Beechwood Park
- Cheverells, Markyate
- Golden Parsonage, Great Gaddesden
- Heath Lane Cemetery, Hemel Hempstead
- Tring Cemetery
- Pendley Manor
- Champneys, Wigginton
- Victoria Wood, Wigginton
- Westbrook Hay

Scheduled Monuments

Note: Previously known as Scheduled Ancient Monuments or SAMs.

English Heritage Reference	Description
35349	Grims Ditch: 210m long section immediately north west of Woodcock Hill
35348	Grims Ditch: 230m long section in Hamberlins Wood
35347	Grims Ditch: 990m long section between Crawley's Lane and Rossway Lane
35345	Grim's Ditch: 1150m long section between Shire Lane and Kiln Road
35346	Grim's Ditch: 1350m long section between Kiln Road and Chesham Road
27901	High Street Green Roman barrow
55	The Charter Tower, Hemel Hempstead -
70	Deserted village of Tiscott, NW of Broadmead Farm, Tring
27881	Gadebridge Roman Villa
27921	Wood Lane End Roman site, Hemel Hempstead -
84	Site of Royal Palace in Kings Langley.
85	Dominican Priory (site of) (excluding inhabited parts), Kings Langley
88	Site of Roman buildings north of Berkhamsted Castle
91	Roman settlement at the Cow Roast Inn, Northchurch
102	Romano-British settlement and earthworks on Berkhamsted Common, Northchurch
103	Settlement north of St Mary's Church, Puttenham, Tring
107	Ardwick deserted medieval village, Tring
126	Stool Baulk, Aldbury
11516	Little London moated site and surrounding earthwork enclosures, Kings Langley
10617 / 20618	Two barrows on Chipperfield Common
20619	Two barrows at Bridgewater Monument
20621	Marlin Chapel Farm moated site
20626	Berkhamsted motte and bailey castle
27183	Bowl barrows, 950 and 900m SSW of Nettleden Lodge
27196	Bowl barrow, Turlshanger's Wood, 320m SE of Northfield Grange
27916	Bowl barrow, in Aldbury Nowers Wood, 280m SE of Northfield Grange
27916	Boxmoor House Roman Villa, Hemel Hempstead -
32456	Icehouse 320m SW of Ashridge College
32459	Berkhamsted Common Roman-British Villa, Dyke and Temple

Conservation Areas

Conservation Area	Date originally designated	Date(s) reviewed
ALDBURY	May 1968	July 1975 & Dec 1977
BERKHAMSTED	May 1968	March 1994 & January 2014
BOVINGDON	May 1968	July 1975 & January 2012
CHIPPERFIELD	December 1973	December 1977 & January 2012
DUDSWELL	October 1980	-
FLAMSTEAD	May 1968	October 1973
FLAUNDEN	July 1975	-
FRITHSDEN	July 1975	January 2012
GREAT GADDESSEN	July 1975	January 2012
HEMEL HEMPSTEAD	July 1975	-
KINGS LANGLEY	October 1969	November 1975
LITTLE GADDESSEN	May 1968	-
LONG MARSTON	July 1975	-
MARKYATE	July 1975	*
NETTLEDEN	July 1975	January 2012
NORTHCHURCH	19 November 1975	-
PICCOTTS END	July 1975	-
POTTEN END	25 March 1997	-
RINGSHALL	July 1975	-
TRING	April 1969	February 1978*
WATER END	July 1975	-
WILSTONE	July 1975	-
WINKWELL	February 1978	-

* *Review timetabled for 2014/15*

Appendix 6: Glossary Update

The following updates the full glossary contained in Appendix 4 of the Core Strategy.

Key Shopping Area	Also referred to as the 'Primary Shopping Area'; see NPPF
Primary Frontage	The primary frontage denotes the retail core, where an active and vibrant retail offer will be promoted.
Secondary Frontage	Secondary frontages are also important to the overall vitality and viability of the centres and have a more diverse range of retail and complementary uses.
Sustainable Urban Drainage (SUDS)	Sustainable Urban Drainage systems (SUDS) mimic natural drainage from a site and enable rainwater to run back into natural systems, rather than the stormwater drainage network. SUDS also treat run-off water to remove
LEAP / NEAP	Local and Neighbourhood Equipped Area for Play that relate to a minimum standards of Provision (see DBLP Appendix 6)