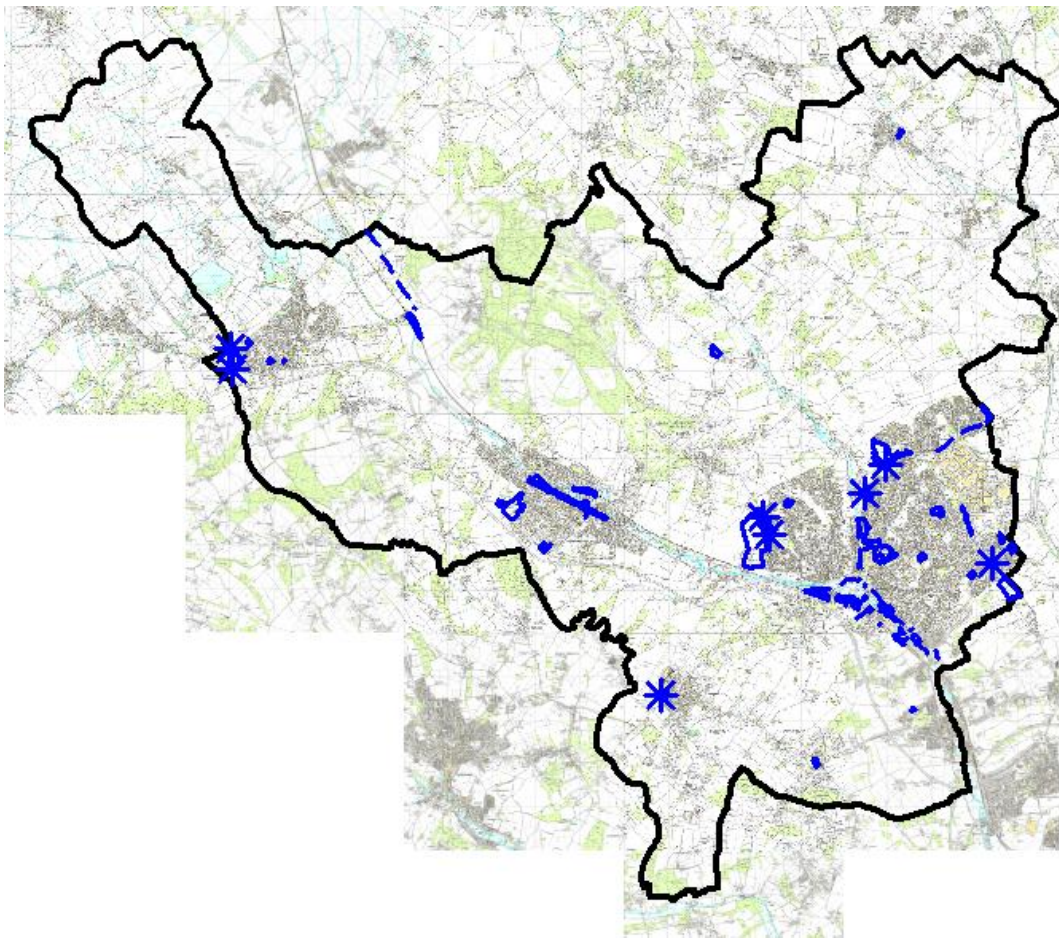


Site Allocations

2006-2031

Map Book



Pre-Submission

June 2014 (Cabinet Version)

Dacorum's Local Planning Framework

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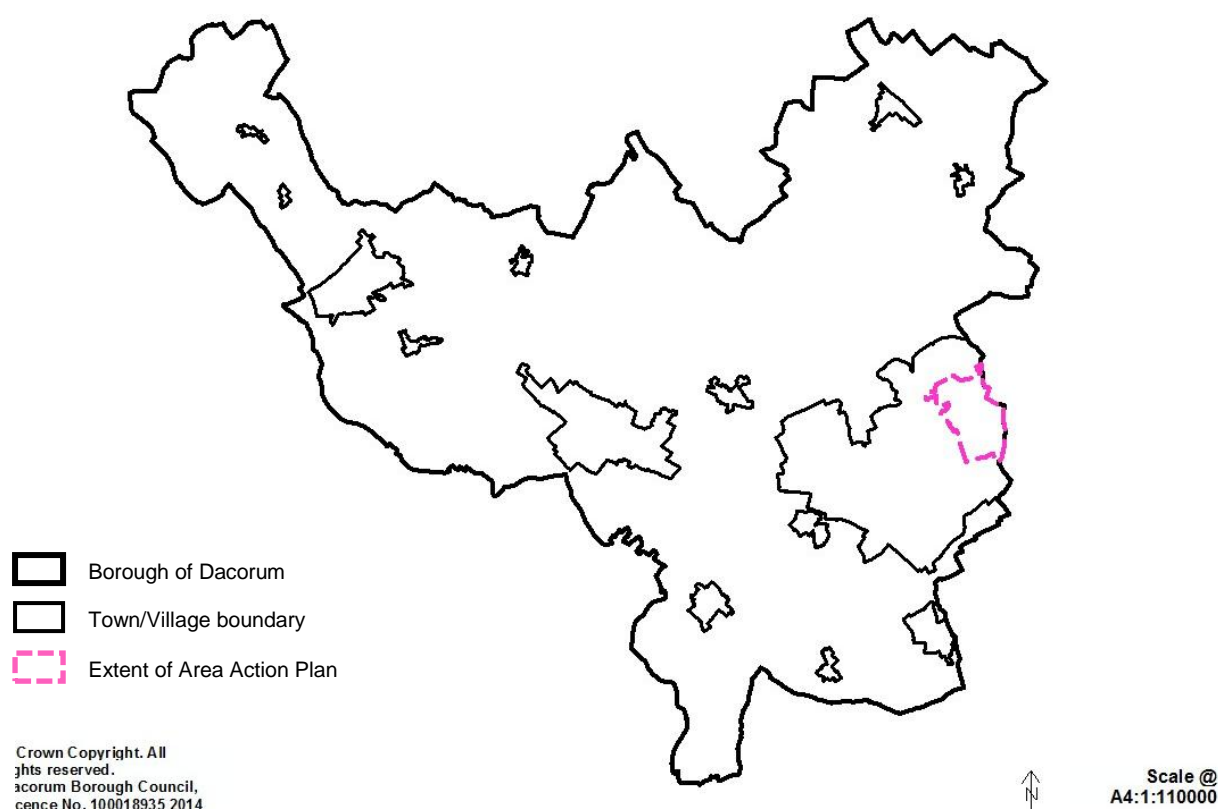
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1. Introduction

- 1.1 This is the Map Book that accompanies the Site Allocations written statement. Together they make up the full Pre-Submission Site Allocations document.
- 1.2 The role of the Map Book is to illustrate the proposal sites, safeguarded sites and other designations referred to in the written statement. It also notes designations and sites currently shown on the current Policies Map that are now proposed for deletion or amendment.
- 1.3 The Map Book highlights *changes* to the existing Policies Map (the Dacorum Borough Local Plan 1991-2011 Proposals Map, as amended by the Core Strategy). Unless specified, the sites and designations on this existing Policies Map are carried forward.
- 1.4 For completeness, the Map Book only sets out the changes for the area of the Borough covered by the Site Allocations DPD. Changes to the Policies Map required in the Maylands area of Hemel Hempstead will be updated through the East Hemel Hempstead Area Action Plan (AAP) (see Map 1 below).

Map 1 – Borough of Dacorum showing Area Action Plan



- 1.5 In order to avoid confusion with the numbering for 'saved' designations and sites within the AAP area, these will be assigned a 'DBLP' prefix, to denote they are carried forward from the Dacorum Borough Local Plan.

- 1.6 In addition, the 'Looking After the Environment' section includes some designations that are defined by other organisations, such as Natural England and English Heritage. This includes the Chilterns Area of Outstanding Natural Beauty, Scheduled Monuments and nationally designated Historic Parks and Gardens. Any changes to these designations are shown for information only.
- 1.7 Comments on designations and sites (whether their inclusion, exclusion or amendments) can be made on the representations form provided.
- 1.8 On adoption of the Site Allocations DPD, a new composite Policies Map will be produced which will supersede the existing Policies Map (and this Map Book). This will be available in both paper and interactive versions.
- 1.9 Following adoption, the interactive version of the Policies Map may be amended from time to time to reflect any changes to these factual designations and ensure the maps remain as comprehensive as possible.

The Sustainable Development Strategy

2. Promoting Sustainable Development

Green Belt boundary amendments to the existing Green Belt and Rural Area boundary:

Hemel Hempstead		
GB/1	LA1 Marchmont Farm, Hemel Hempstead	Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/2	LA2 Old Town, Hemel Hempstead	Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/3	LA3 West Hemel Hempstead	Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/4	Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead	Removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/5	Land at A41 land adjoining Roughdown Common and Hemel Hempstead station	Regularising of Green Belt boundary including: a small addition to the Green Belt; and larger area removed from the Green Belt and addition to the settlement of Hemel Hempstead
GB/6	Land at the junction of Lower Road and Bunkers Lane. Hemel Hempstead	Removal from the settlement of Hemel Hempstead and addition to the Green Belt
Berkhamsted		
GB/7	LA4 Hanburys, Berkhamsted	Local Allocation – removal from the Green Belt and addition to the settlement of Berkhamsted
GB/8	Land above the Chiltern Park Estate, Berkhamsted	Removal from the settlement of Berkhamsted and addition to the Green Belt
Tring		
GB/9	LA5 West Tring	Local Allocation – removal from the Green Belt and addition to the settlement of Tring
GB/10	Land at and adjoining Garden House, London Road, Tring	Removal from the Green Belt and addition to the settlement of Tring
GB/11	Land at Ridge View off Marshcroft Lane, Tring	Removal from the settlement of Tring and addition to the Green Belt
Bovingdon		
GB/12	LA6 Bovingdon	Local Allocation – removal from the Green Belt and addition to the settlement of Bovingdon
GB/13	Land at Bovingdon Court, Bovingdon	Removal from the settlement of Bovingdon and addition to the Green Belt
GB/14	Land at Chipperfield Road, Bovingdon	Removal from the Green Belt and addition to the settlement of Bovingdon
GB/15	Land at Church Street, Bovingdon	Removal from the settlement of Bovingdon and addition to the Green Belt

Markyate		
GB/16	127a London Road, Markyate	Removal from the Green Belt and addition to the settlement of Markyate
GB/17	Land rear of Farrier Top and High View, Markyate	Removal from the Green Belt and addition to the settlement of Markyate.
Other		
GB/18	Land west of Cupid Green Lane north of Hemel Hempstead	Removal from the Rural Area and addition to the Green Belt
GB/19	Land at Frithsden Beeches, Berkhamsted Common	Regularising of the Green Belt to align boundary to field boundary including small scale addition and removal from the Green Belt to the Rural Area
GB/20	Land adjoining New Road, Berkhamsted Common	Removal from the Green Belt and addition to the Rural Area

Key to Proposed Green Belt Boundary Amendments:

EXISTING BOUNDARY:



INNER GREEN BELT BOUNDARY WITH A SETTLEMENT



OUTER GREEN BELT BOUNDARY WITH THE RURAL AREA



OUTER GREEN BELT BOUNDARY WITH MARKYATE

PROPOSED BOUNDARY:



INNER GREEN BELT BOUNDARY



OUTER GREEN BELT BOUNDARY WITH THE RURAL AREA



OUTER GREEN BELT BOUNDARY WITH MARKYATE

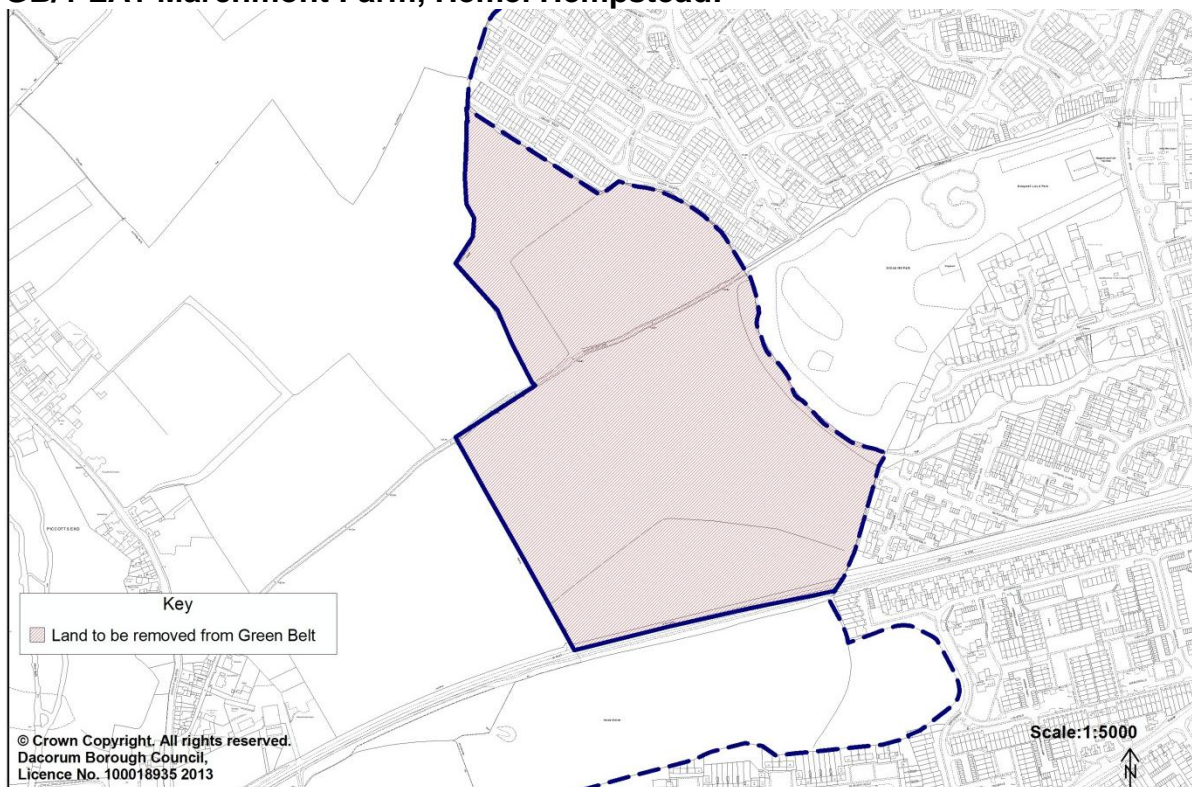


LAND TO BE REMOVED FROM THE GREEN BELT

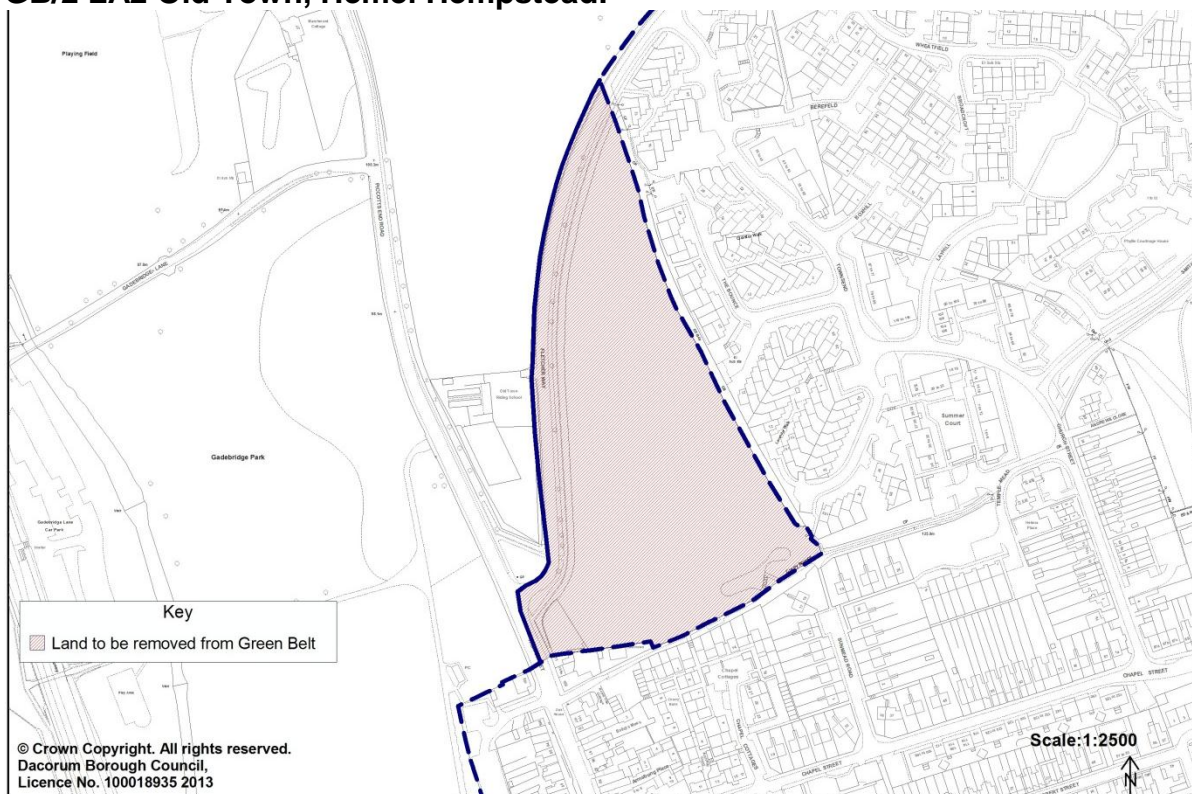


LAND TO BE ADDED TO THE GREEN BELT

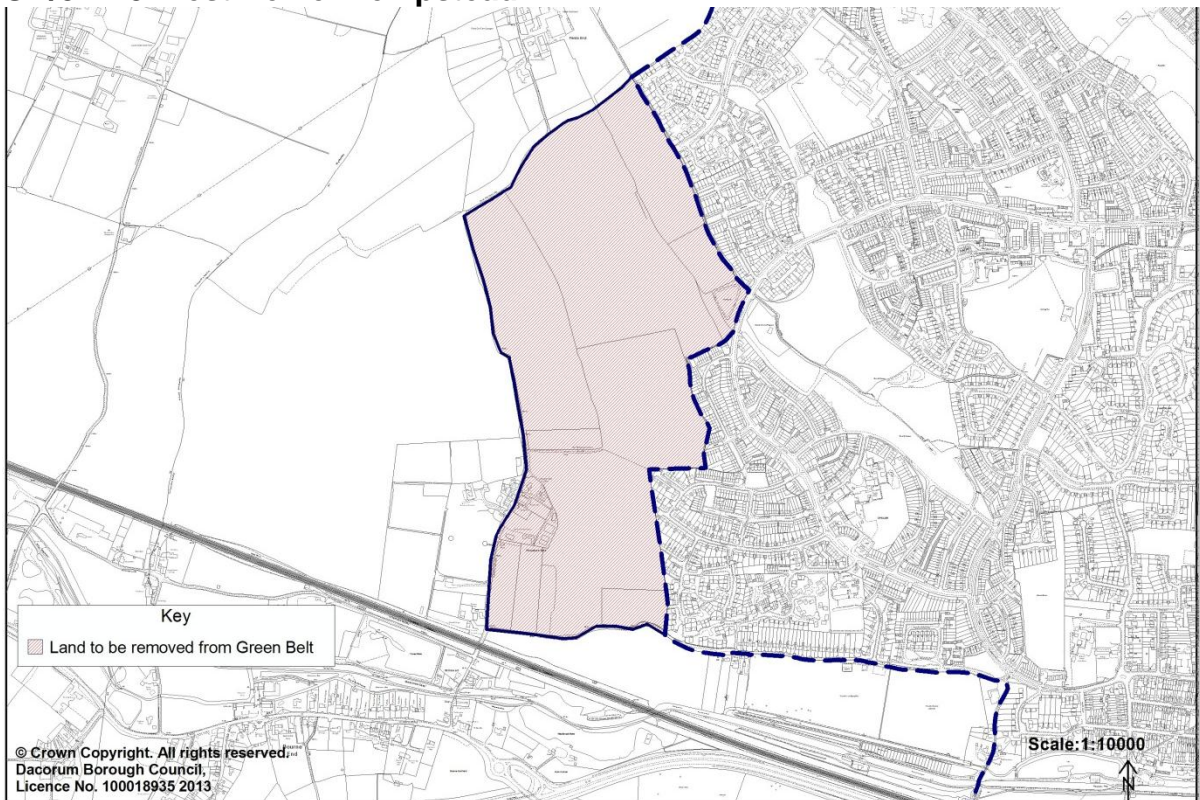
GB/1 LA1 Marchmont Farm, Hemel Hempstead:



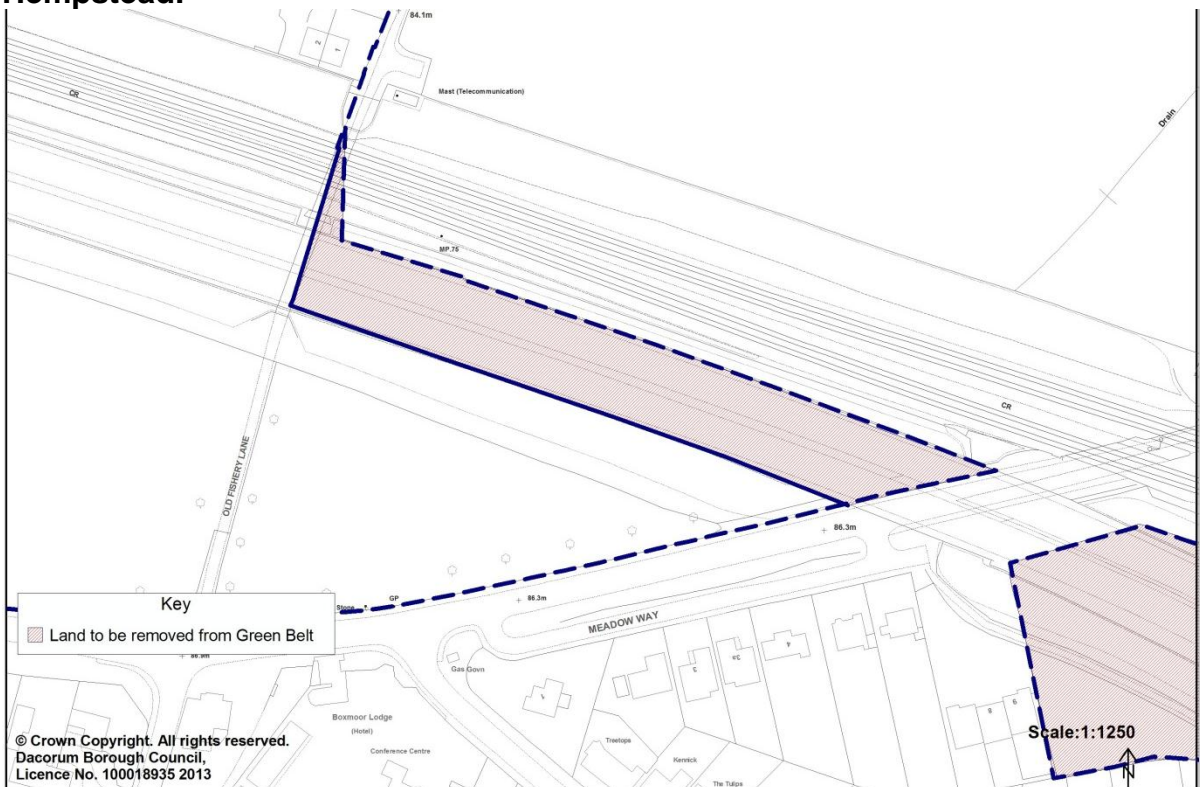
GB/2 LA2 Old Town, Hemel Hempstead:



GB/3 LA3 West Hemel Hempstead:



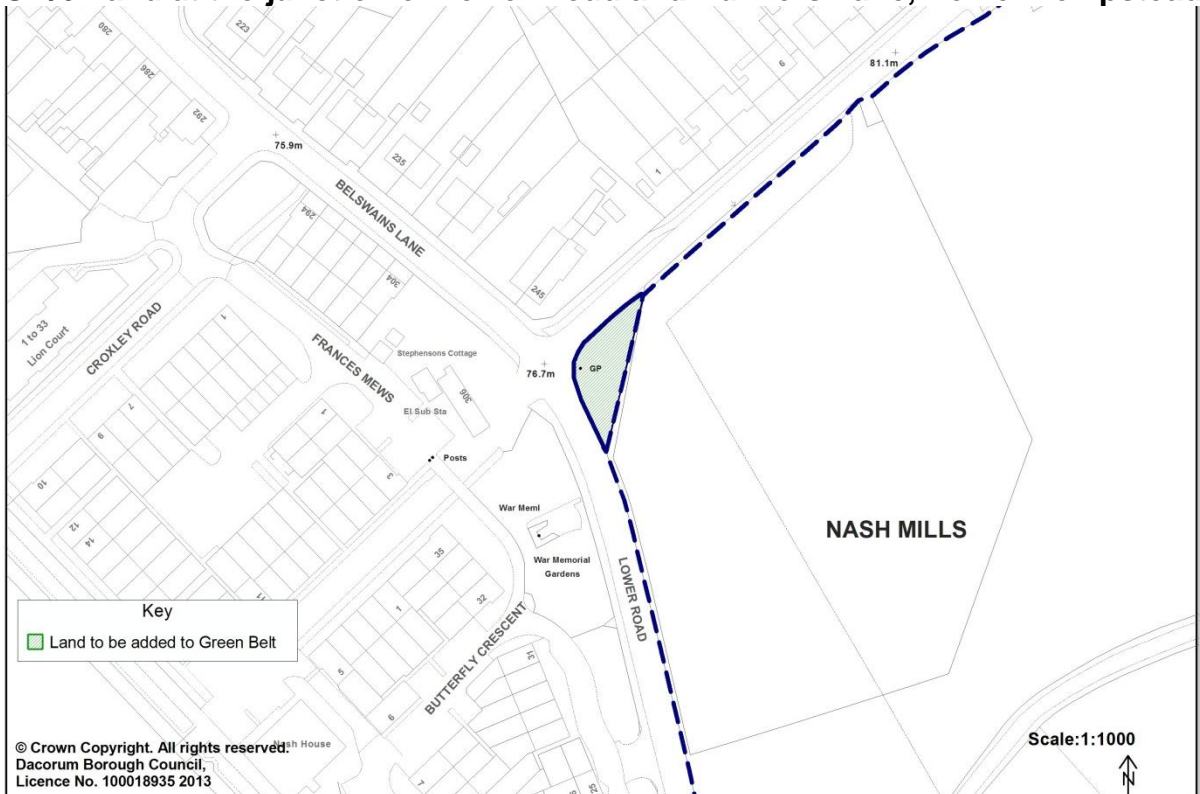
GB/4 Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead:



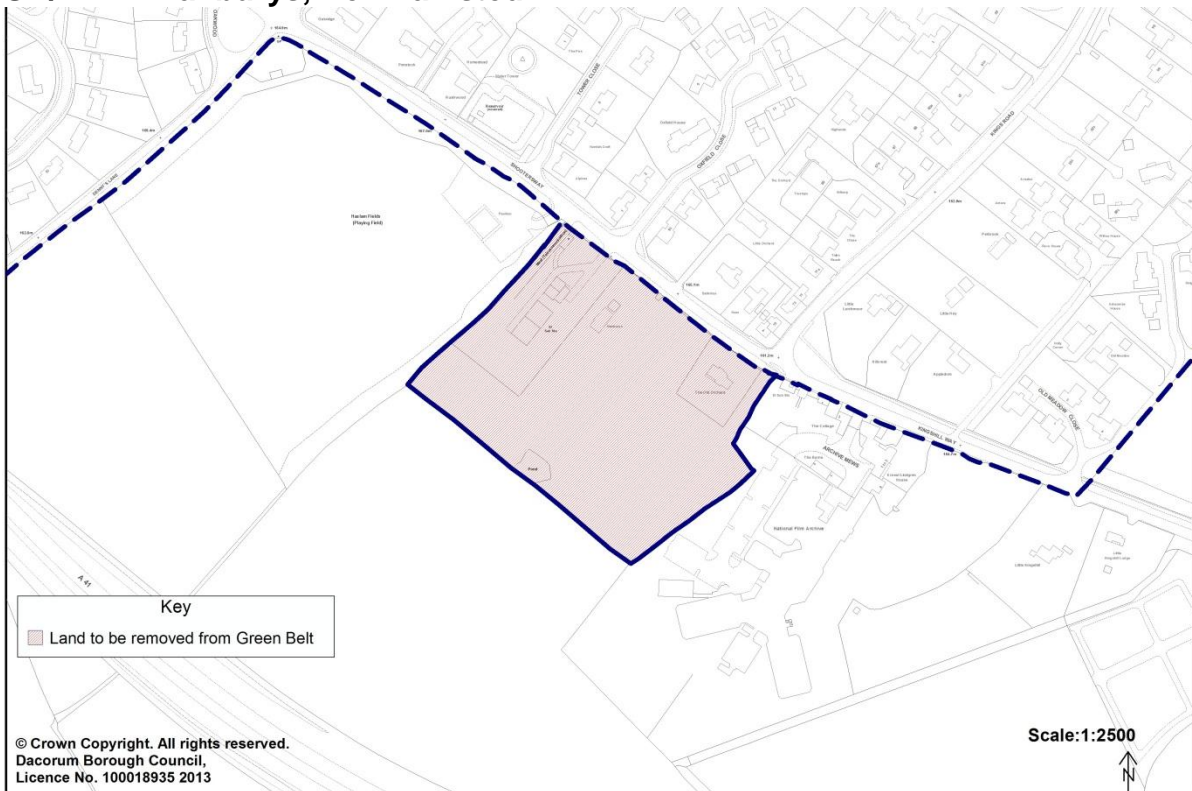
GB/5 Land at A41 land adjoining Roughdown Common and Hemel Hempstead station:



GB/6 Land at the junction of Lower Road and Bunkers Lane, Hemel Hempstead



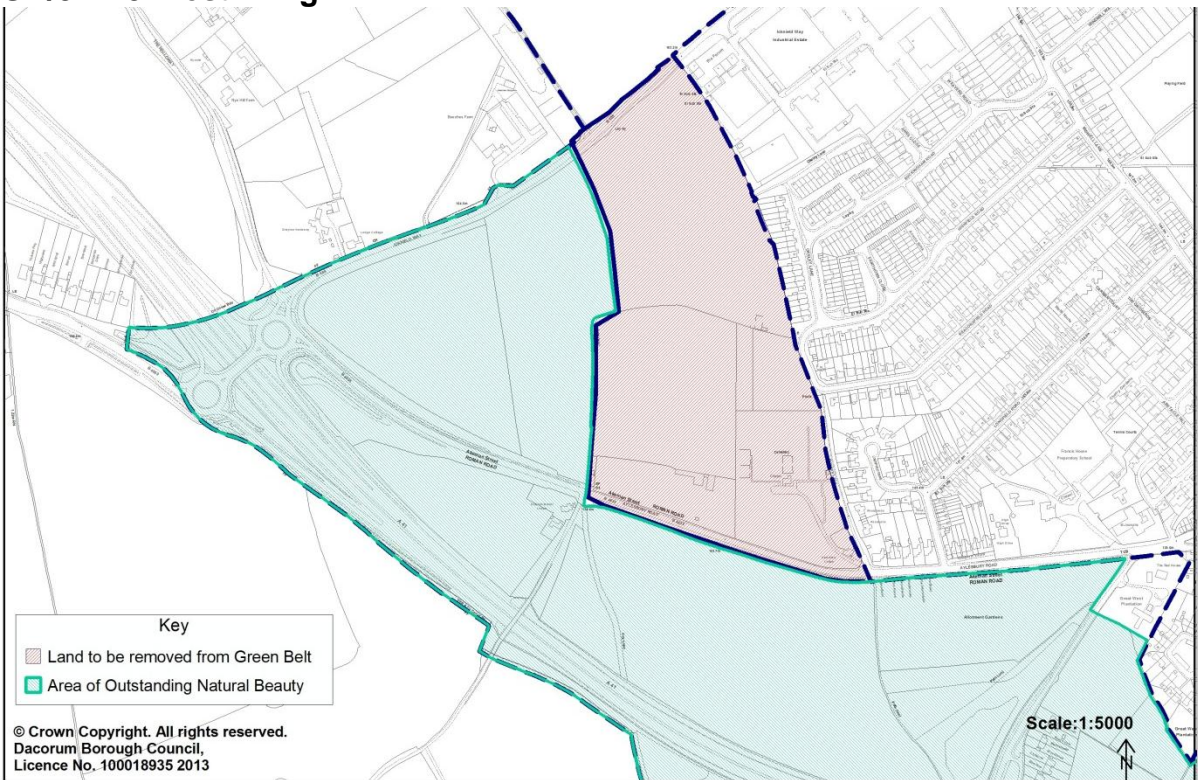
GB/7 LA4 Hanburys, Berkhamsted



GB/8 Land above the Chiltern Park Estate, Berkhamsted:



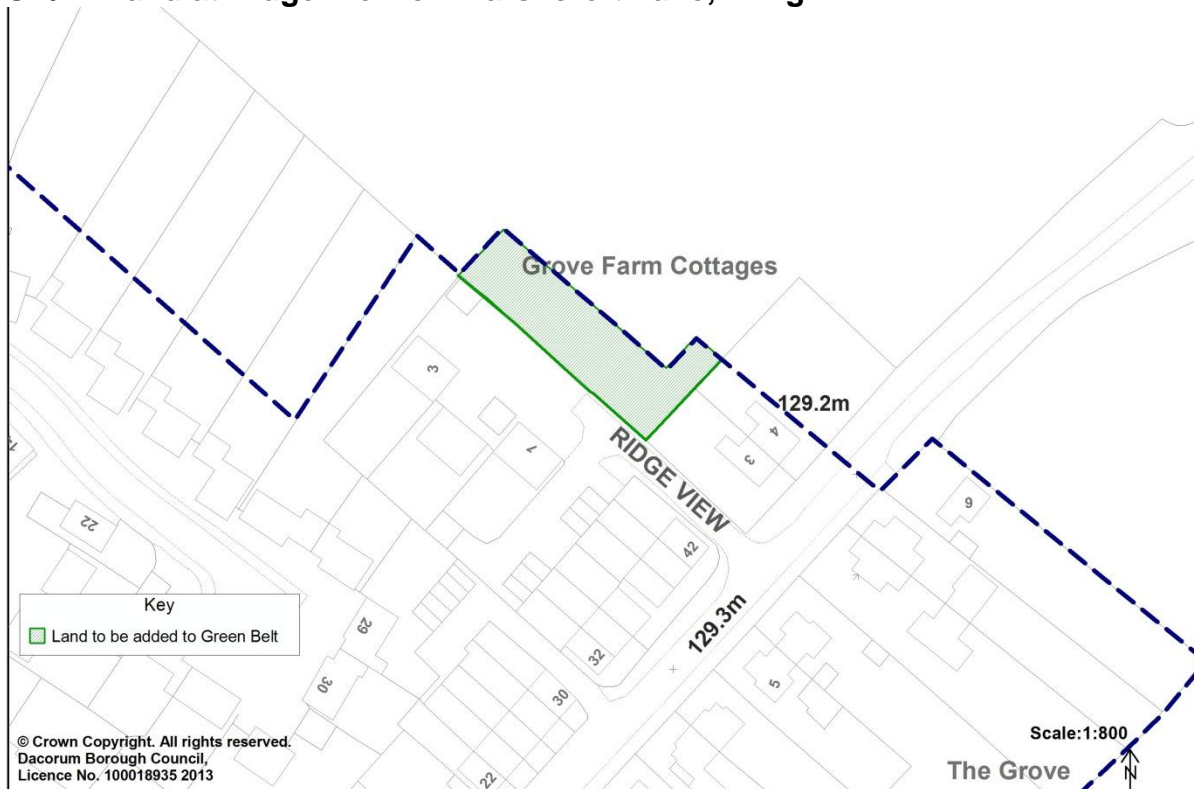
GB/9 LA5 West Tring:



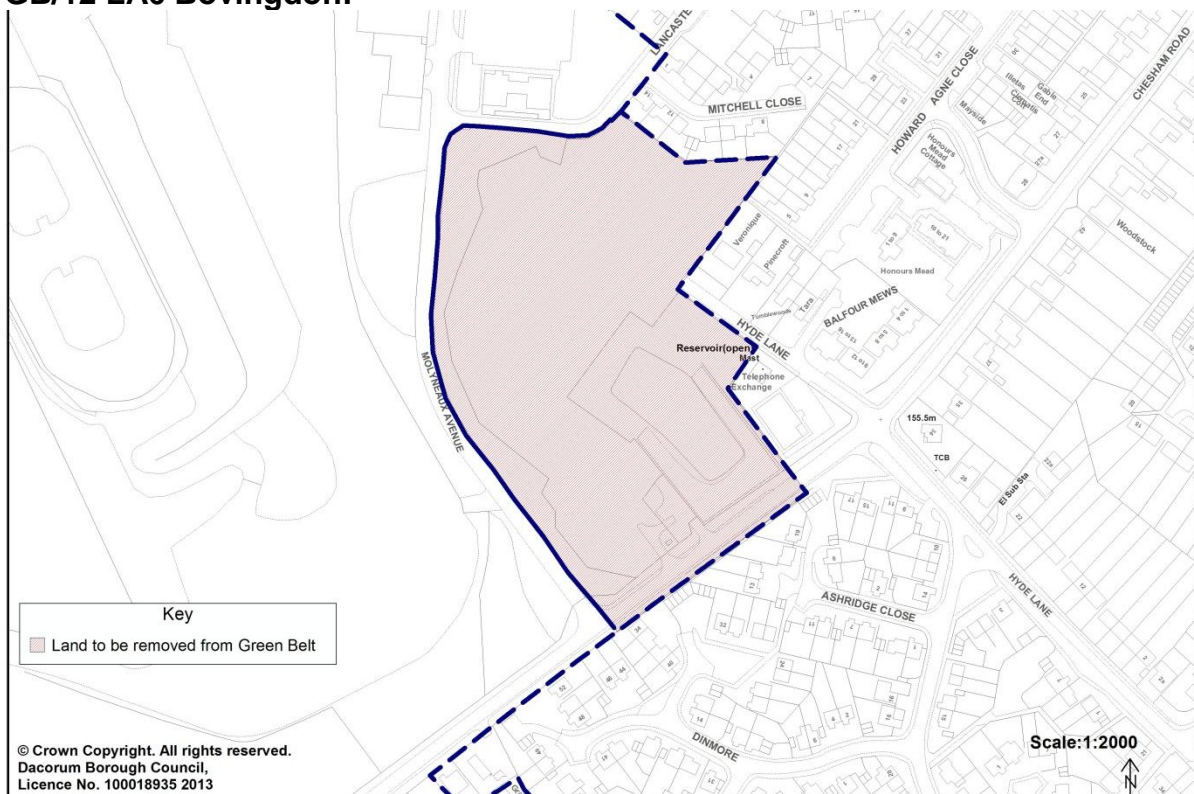
GB/10 Land at and adjoining Garden House, London Road, Tring:



GB/11 Land at Ridge View off Marshcroft Lane, Tring:



GB/12 LA6 Bovington:



GB/13 Land at Bovington Court, Bovington:



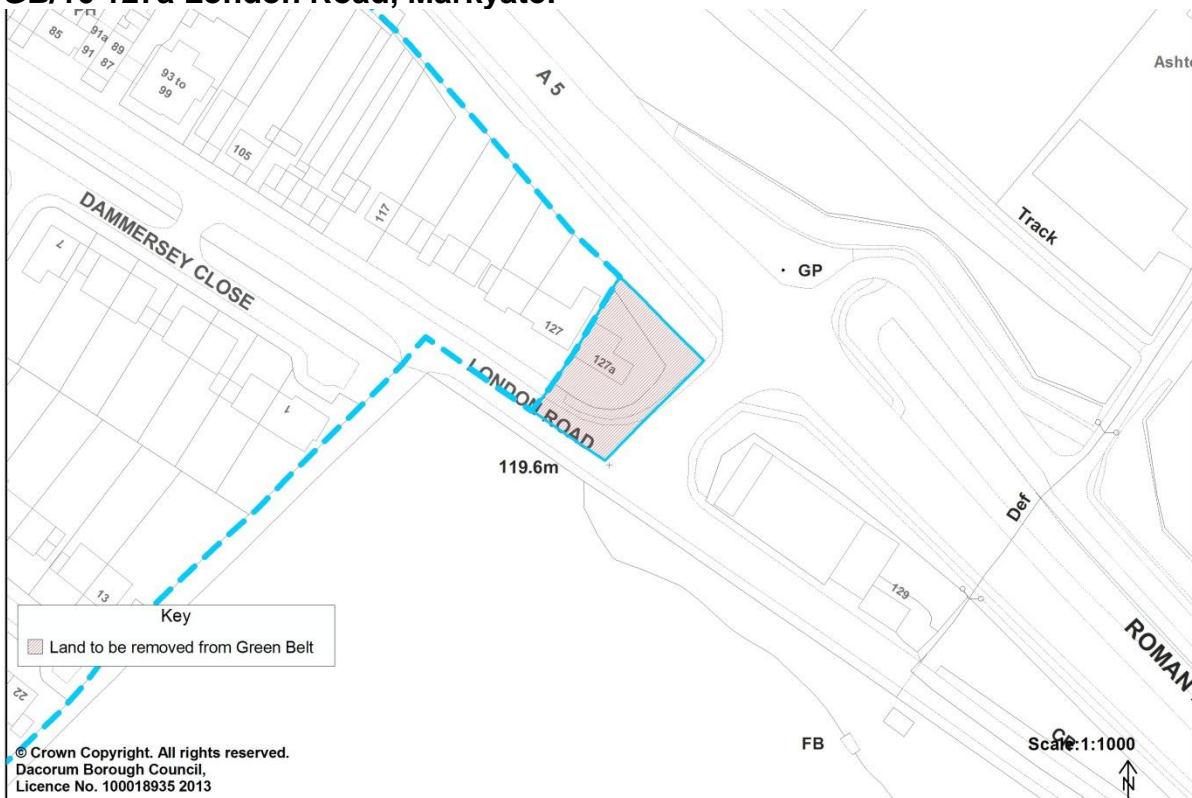
GB/14 Land at Chipperfield Road, Bovington:



GB/15 Land at Church Street, Bovingdon:



GB/16 127a London Road, Markyate:



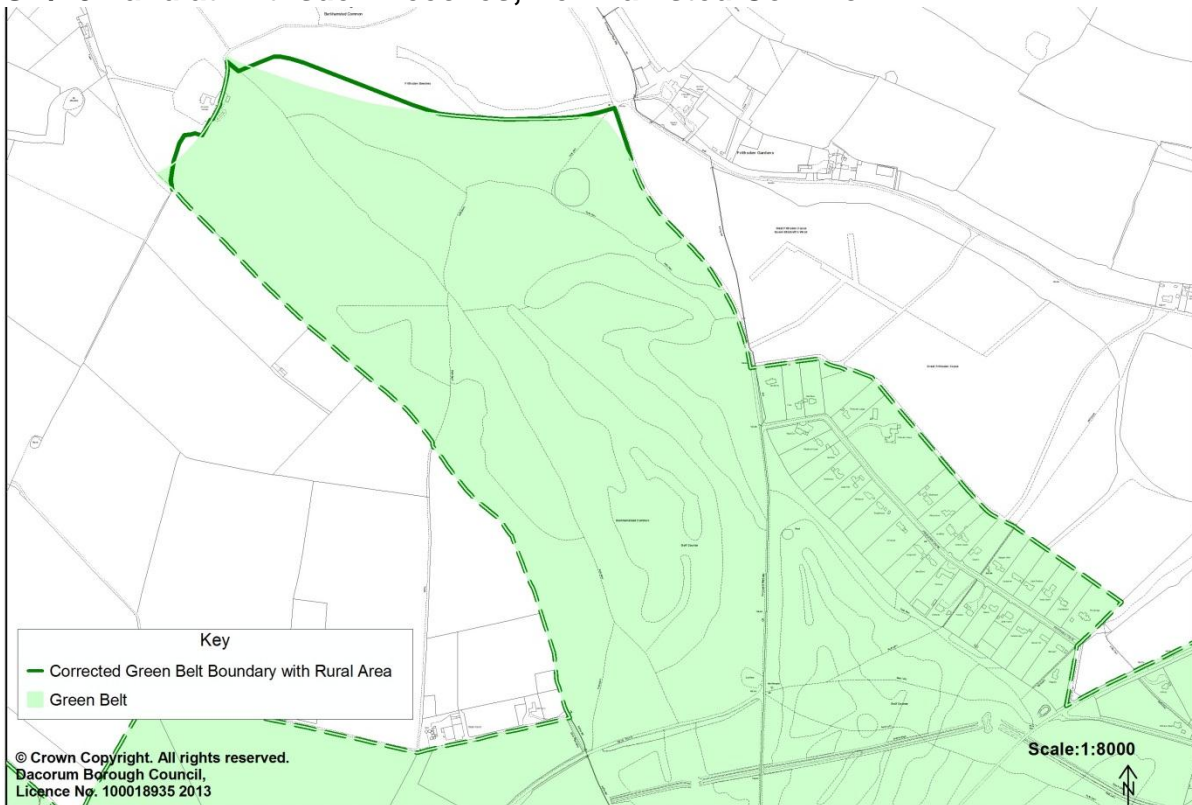
GB/17 Land rear of Farrier Top and High View, Markyate:



GB/18 Land west of Cupid Green Lane north of Hemel Hempstead:



GB/19 Land at Frithsden Beeches, Berkhamsted Common:



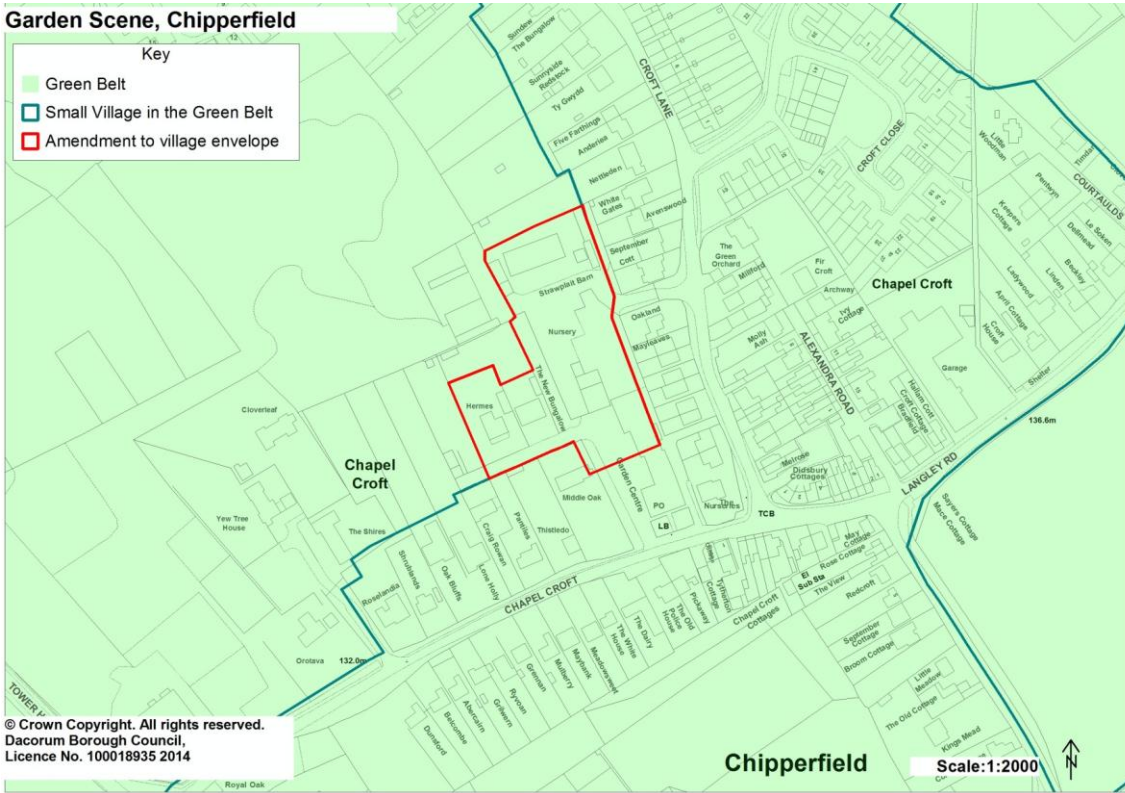
GB/20 Land adjoining New Road, Berkhamsted Common:



Small Villages in the Green Belt

The amendments to the village boundaries below relate to additions to the following villages, where new sites are now to be included within the village envelope

VB/1 Garden Scene Nursery, Hermes and The New Bungalow



VB/2 22 and 23 College Close



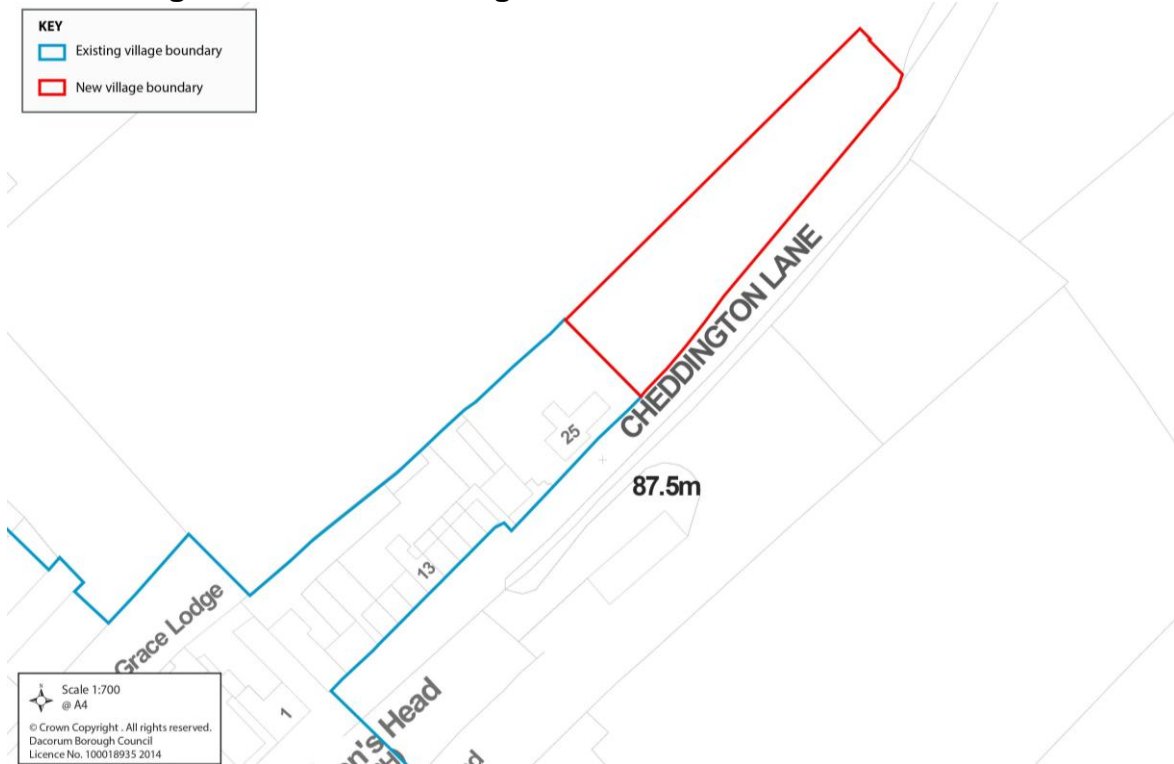
VB/3 Linnins Pond



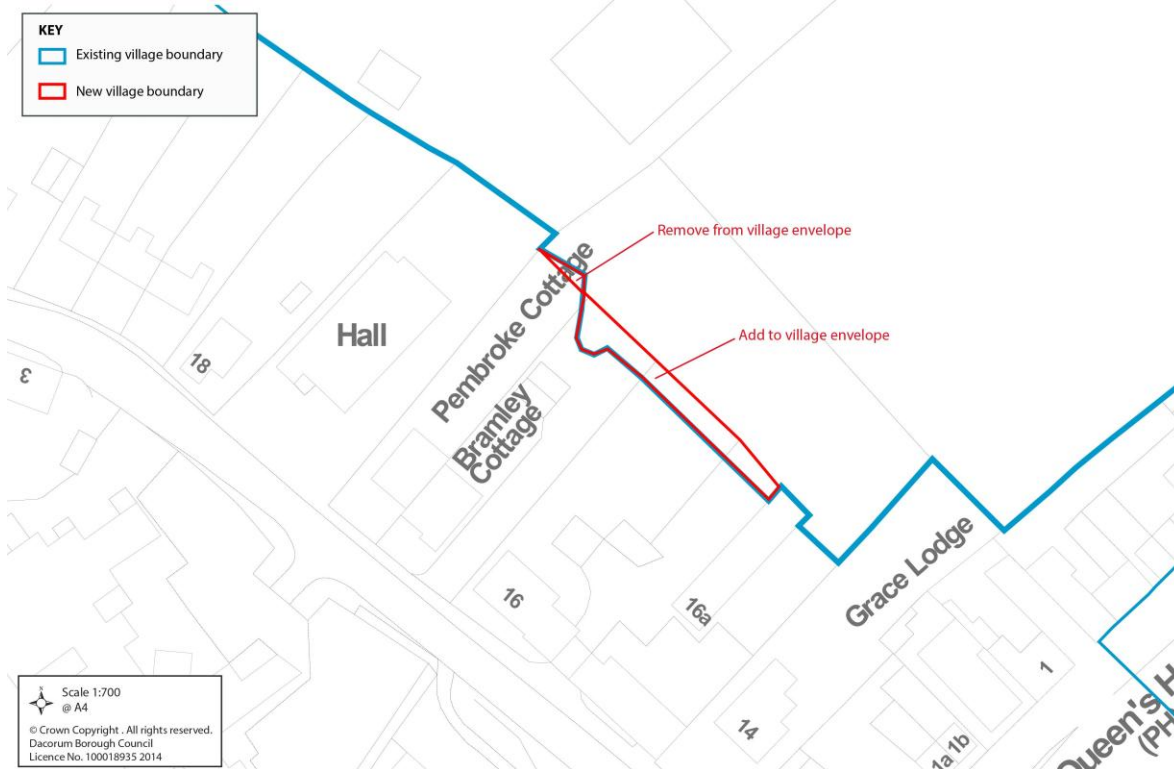
Small Villages in the Rural Area

The amendments to the village boundaries below relate to an addition and a correction to Long Marston

VB/4 Rear garden at 25 Cheddington Road

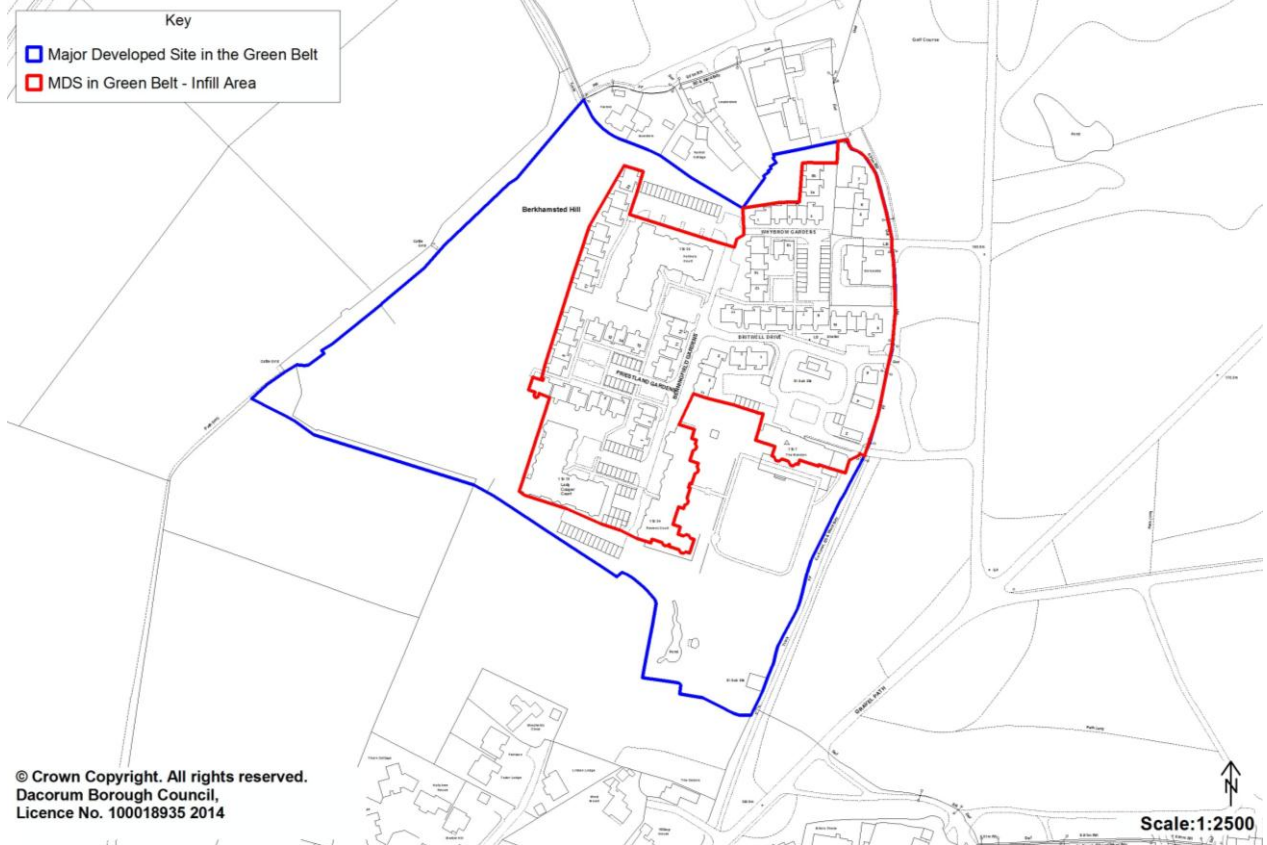


VB/5 Land r/o 16 to Pembroke Cottage, Tring Road, Long Marston

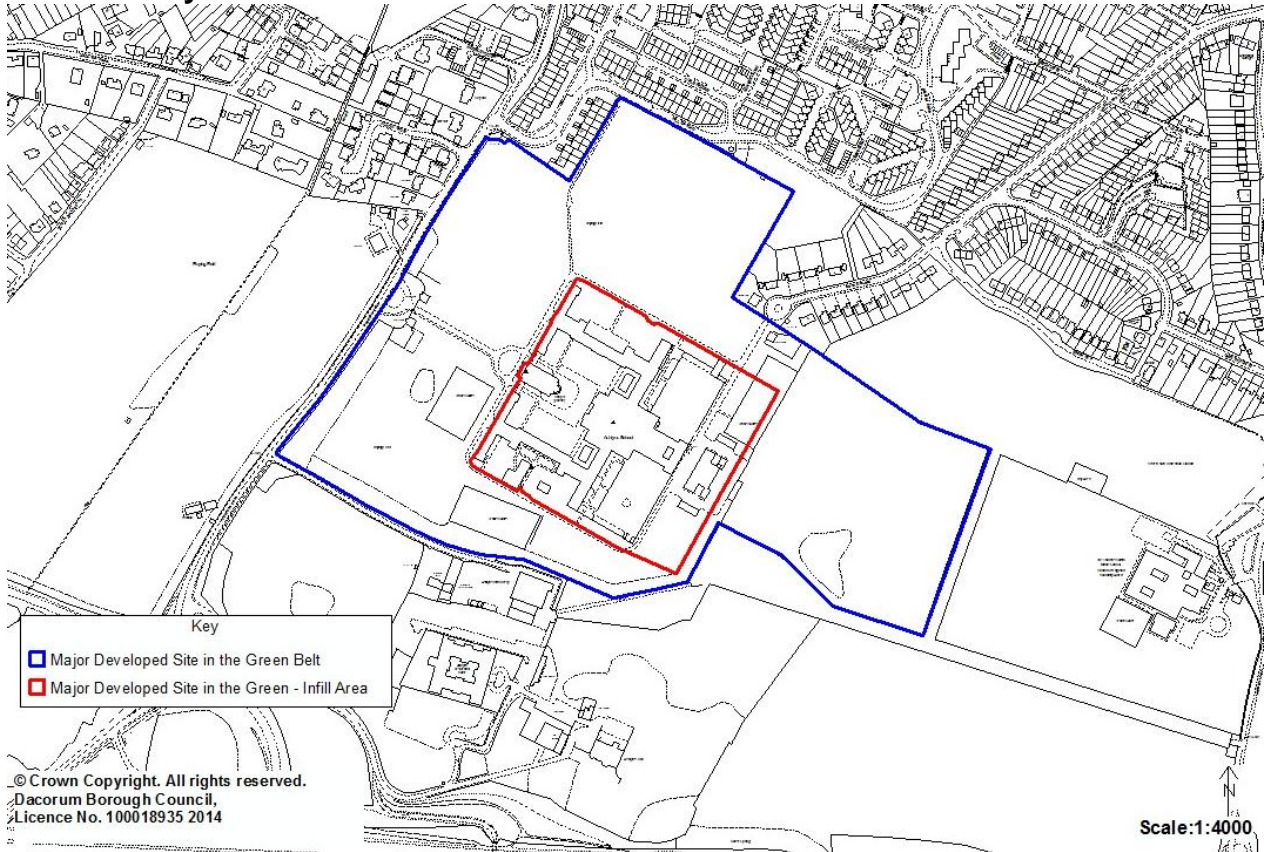


Major Developed Sites in the Green Belt

MDS/1 Berkhamsted Castle Village – Extended Infill Area

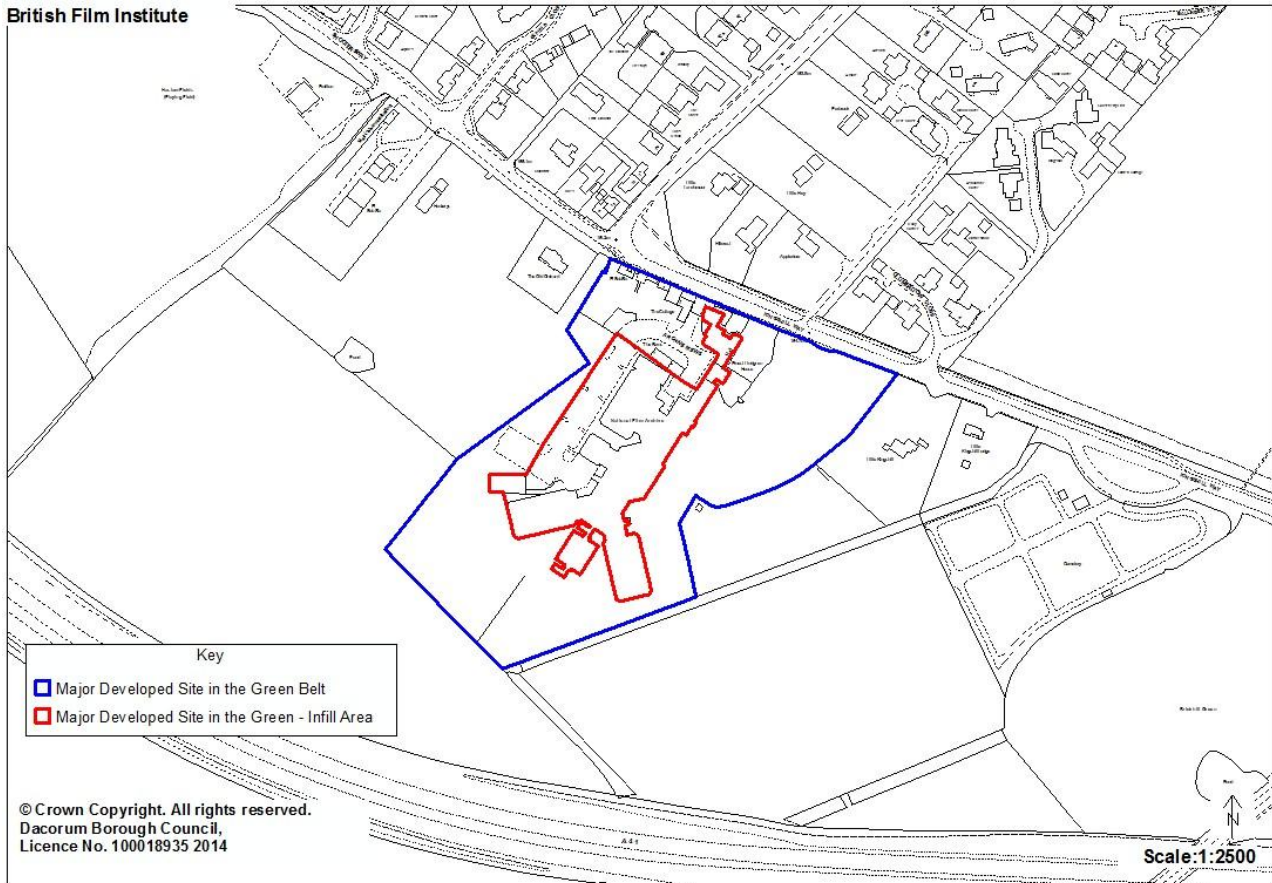


MDS/2 Ashlyns School – Extended Infill Area

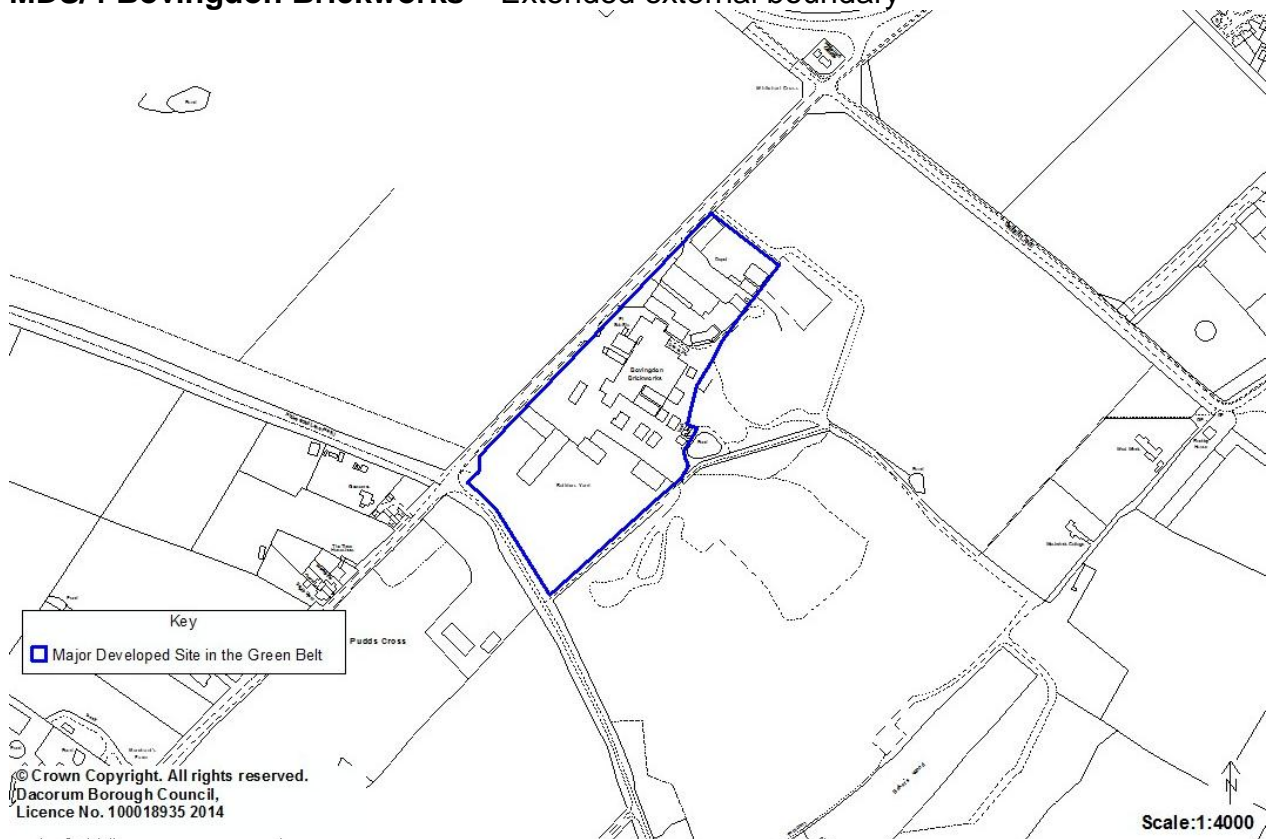


MDS/3 British Film Institute – Defined boundaries for New Major Developed Site in the Green Belt

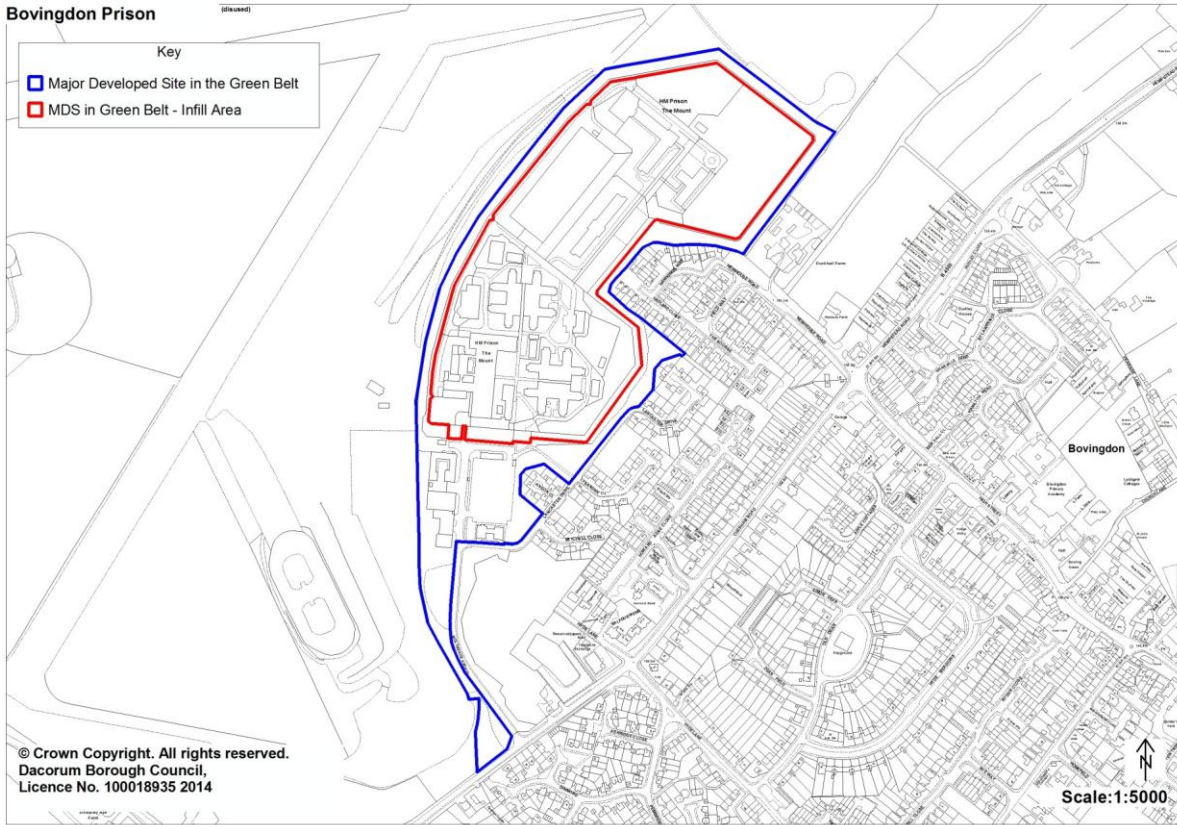
British Film Institute



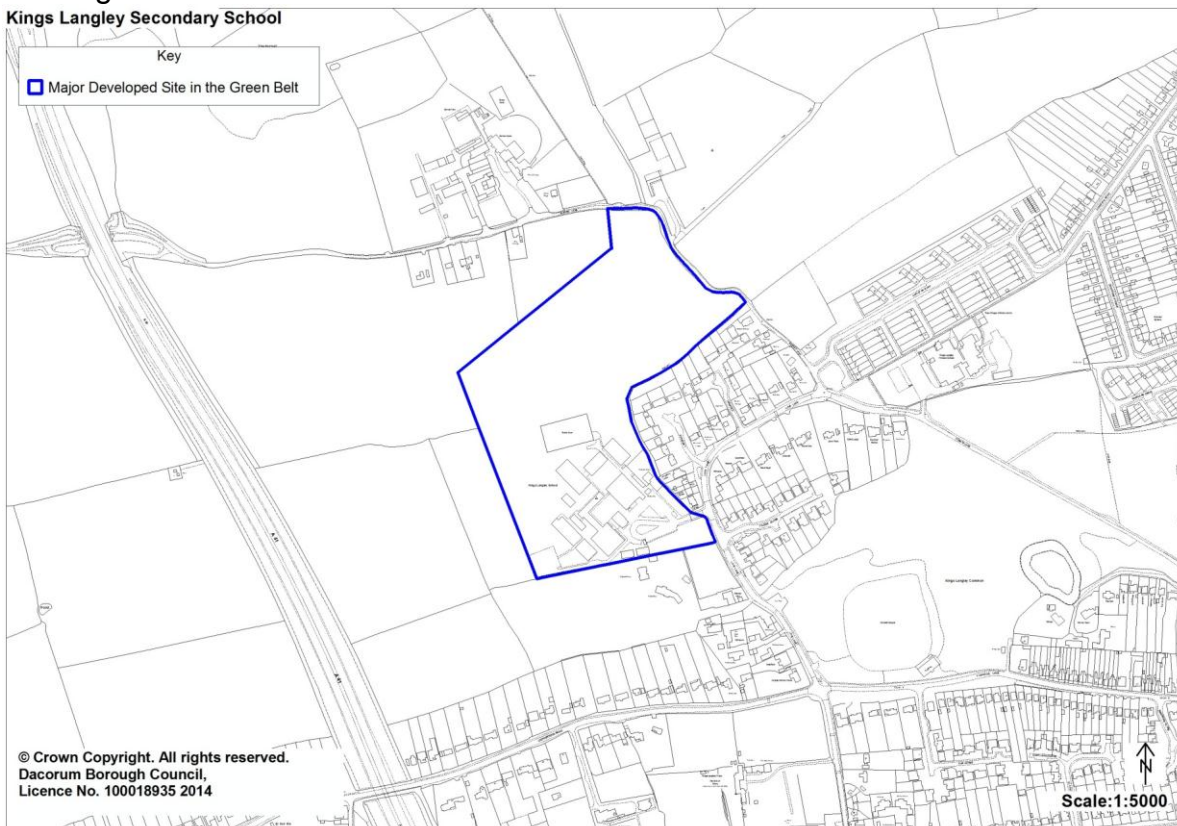
MDS/4 Bovingdon Brickworks – Extended external boundary



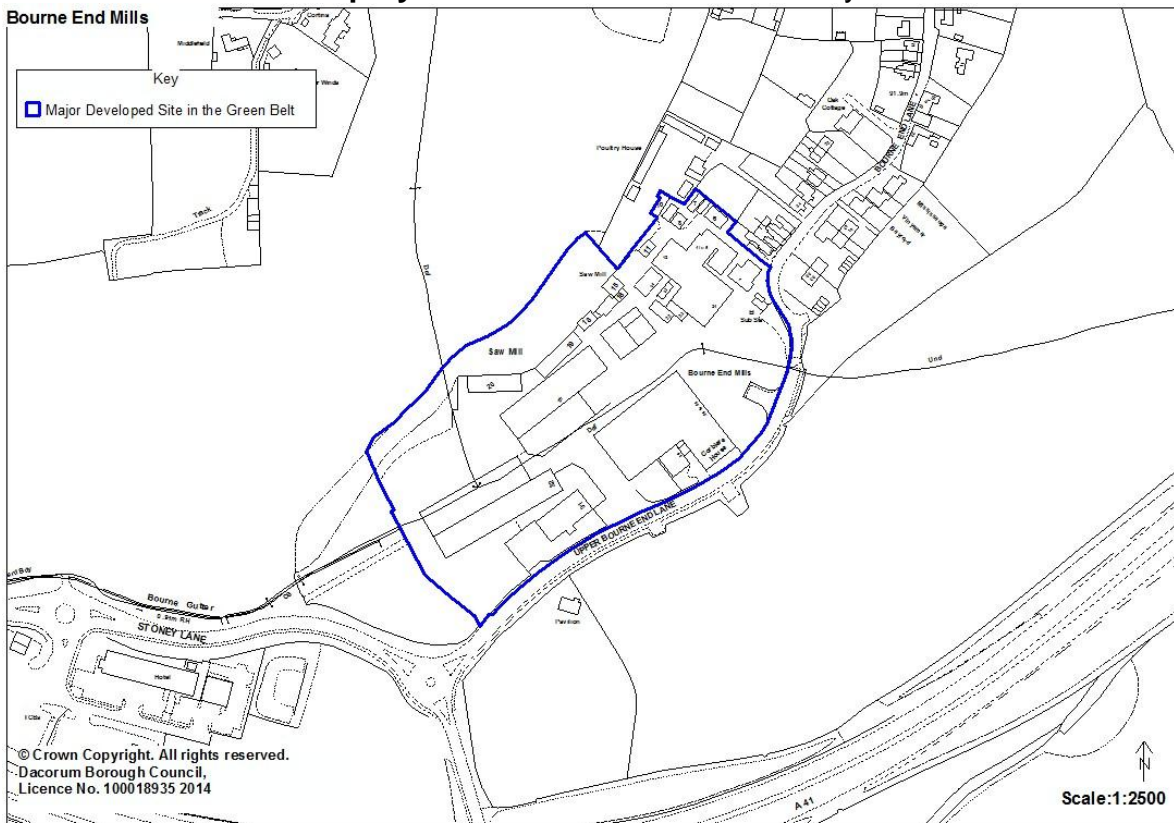
MDS/5 Bovingdon Prison – Extended Infill Area



MDS/6 Kings Langley School – Infill Area removed due to redevelopment of school buildings. New Infill Area to be defined



MDS/7 Bourne End Employment Area - External boundary amended



Mixed Use Proposals

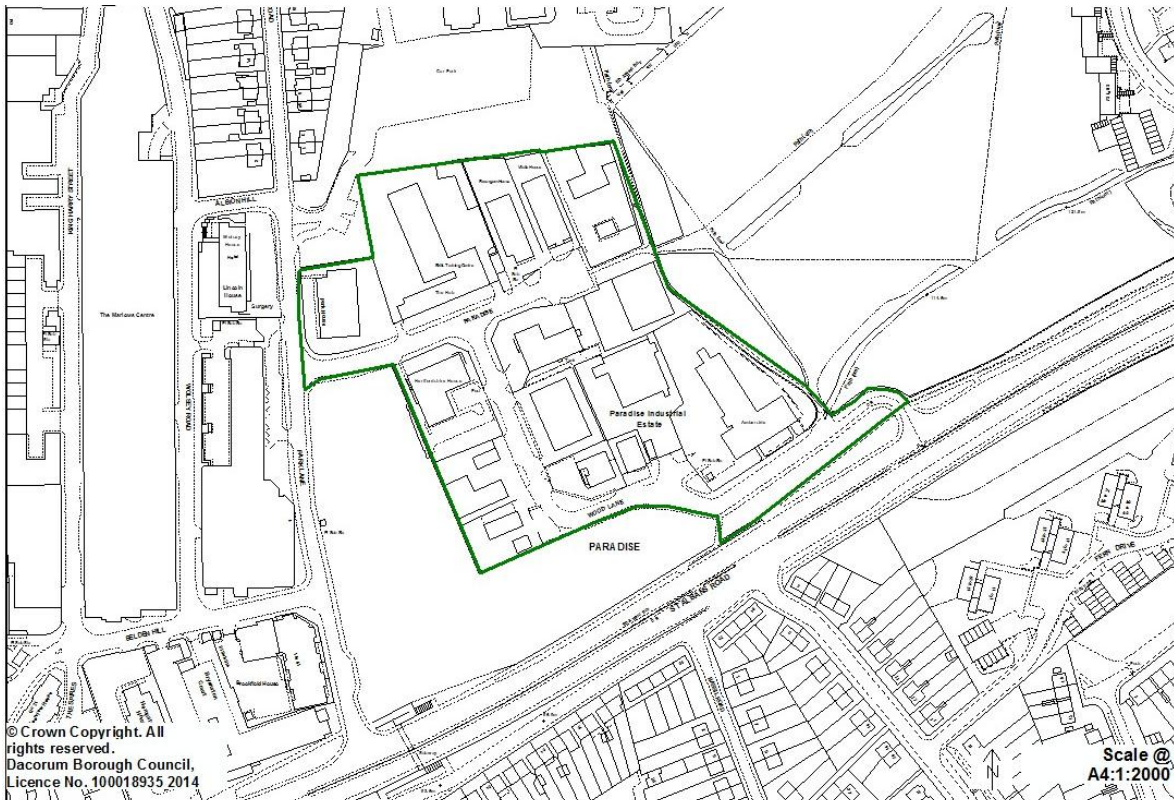
MU/1 West Herts College site and Civic Zone, c/o Queensway/Marlowes/Combe Street (north)/ Leighton Buzzard Road, Hemel Hempstead – new proposal



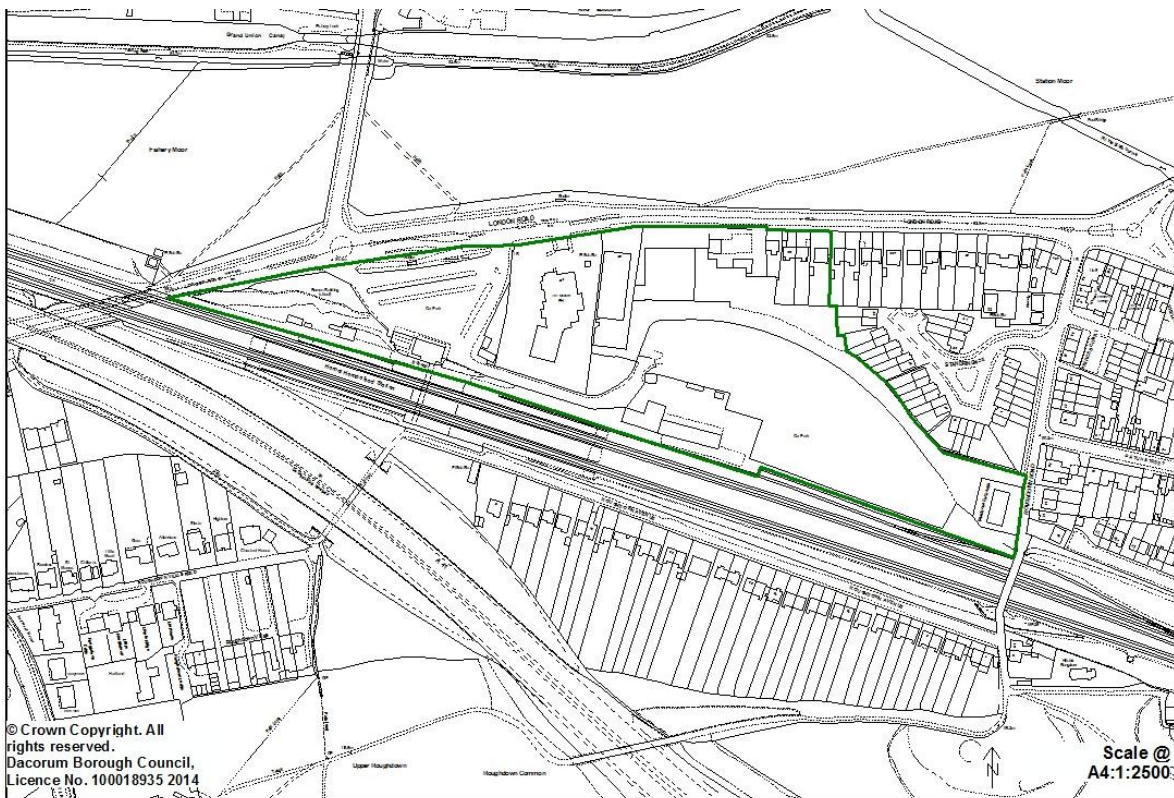
MU/2 Hemel Hempstead Hospital Site, Hillfield Road, Hemel Hempstead – new proposal and remove existing social and community and leisure proposals



MU/3 Paradise/Wood Lane, Hemel Hempstead – new proposal and remove GEA designation



MU/4 Hemel Hempstead Station Gateway, London Road, Hemel Hempstead – new proposal



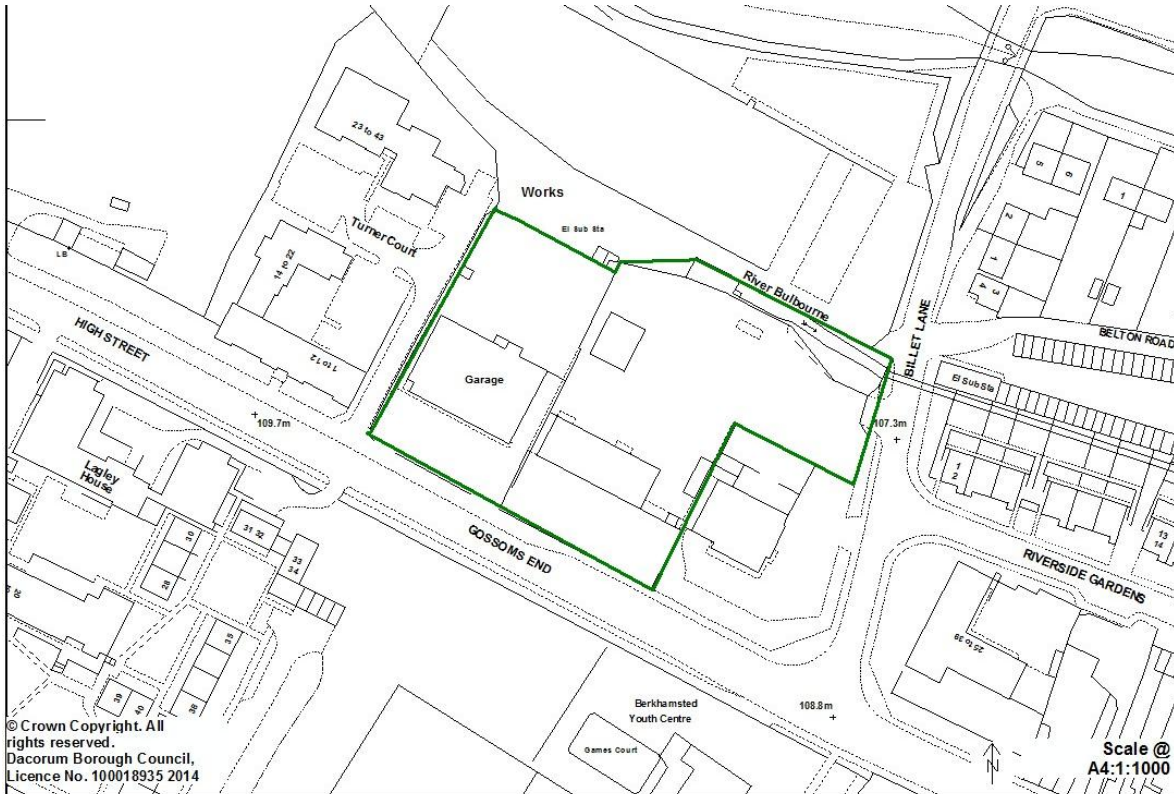
MU/5 Bunkers Park, Bunkers Lane, Hemel Hempstead – new proposal and remove existing leisure proposal



MU/6 Land at Durrants Lane, Shootersway, Berkhamsted – new proposal and remove existing housing, social and community and leisure proposals



MU/7 Gossoms End/Billet Lane, Berkhamsted – new proposal and remove existing GEA designation

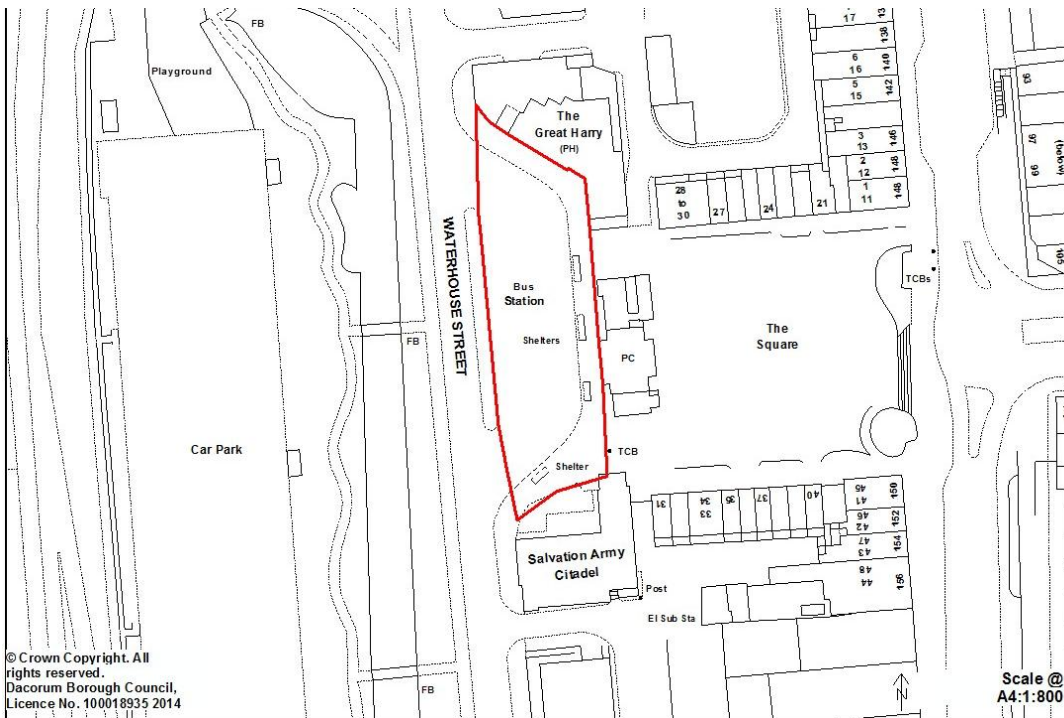


3. Enabling Convenient Access between Homes, Jobs and Facilities

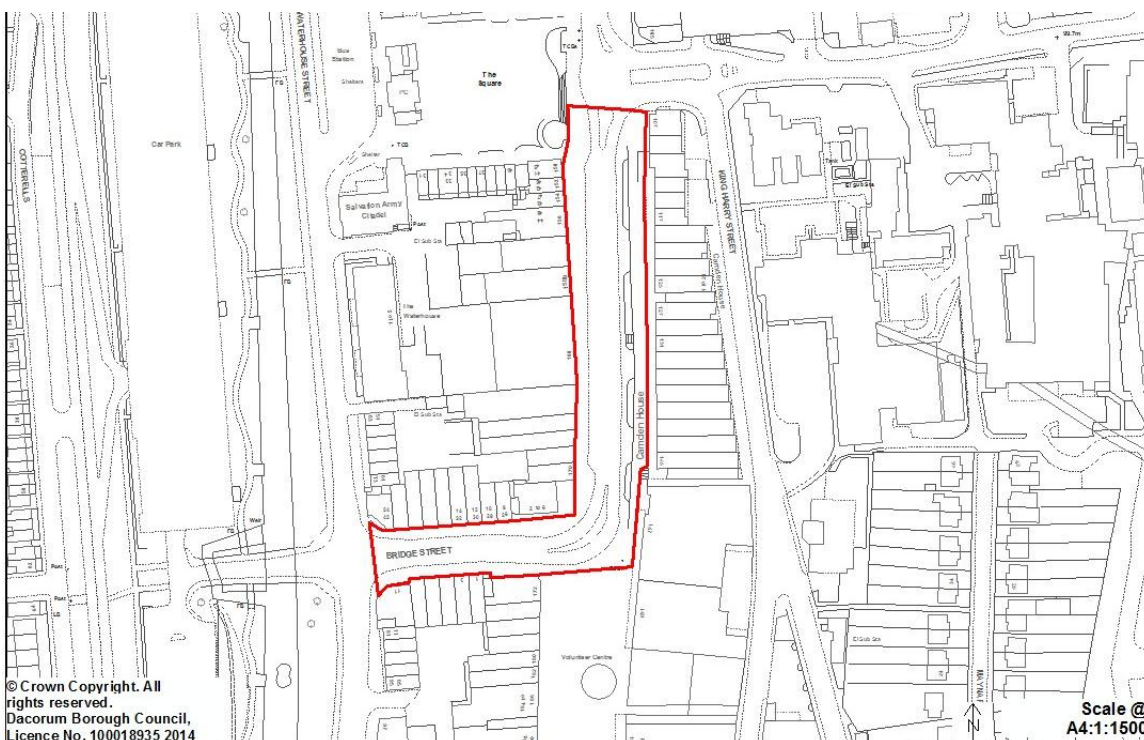
Transport Sites and Proposals

Note – The Schedule of Transport Proposals Sites and Schemes in the Local Plan 2004 will be superseded by the proposals below, with the exception of the East Hemel Hempstead AAP area.

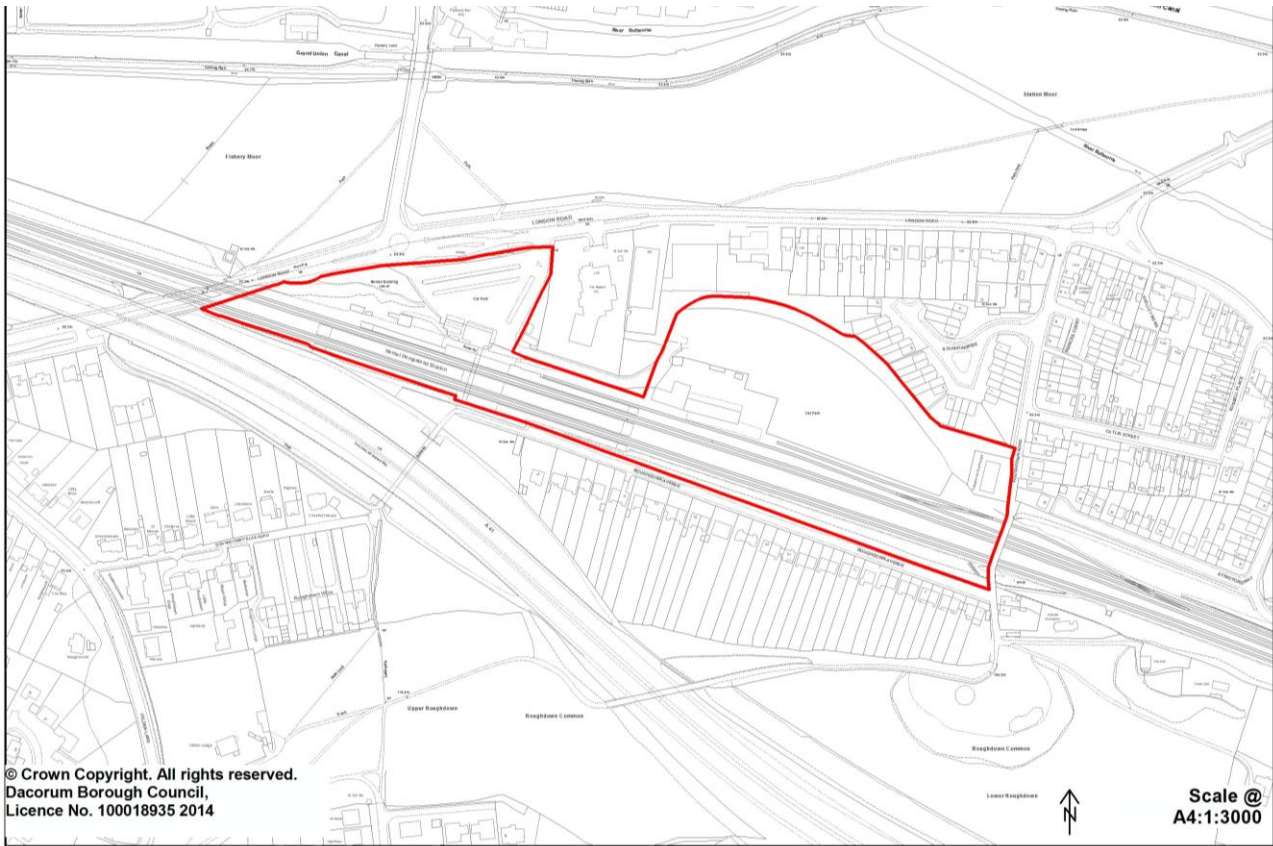
T/1 Existing bus interchange facilities



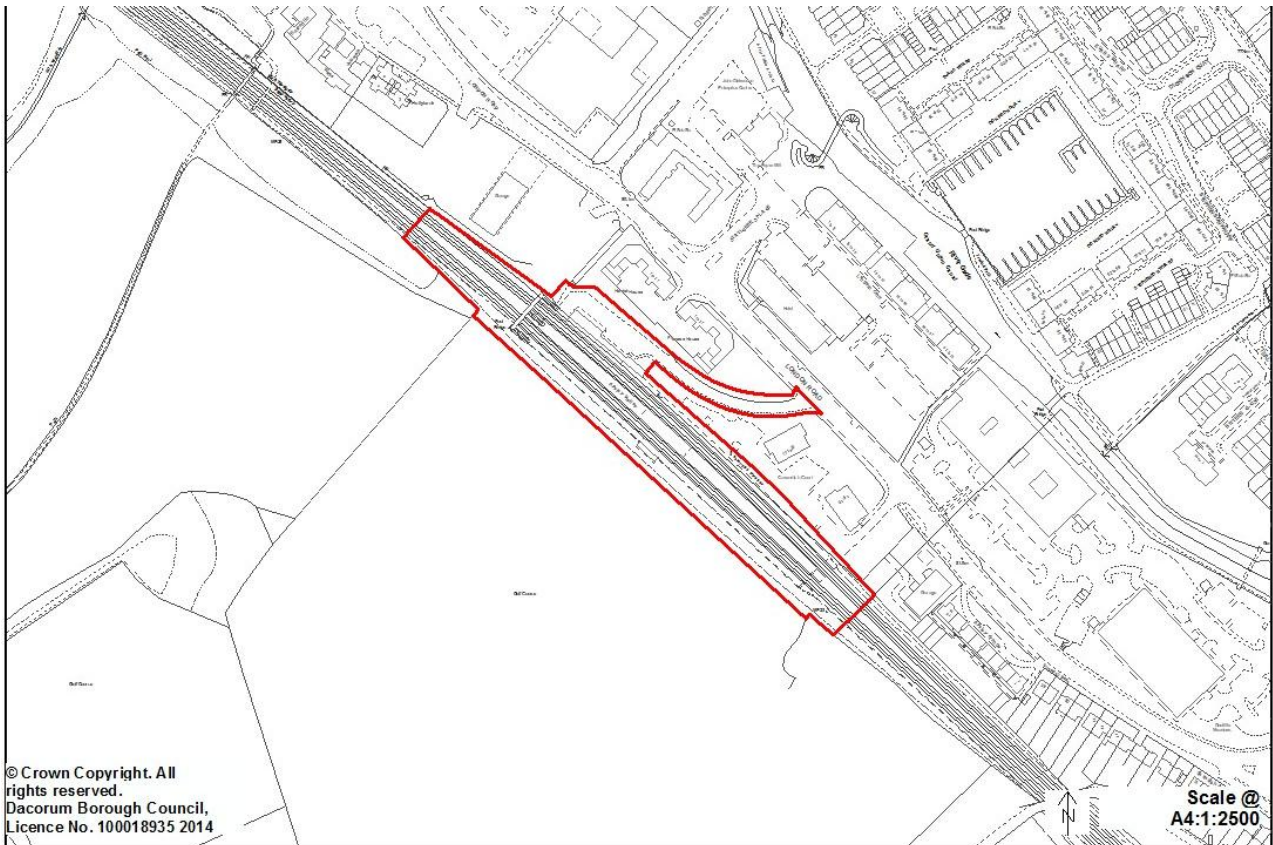
T/2 Replacement bus interchange facilities



T/3 Hemel Hempstead Railway Station



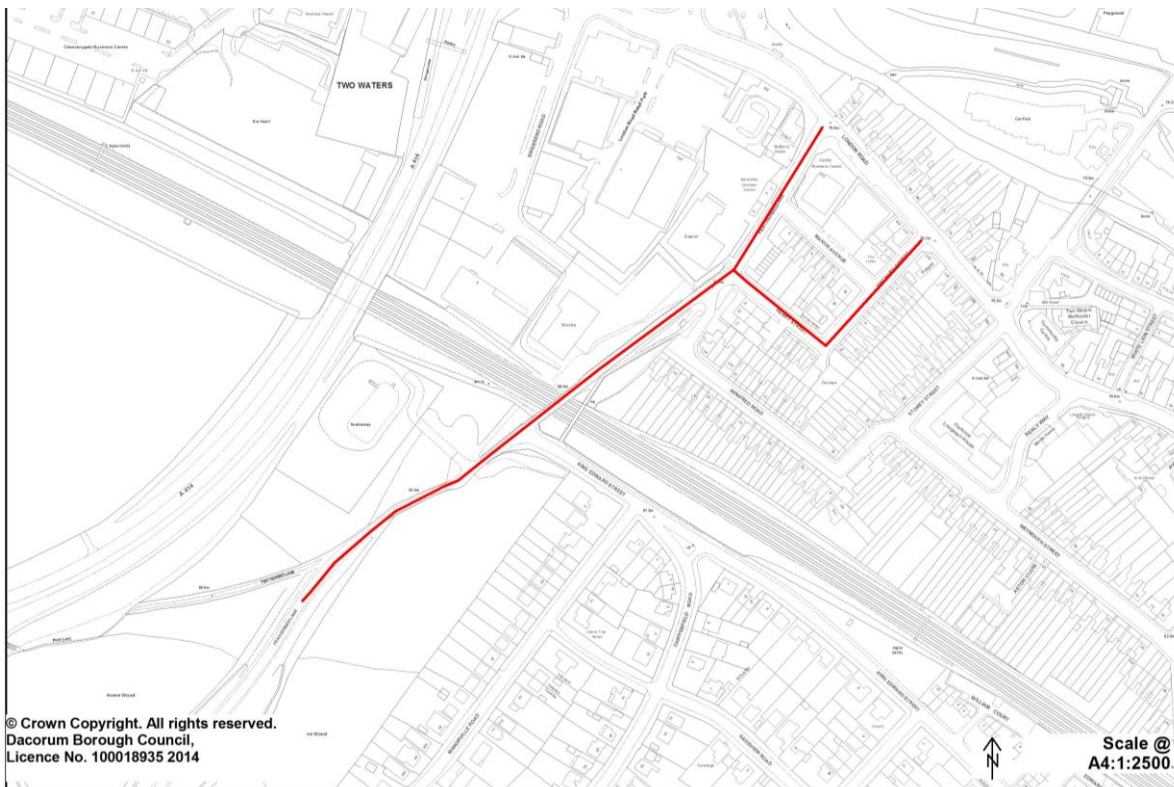
T/4 Apsley Railway Station



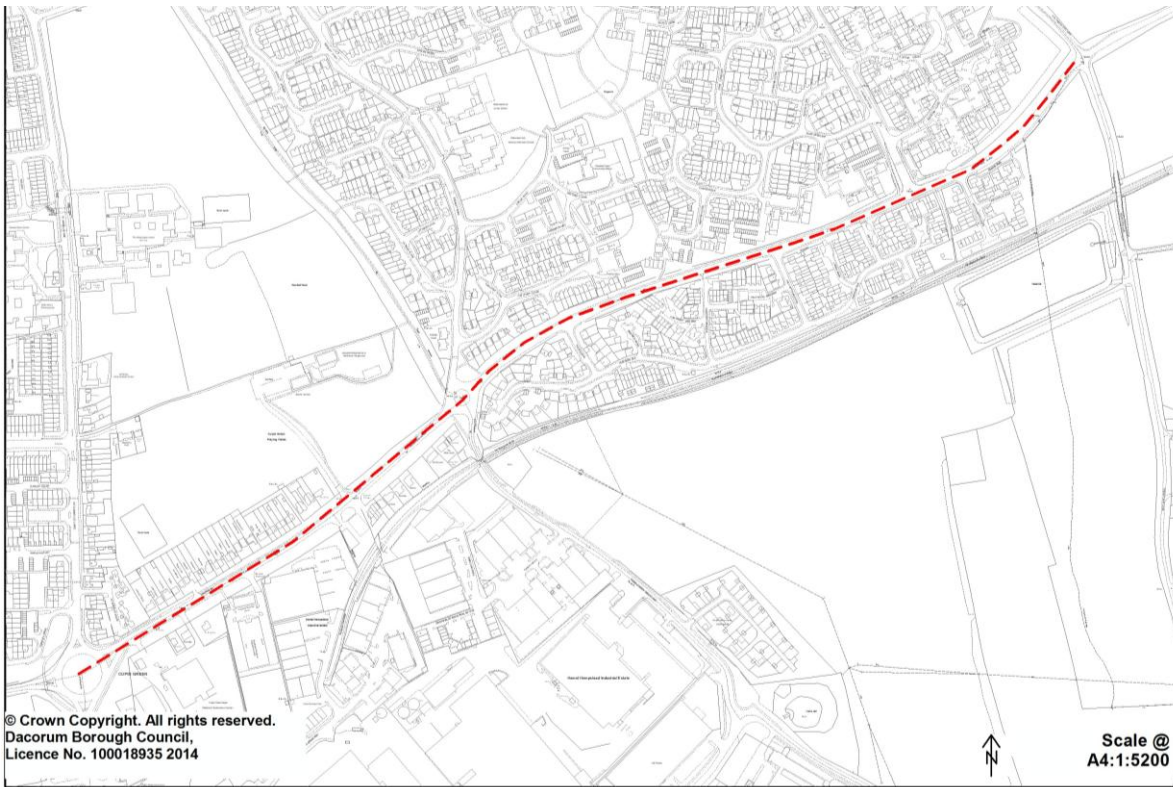
T/5 Bus garage, Whiteleaf Road



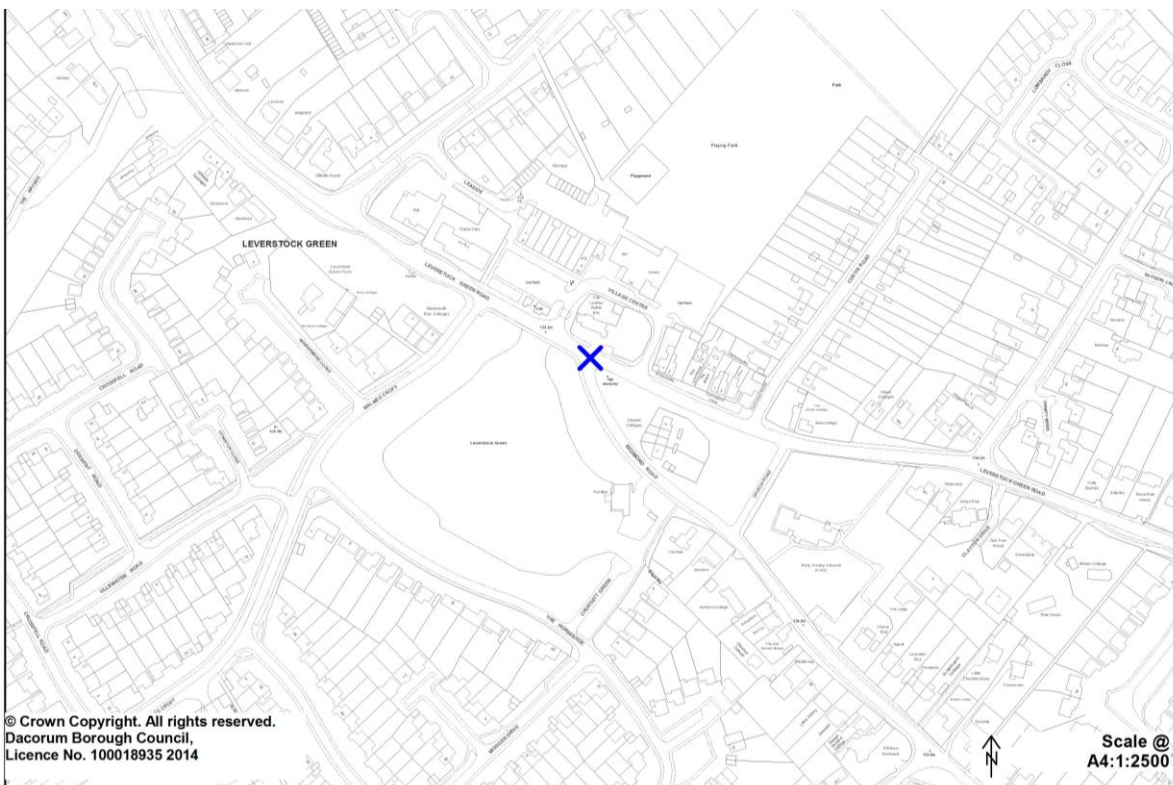
T/6 Featherbed Lane and related junctions



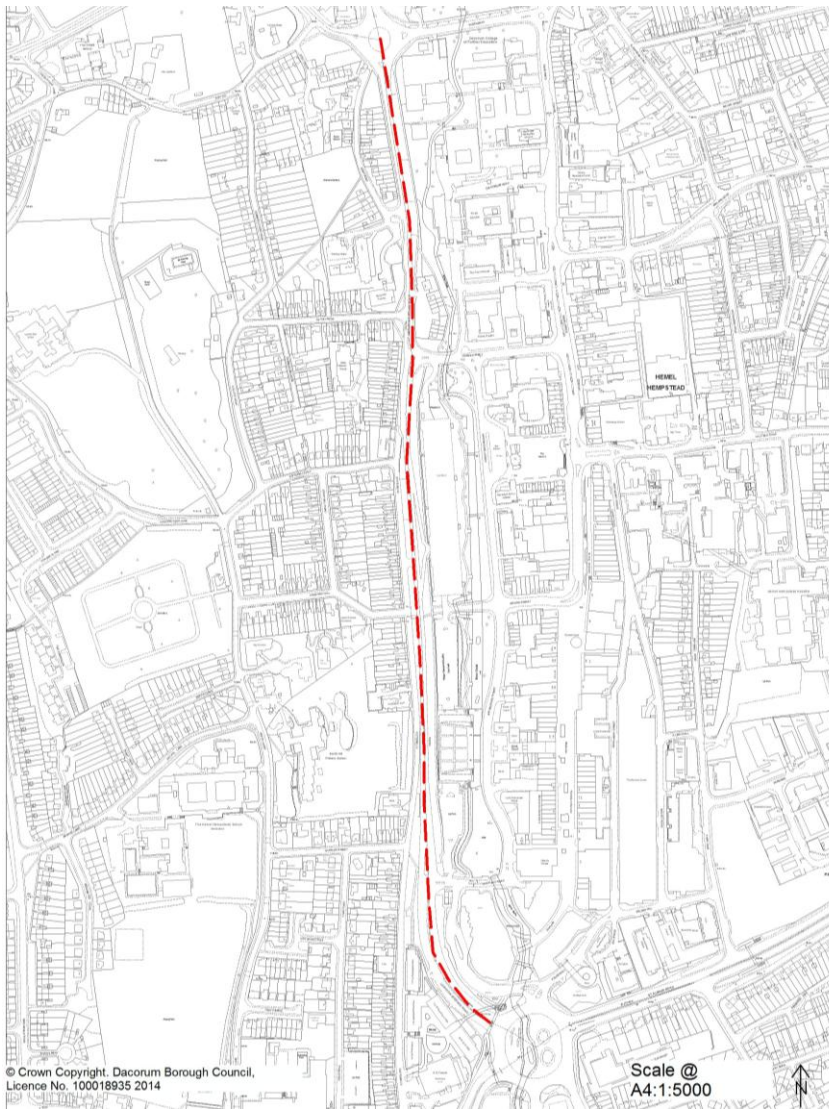
T/7 B481 Redbourn Road



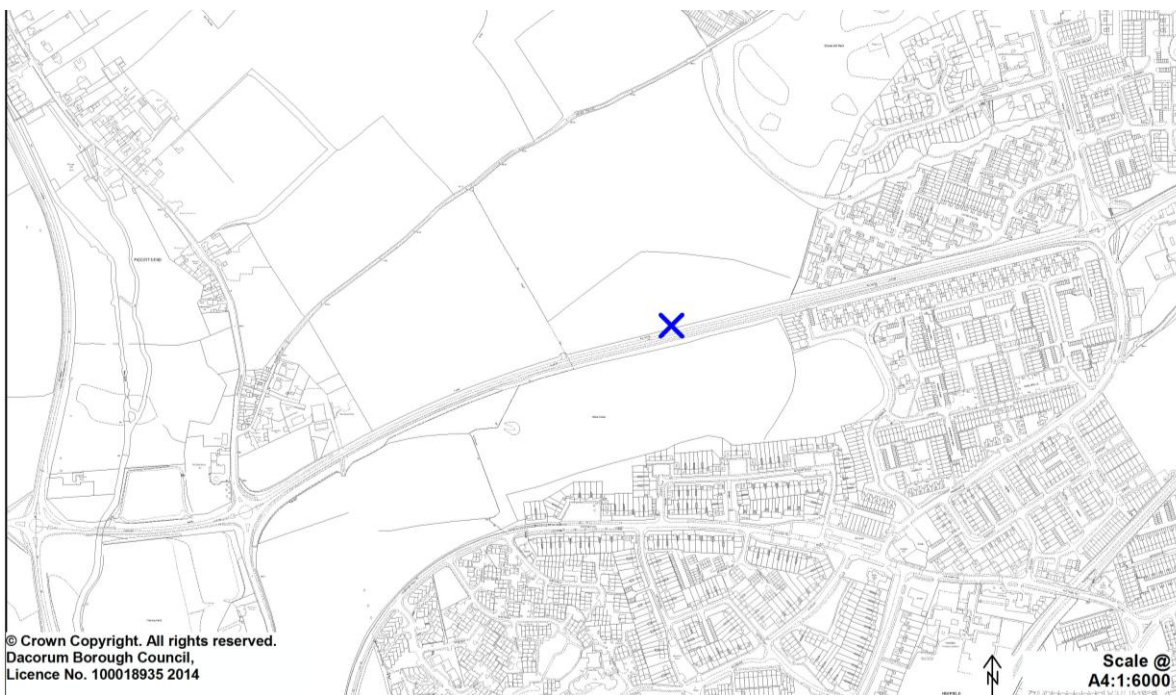
T/8 Junction of Bedmond Road and Leverstock Green Road



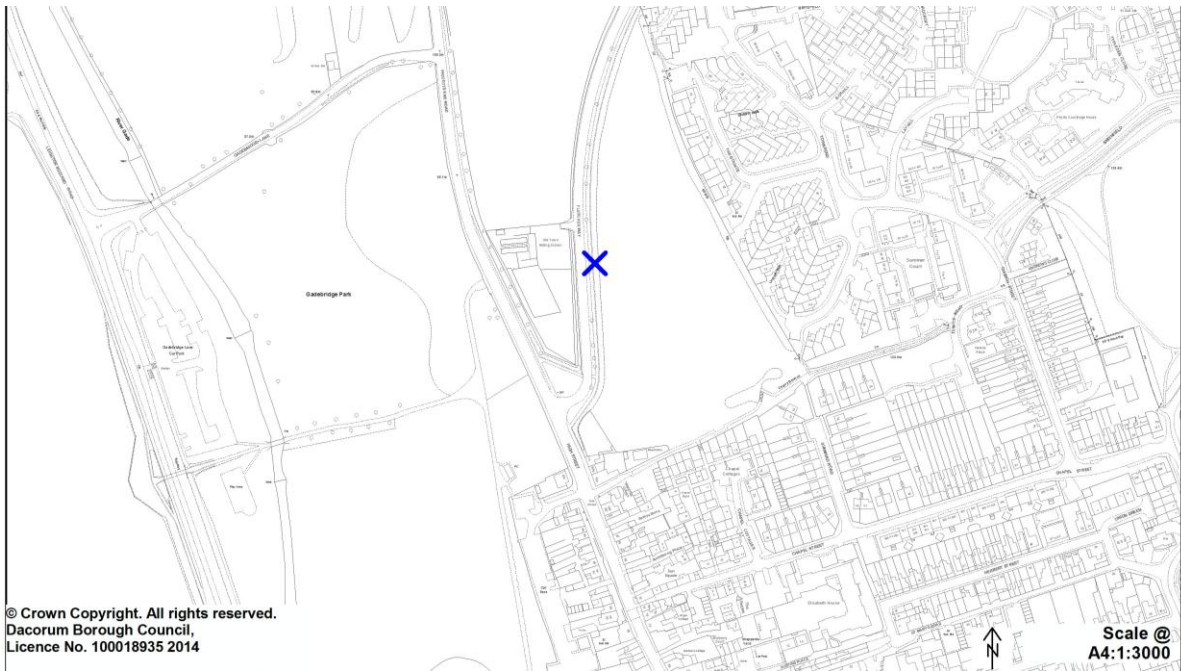
T/9 A4146 Leighton Buzzard Road



T/10 New junction and highway works associated with development at LA1



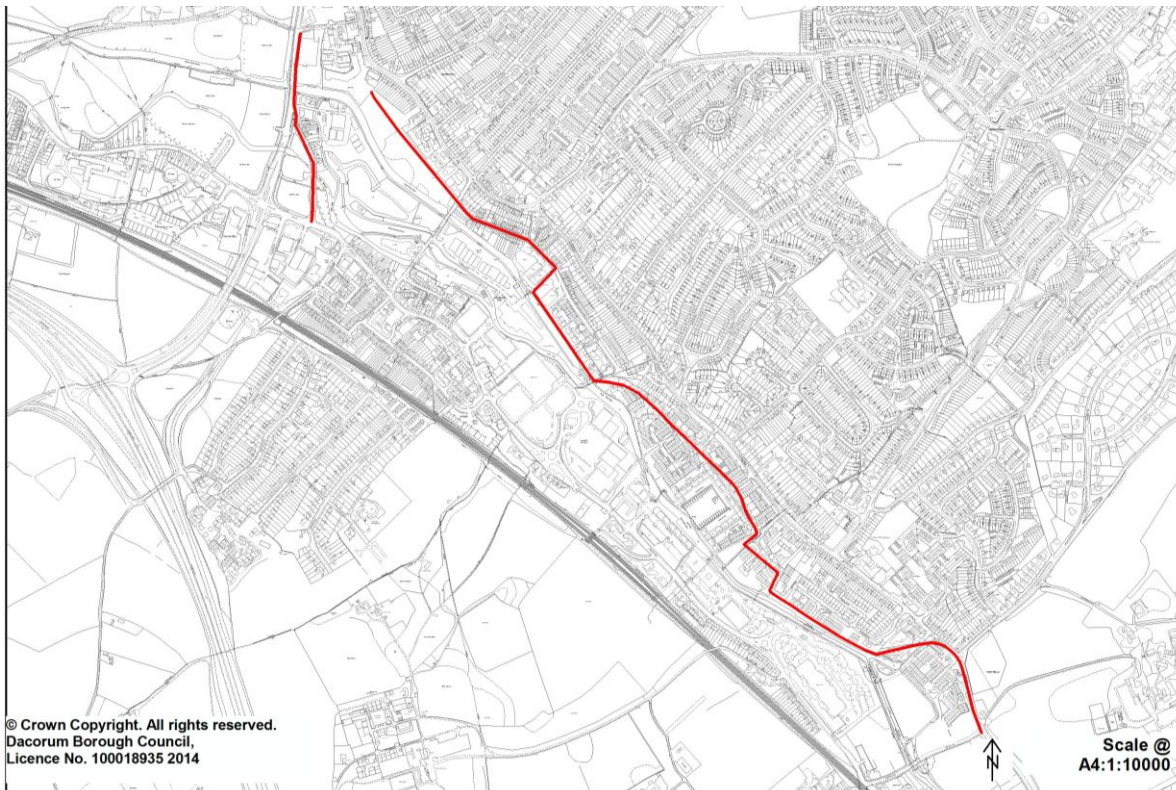
T/11 New junction and highway works associated with development at LA2



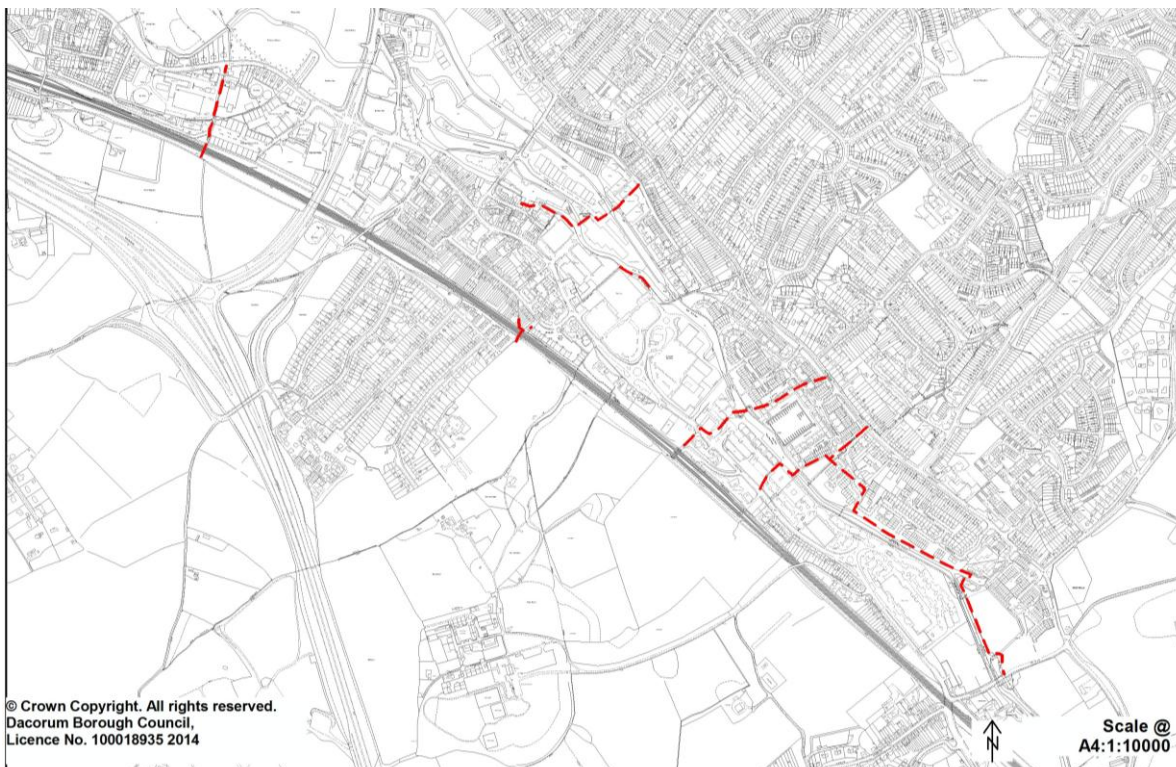
T/12 New junction and highway works associated with development at LA3



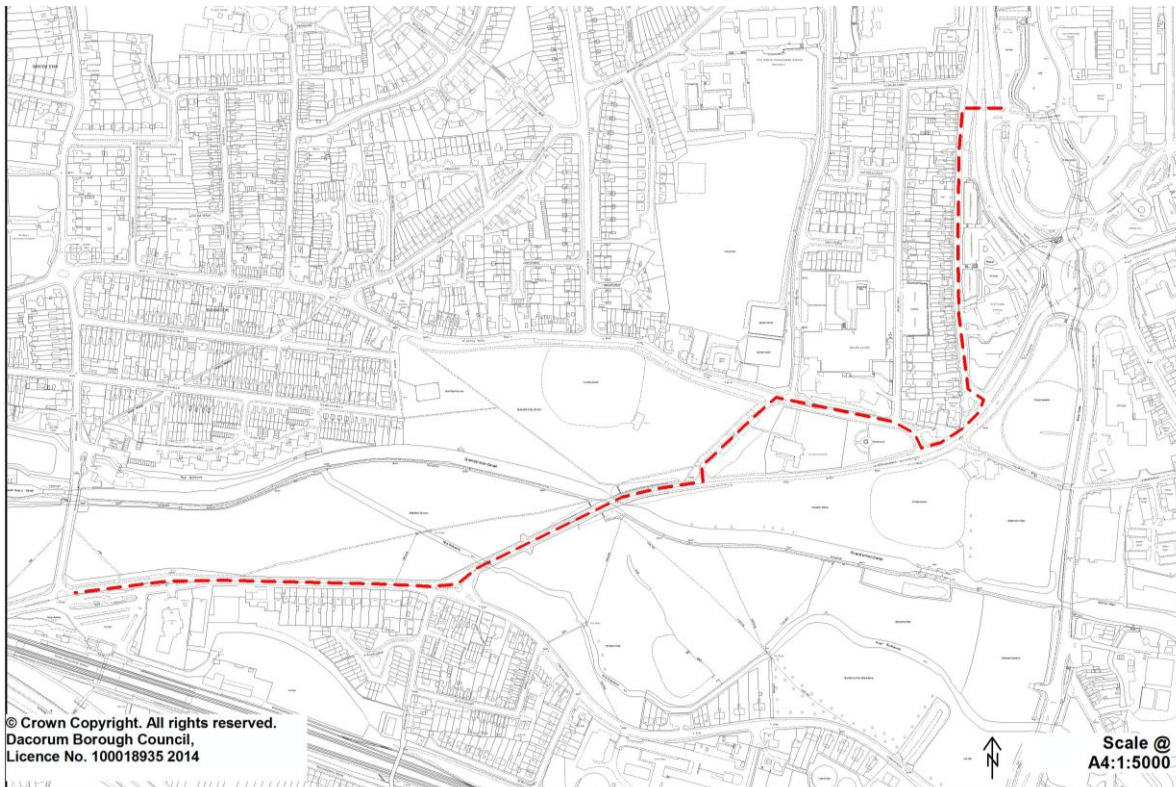
T/13 Cycle route through Two Waters, Apsley and Nash Mills



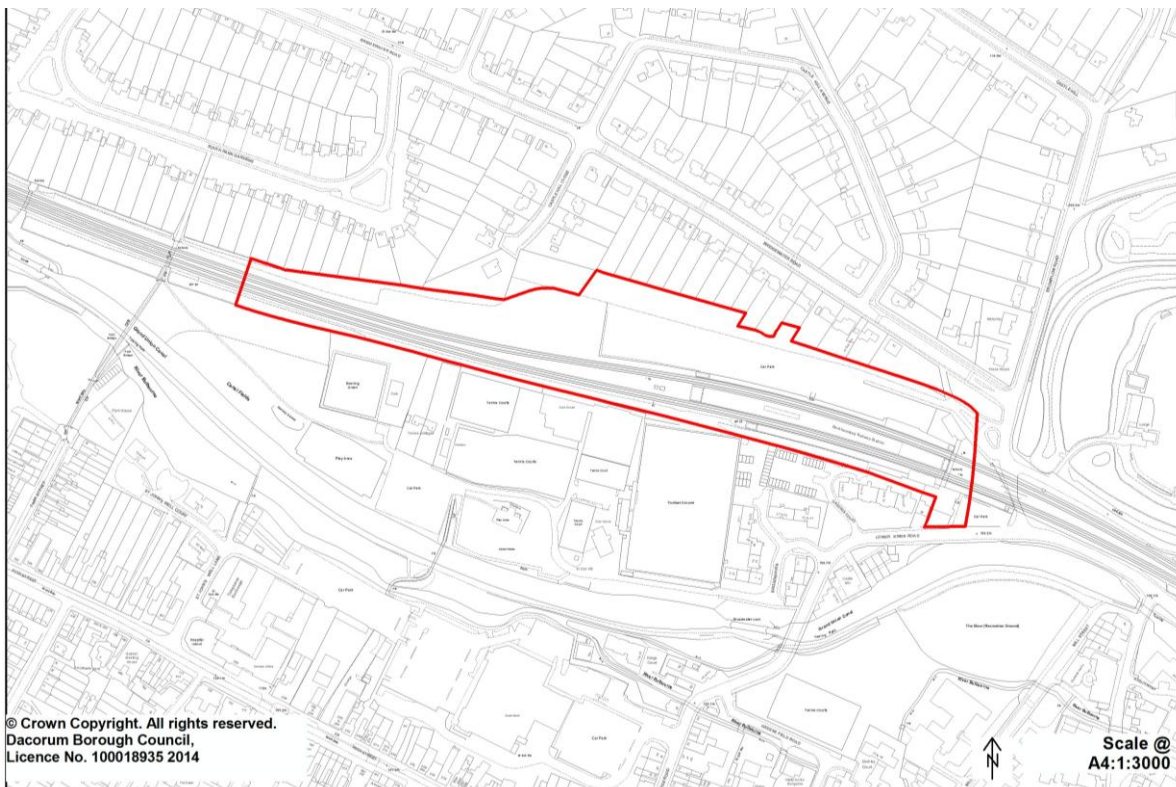
T/14 Footpath network in Two Waters and Apsley



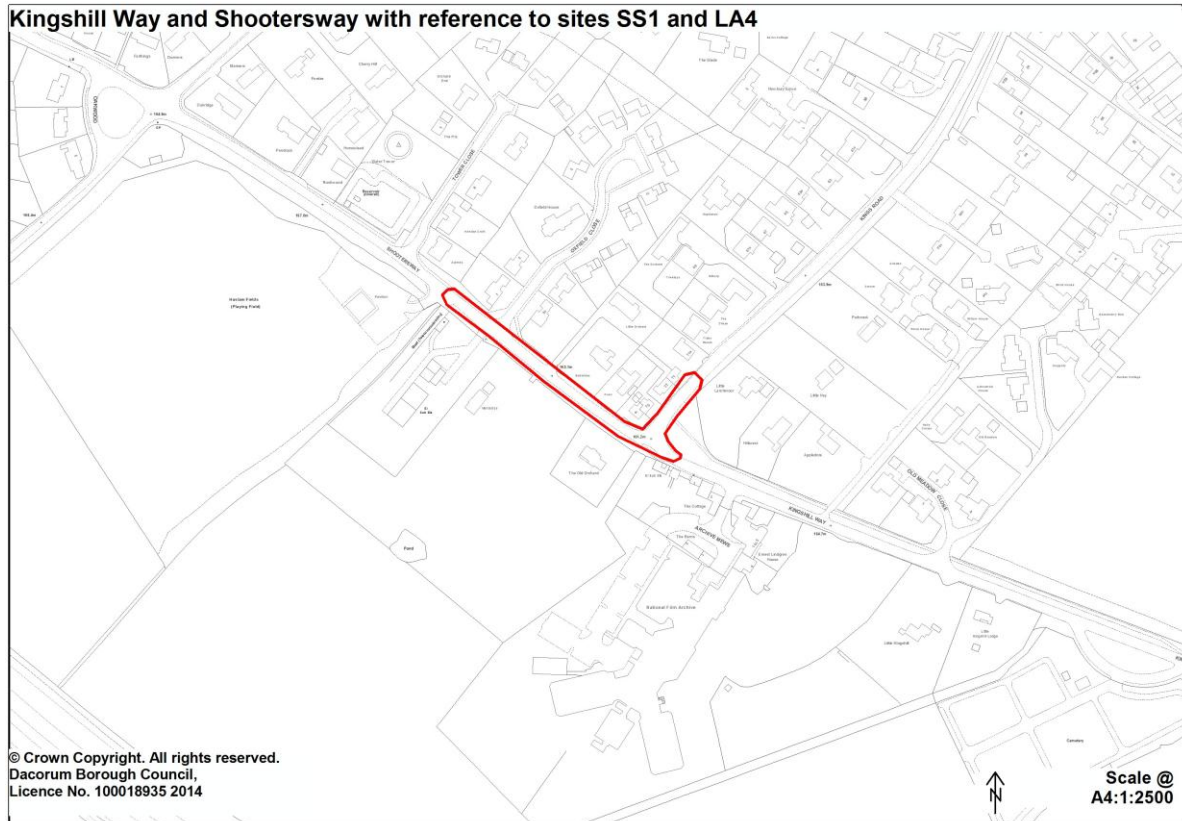
T/15 Cycle routes for London Road with Station Road



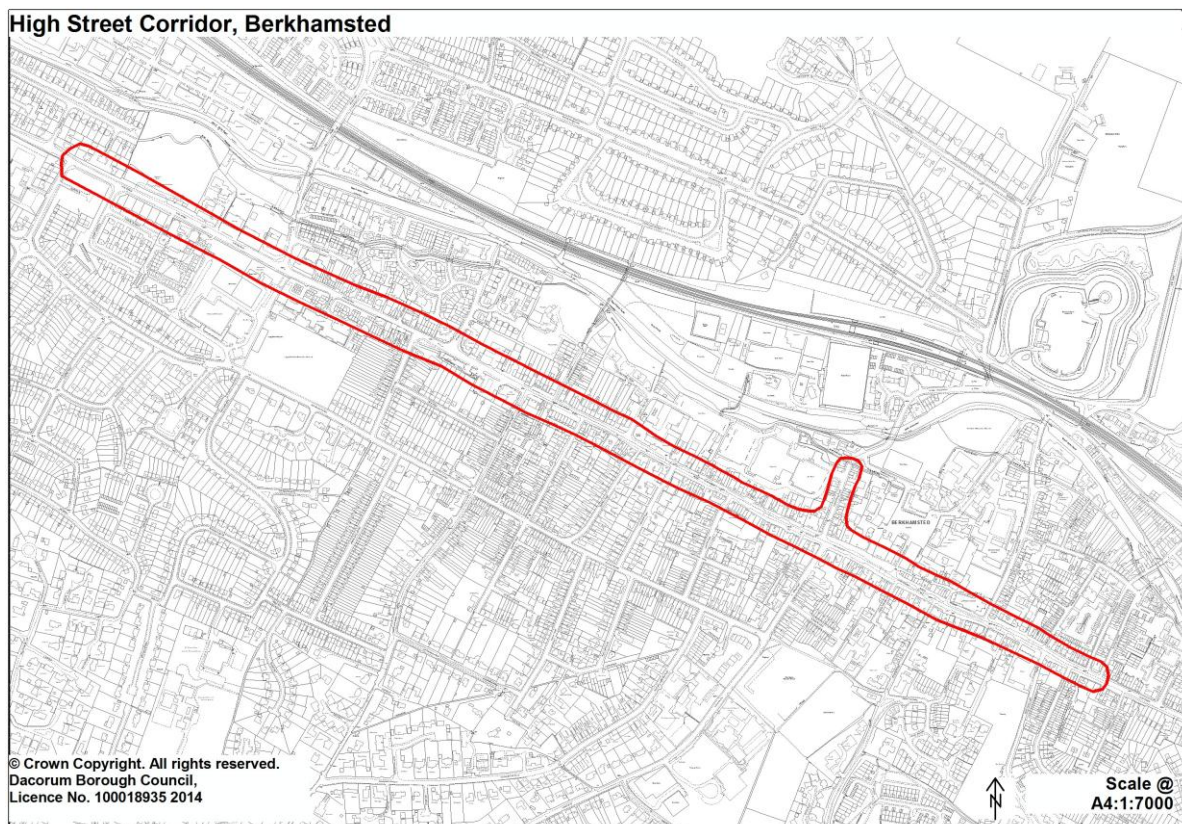
T/16 Berkhamsted Railway Station



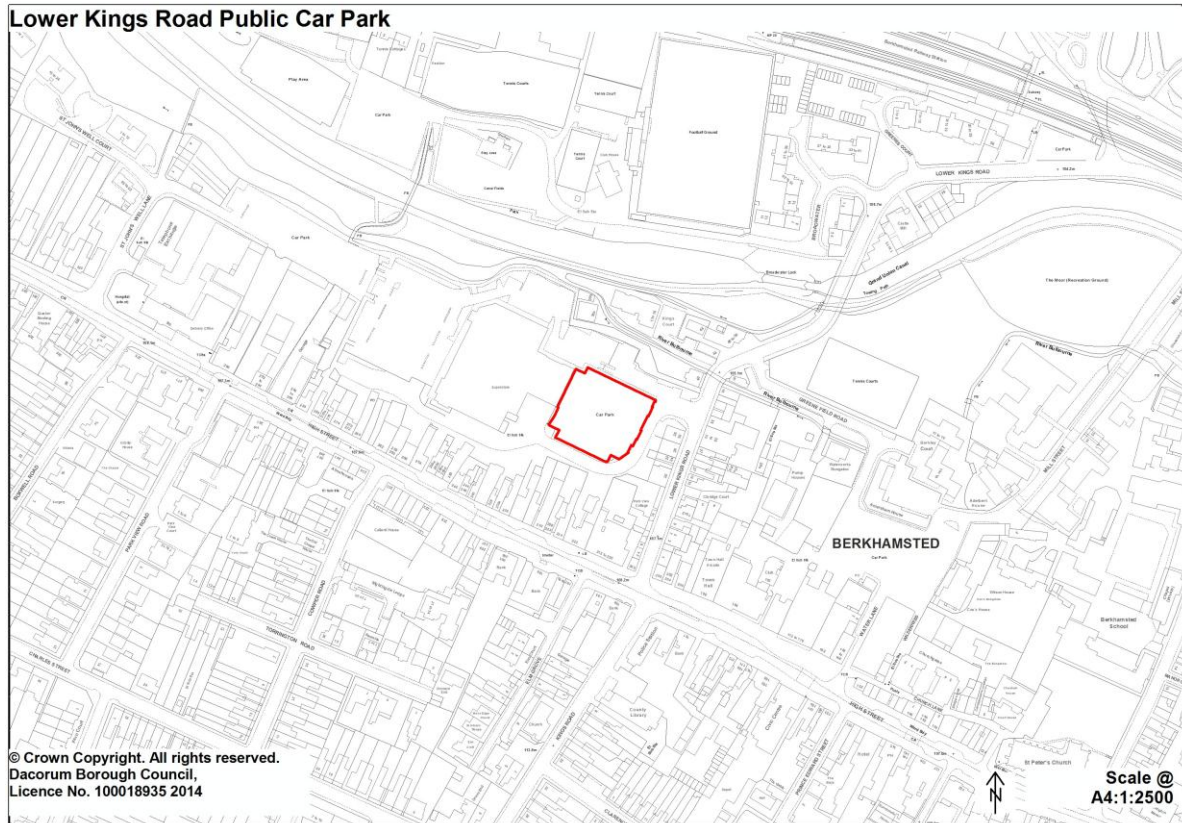
T/17 Kingshill Way and Shootersway with reference to Sites SS1 and LA4



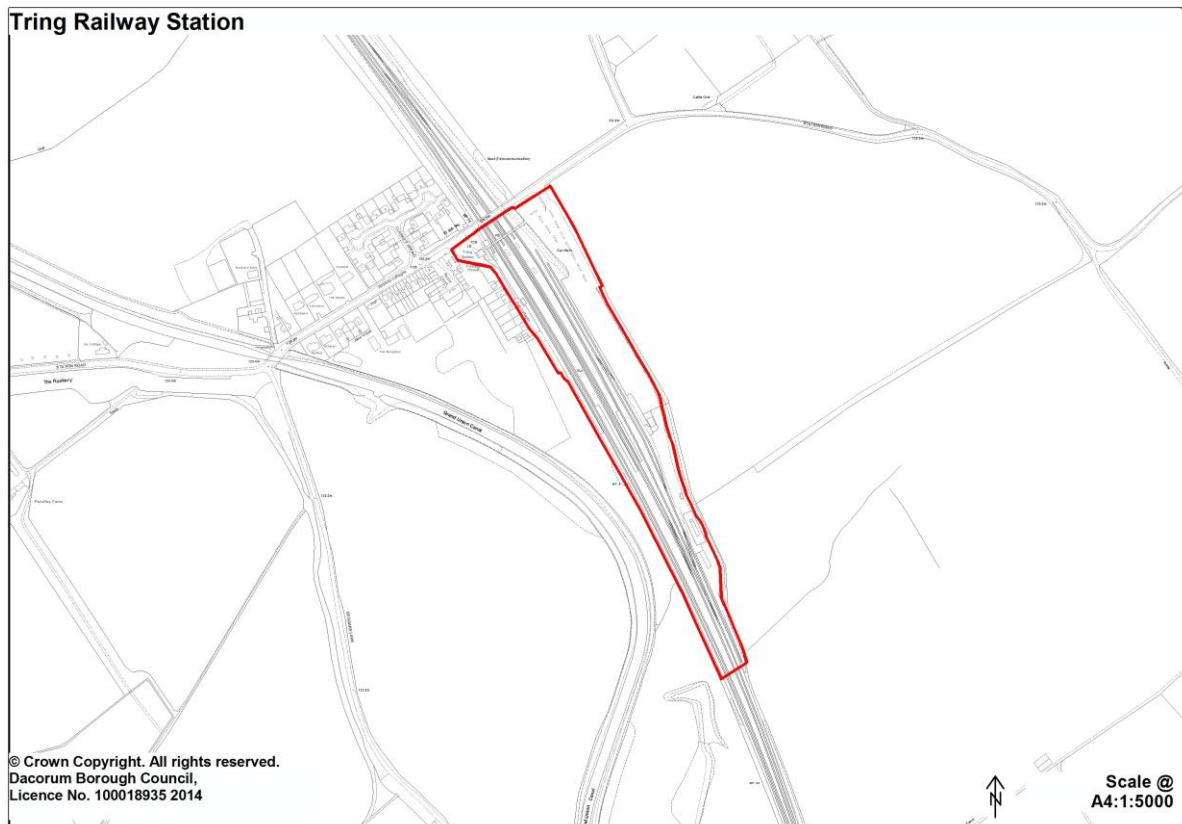
T/18 High Street Corridor, Berkhamsted



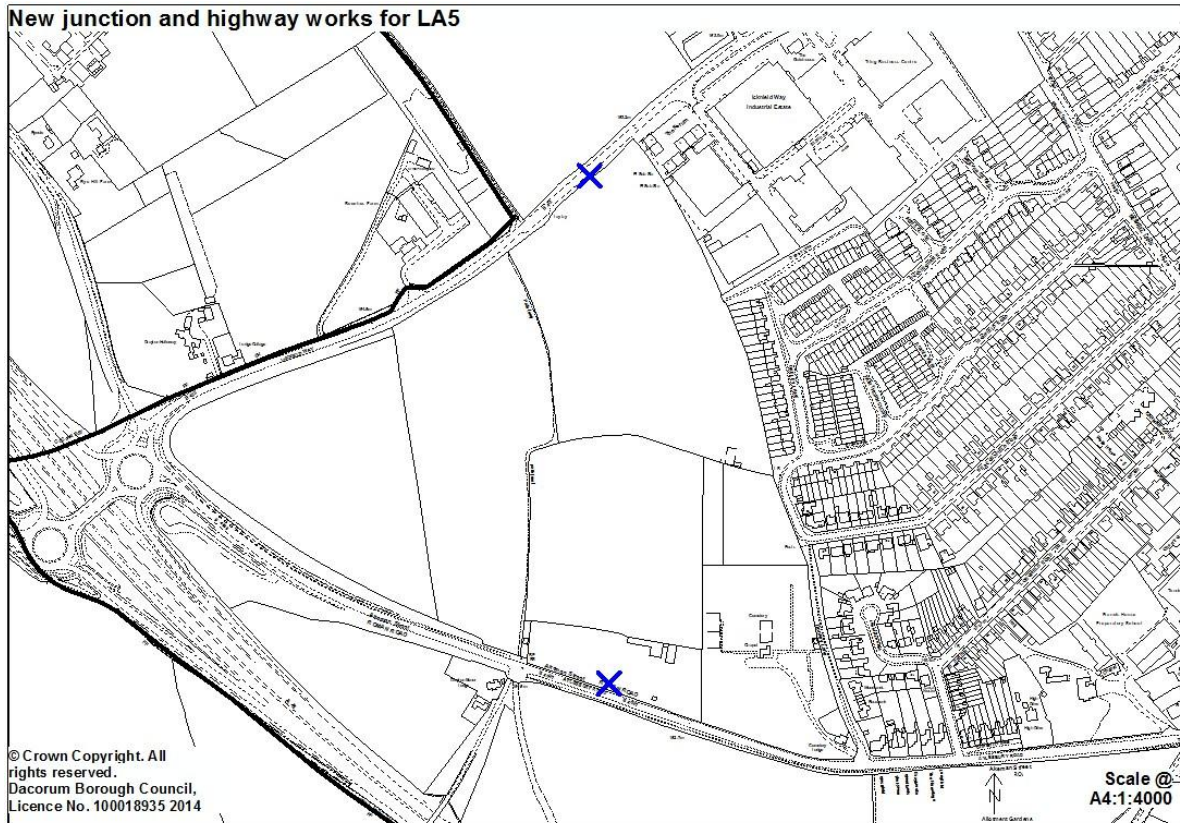
T/19 Lower Kings Road Public Car Park



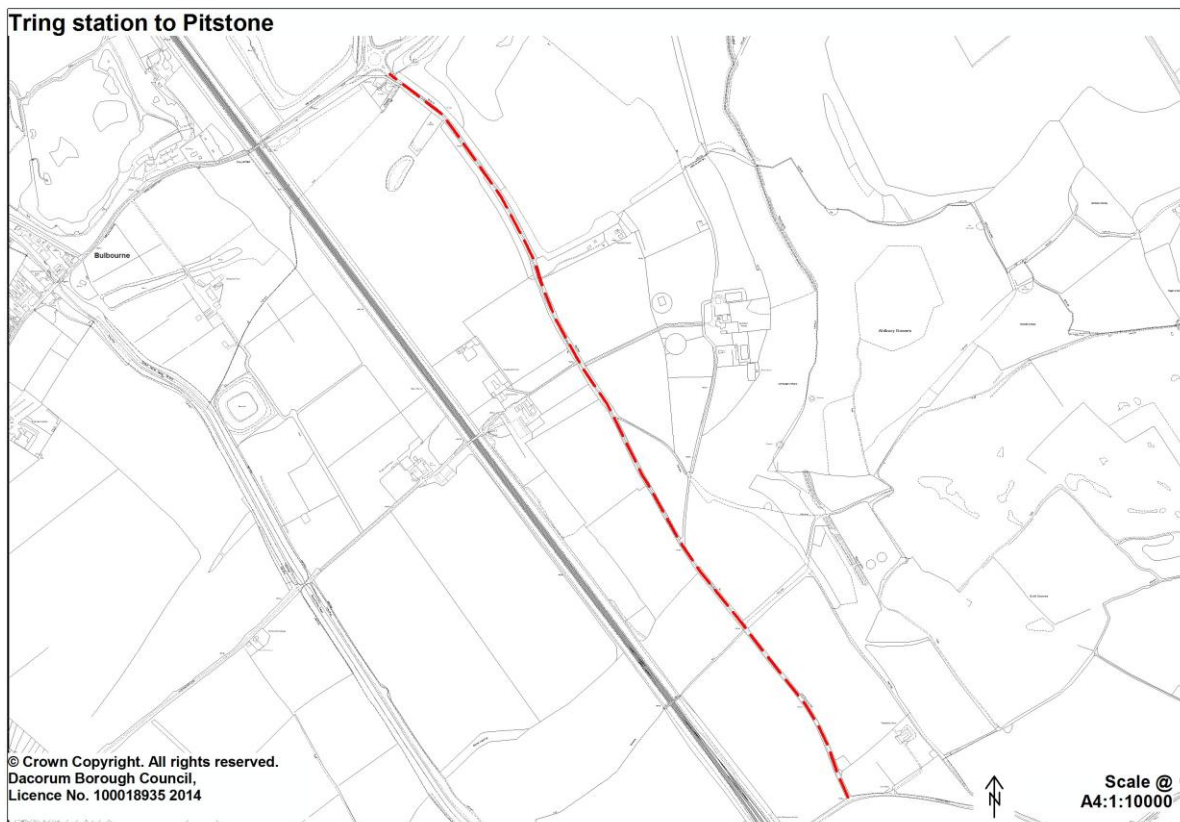
T/20 Tring Railway Station



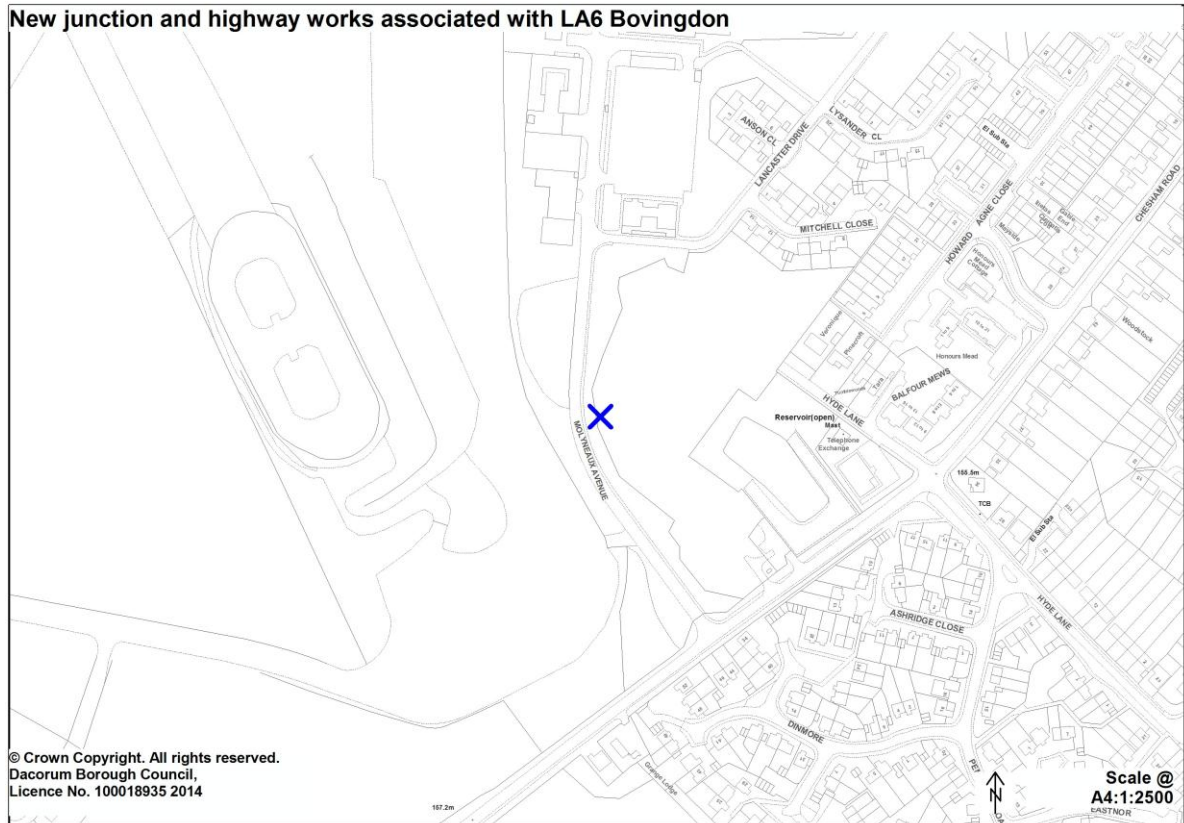
T/21 New junction and highway works associated with development at LA5



T/22 Tring Station to Pitstone



T/23 New junction and highway works associated with development at LA6



Dacorum Borough Local Plan Saved Schedule

The following proposal sites from the Dacorum Borough Local Plan 2004 that are within the boundary of the East Hemel Hempstead Area Action Plan (AAP) as defined on Figure 22 in the Core Strategy 2013 are saved. These proposal sites should be referenced with the prefix DBLP before the existing reference number. These will be reviewed as part of the forthcoming AAP and are listed for clarity:

Extracts taken from Dacorum Borough Local Plan 2004 – Schedule of Transport Proposal Sites and Scheme	
Part I: Short Term Schemes and Proposal sites in relation to East Hemel Hempstead	
Reference	DBLP T3
Scheme/Location:	Improvements to A414 Maylands Avenue Roundabout, Hemel Hempstead.
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Land outside the existing highway boundary may be required.
Progress	Slip lane scheme implemented 2001
Reference	DBLP T4
Scheme/Location:	Junction improvements to increase the capacity of A414 Breakspear Way Roundabout
Agency:	HCC/DfT
Information and Requirements:	HCC/DBC consider the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Land outside the existing highway boundary may be required. Local Highway Authority scheme to be co-ordinated with works as part of Scheme T1 (M1 widening).
Progress	Hemel Hempstead Transportation Plan
Reference	DBLP T5
Scheme/Location:	Widening and junction improvements on Swallowdale Lane, Hemel Hempstead (from Three Cherry Trees Lane to Redbourn Road)
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead.
Progress	Hemel Hempstead Transportation Plan
Reference	DBLP T6
Scheme/Location:	Widening and junction improvements, A4147 Redbourn Road, Hemel Hempstead (Cupid Green to Queensway)
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Landscaping required in particular to screen open storage in the Swallowdale General Employment Area.
Progress	Hemel Hempstead Transportation Plan
Reference	DBLP T7
Scheme/Location:	Widening and junction improvements to complete North East

	Relief Road (line of existing Three Cherry Trees/ Green Lane)
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with development at North East Hemel Hempstead (Proposals H18 and E4: see Schedules of Housing and Employment Proposal Sites respectively). Potential dual carriageway line to be safeguarded where appropriate. Initial single carriageway route could also be completed on dualling line shown in Hemel Hempstead Transportation Plan. This alternative line follows Punchbowl Lane in St Albans City and District. Landscaping to enhance boundary with Green Belt.
Progress	Hemel Hempstead Transportation Plan
Reference	DBLP T10
Scheme/Location:	Maylands Avenue industrial area lorry park
Agency:	Private or DBC
Information and Requirements:	Existing lorry park land to be safeguarded for this use unless a satisfactory alternative is available (see Policy 60).
Part II: Long Term Schemes Schemes in relation to East Hemel Hempstead	
Reference	DBLP Tiv
Scheme/Location:	Widening to dual carriageway of North East Relief Road, Hemel Hempstead
Agency:	HCC
Information and Requirements:	Details of scheme still to be decided. Will be a follow up to Scheme T7. Land to be reserved as part of development of Proposal Site E4 (see Schedule of Employment Proposal Sites).
Progress	Hemel Hempstead Transportation Plan Unprogrammed.
Reference	DBLP Tv
Scheme/Location:	Hemel Hempstead Cycle Route Network (within the AAP boundary)
Agency:	HCC/DBC
Information and Requirements:	Advisory routes and junction/crossing improvements. Details to be decided.
Progress	Incremental implementation from 1996/97.
Reference	DBLP Tvi
Scheme/Location:	Hemel Hempstead Pedestrian Route Network (within the AAP boundary)
Agency:	HCC/DBC
Information and Requirements:	Advisory routes and junction/crossing improvements. Details to be decided.
Progress	Incremental implementation from 1996/97.
Reference	DBLP Txi
Scheme/Location:	Hemel Hempstead Park and Ride Schemes
Agency:	HCC/DBC/Private (bus operators).
Information and Requirements:	Study carried out in 2002 to assess the potential for additional park and ride facilities identified two locations: <ul style="list-style-type: none"> • Gadebridge Park • Breakspear Way
Progress	The Gadebridge site is operational, but capable of enhancement.