

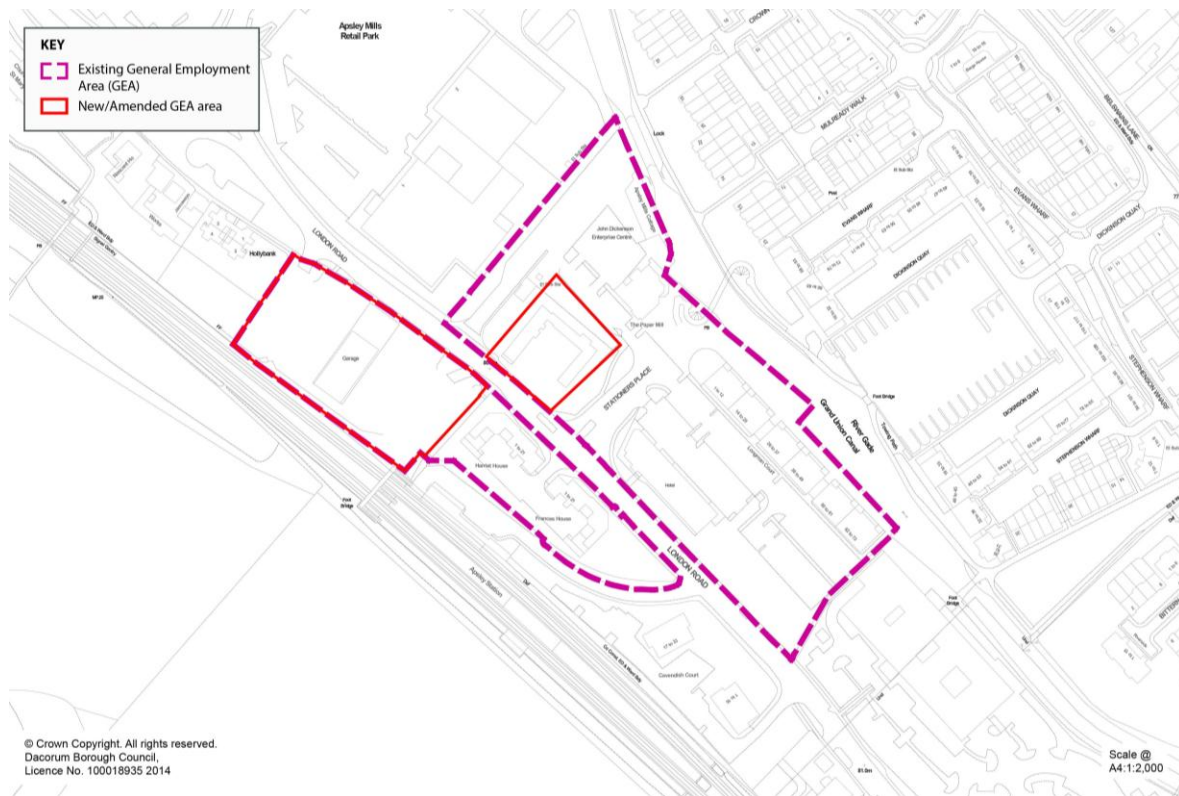
Strengthening Economic Prosperity

4. Providing for Offices, Industry, Storage and Distribution

General Employment Areas

General Employment Areas in the Dacorum Borough Local Plan 2004 are saved subject to the following amendments, deletions and proposals:

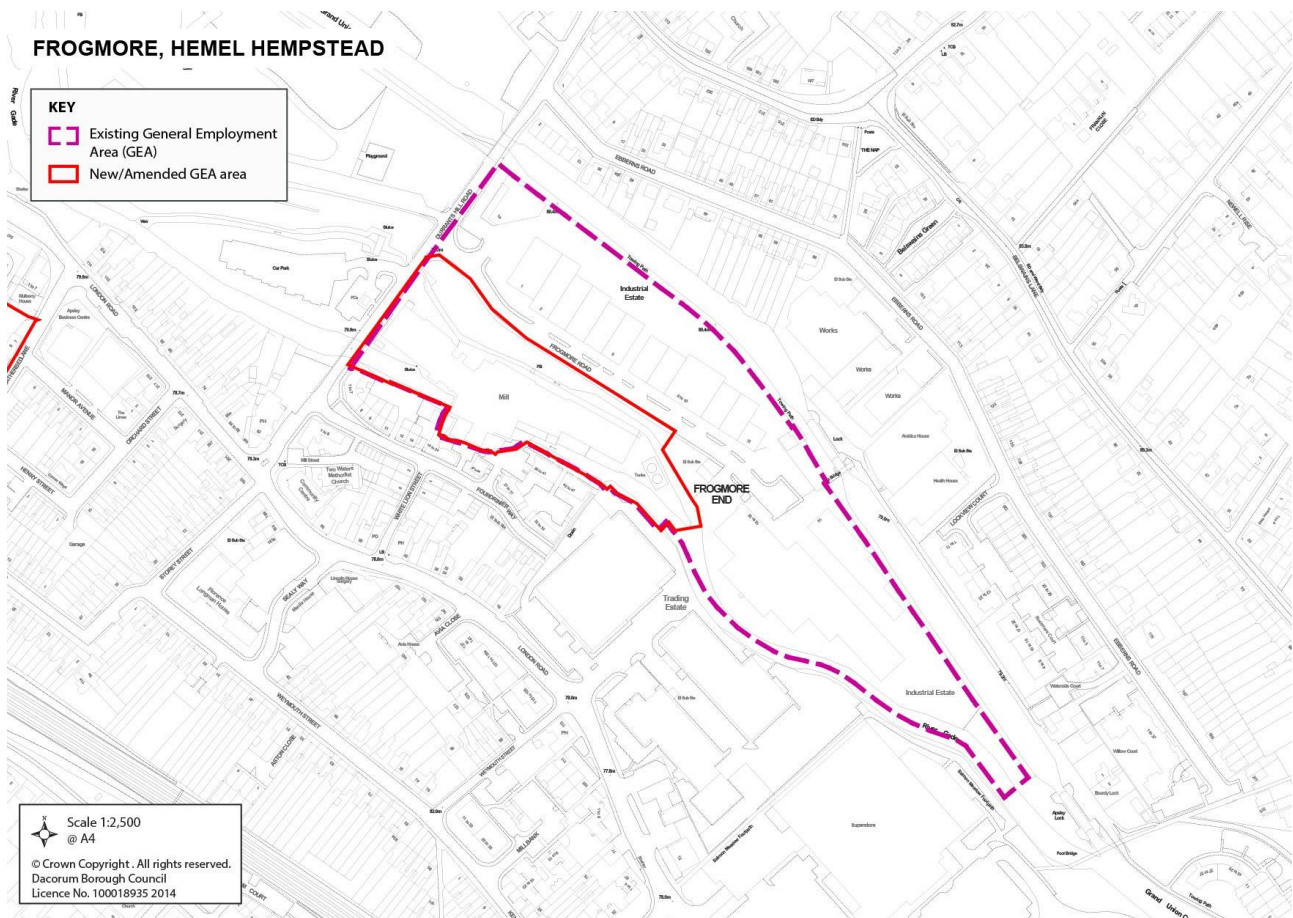
Apsley Mills, Hemel Hempstead – Amended area



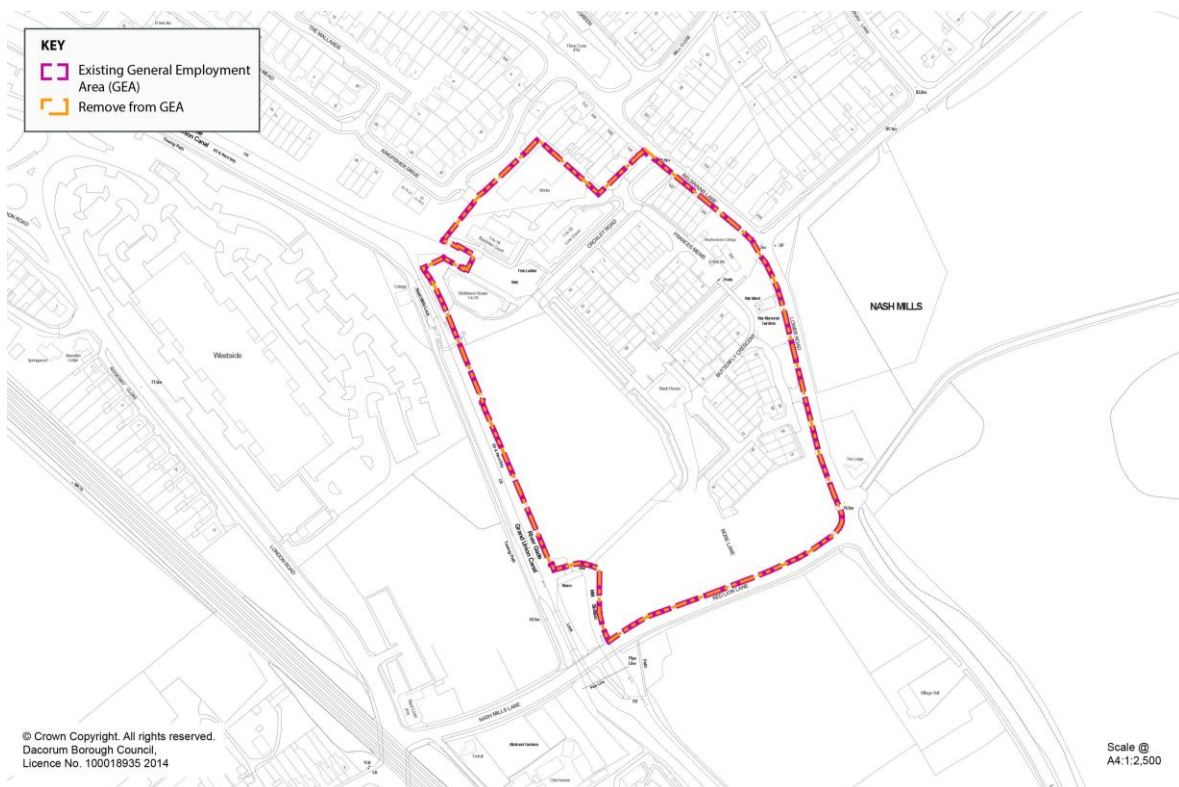
Corner Hall, Hemel Hempstead – Amended area



Frogmore, Hemel Hempstead – Amended area



Nash Mills, Hemel Hempstead – Deleted area



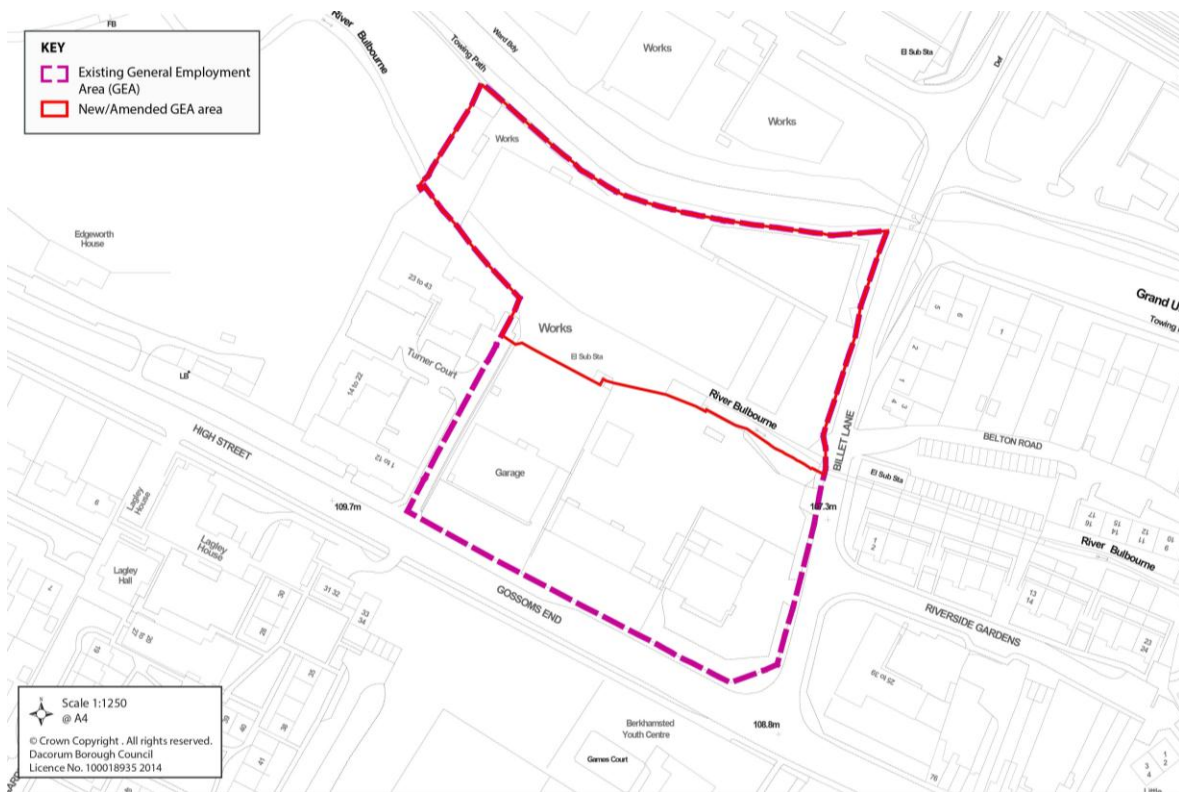
Paradise/Wood Lane End, Hemel Hempstead – Deleted area



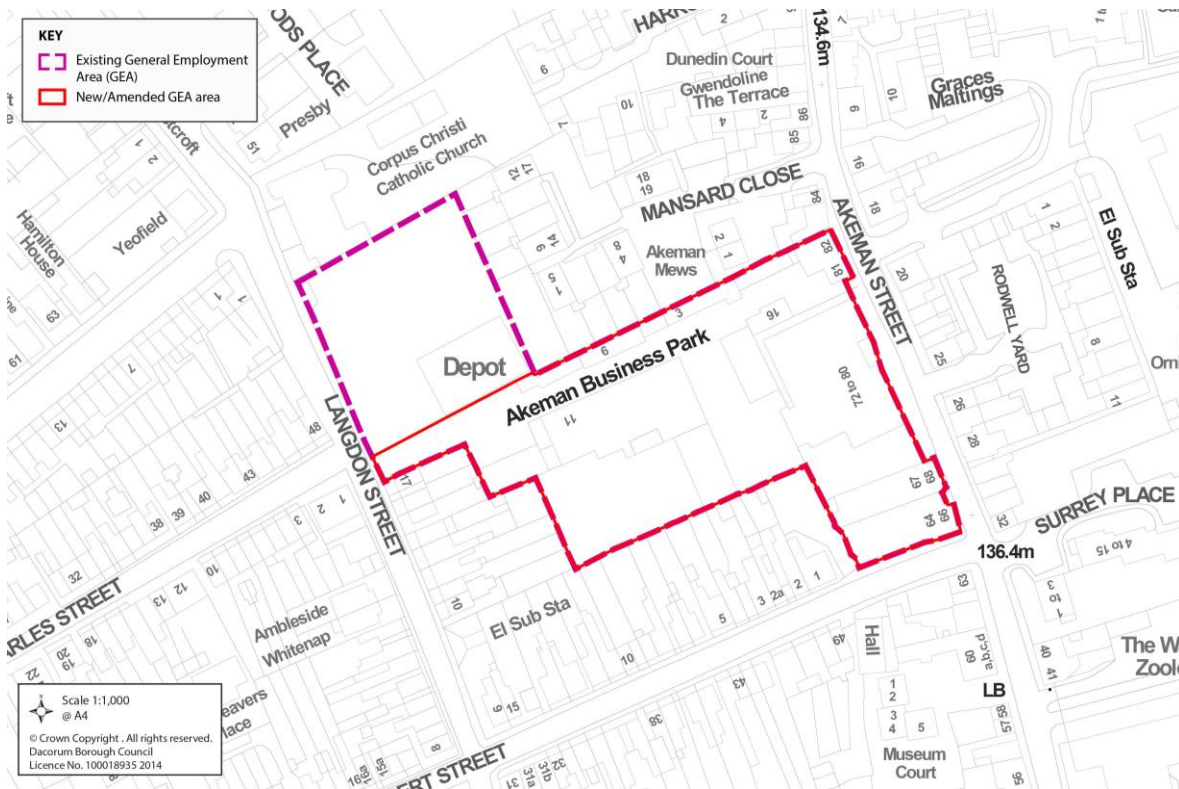
Two Waters, Hemel Hempstead – Amended area



Billet Lane, Berkhamsted – Amended area

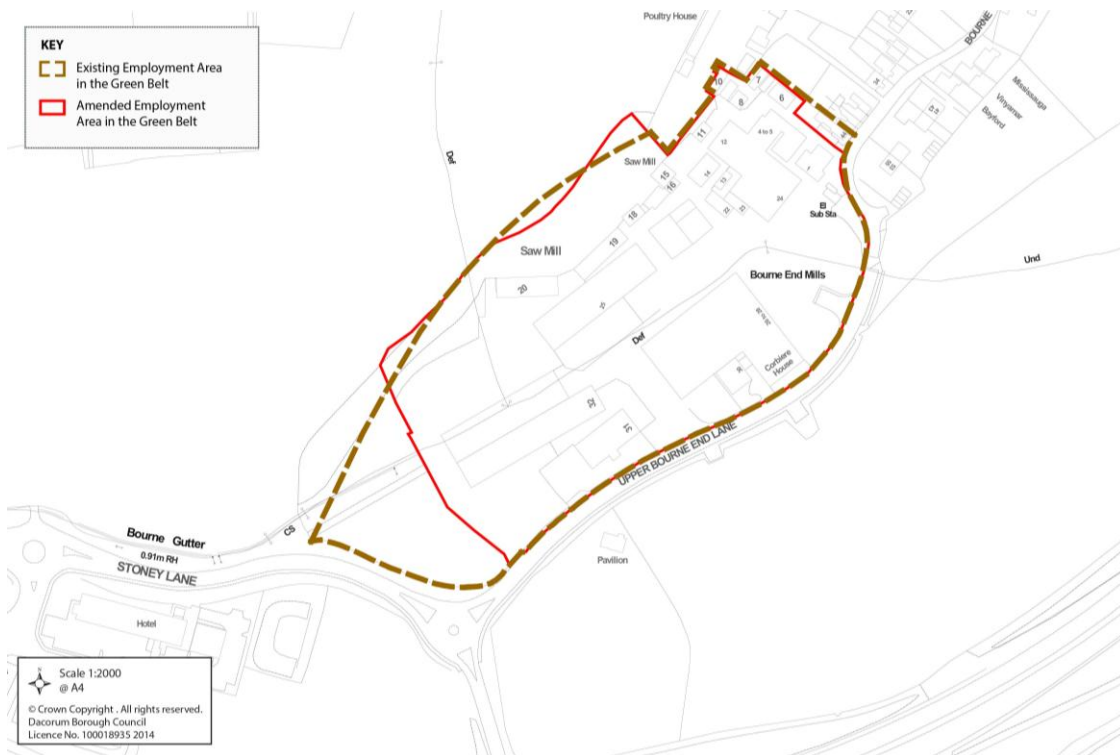


Akeman Street, Tring – Amended area



Employment Areas in the Green Belt

Bourne End Mills, Hemel Hempstead – Amended area

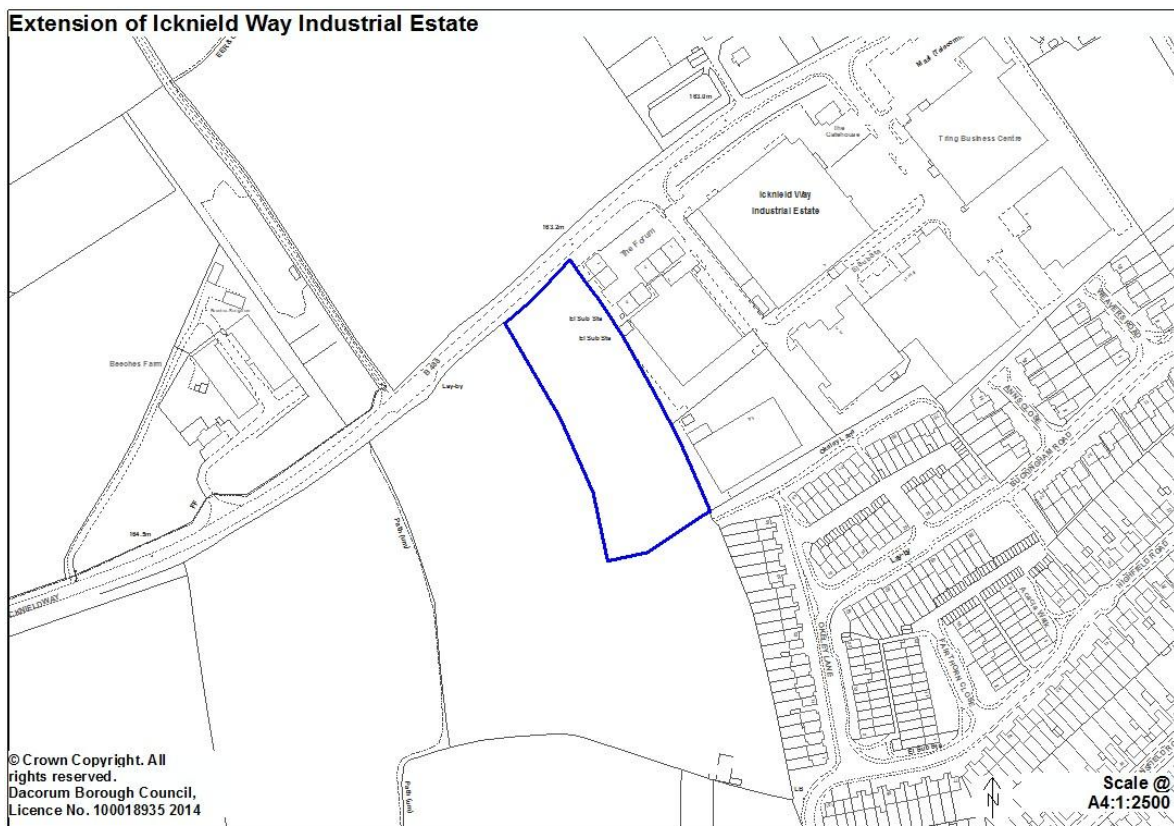


Bovingdon Brickworks – Amended area



Employment Proposal Site

E/1 Extension of Icknield Way Industrial Estate, Tring



Note: also see Proposal MU/3 for Mixed Use / Employment Proposal

Dacorum Borough Local Plan Saved Schedule

The following designations 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 – Table of General Employment Areas in relation to East Hemel Hempstead		
General Employment Area	Proposed employment uses	Other significant uses and planning requirements
Breakspear Park	Business (Core Office Location)	Particularly suited for office use. Safeguard hotel use and Scheme Tv (Buncefield Lane cycleway) in the Schedule of Transport Proposal Sites and Schemes. Link use of buildings to possible park and ride facility at Breakspear Way (north) (Txii in the Schedule of Transport Proposal Sites and Schemes)
Buncefield	Storage and Distribution, Oil Terminal	Existing hazardous development will constrain further development (see Policy 125). A 190 m consultation zone applies. Safeguard Scheme T7 (North East Hemel Hempstead relief road) and Scheme Tv (Buncefield Lane cycleway) and its environment: see Schedule of Transport Proposal Sites and Schemes.
Maylands	Business, Industry, Storage and Distribution	Small scale retail uses acceptable if primarily needed to serve this area. Sites E2 (Buncefield Lane (West/Wood Lane End (South). E3 (Boundary Way (North)) and E5 (Boundary Way (East)) for industry, storage and distribution development in the Schedule of Employment Proposal Sites. Boundary Way link to Proposal Site E2. Safeguard Proposal Site T10 (existing lorry park); safeguard Schemes T5 (Swallowdale Lane widening), T7 and Tiv (North East Hemel Hempstead relief road) and Tv (Buncefield Lane cycleway) and its environment: see Schedule of Transport Proposal Sites and Schemes. Development may be restricted because of the storage of notifiable hazardous substances at the Buncefield Oil Terminal (a 190 m consultation zone applies) and at Three Cherry Trees Lane (where a specified consultation zone applies) (see Policy 125)
Maylands Avenue	Business (Core Office Location)	Prestigious business area to be enhanced. Hotel an acceptable use. Small scale retail uses acceptable if primarily needed to serve this area. Provision to be made for vehicular access to open land located on the northern side of Breakspear Way.
Swallowdale	Industry, Storage and Distribution	Retain open storage and depot uses with supplementary landscaping. Environment of Nicky Line cycleway and footpath to be enhanced (Local Nature Reserve - Proposal EN2 in the Schedule of Environment Proposal

		<p>Sites). Safeguard road widening Schemes T6 (Redbourn Road) and T5 (Swallowdale Lane): see Schedule of Transport Proposal Sites and Schemes. Development may be restricted because of the storage of notifiable hazardous substances at Three Cherry Trees Lane where a specified consultation zone applied (see Policy 125). The Hertfordshire Waste Local Plan identifies land at Eastman Way/Redbourn Road for:</p> <ul style="list-style-type: none"> • inert waste recycling; • waste transfer and recycling; • green and mixed waste composting uses and • the current household waste site use (intended to be safeguarded); <p>Land at the Cupid Green Depot is intended to be safeguarded in the Waste Local Plan for waste recycling and transfer purposes (see Hertfordshire Waste Local Plan for further details).</p>
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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 Employment Proposal Sites in relation to East Hemel Hempstead	
Reference	DBLP E2
Scheme/Location:	Buncefield Lane (West)/Wood Lane End (South) (Kodak Sports Ground)
Area:	2.8 ha
Proposal:	Site for industry and storage and distribution.
Planning requirements:	Form vehicular access to Boundary Way. No vehicular access to be taken from Wood Lane End. The land is only available to meet needs for development of industrial and warehousing sheds. Business development is not acceptable except as an ancillary use. Development is conditional upon satisfactory access arrangements being in place or provided by the developer and upon the replacement of the playing fields to a suitable alternative site. Scheme Tv for the Buncefield Lane cycleway to be safeguarded and its environment protected. Landscape screening to caravan site is necessary. Archaeological evaluation of the site, together with any necessary mitigation measures, is required before development takes place.
Progress:	No planning application.
Reference	DBLP E3
Scheme/Location:	Boundary Way (North)
Area:	2.9 ha
Proposal:	Site for industry and storage and distribution.
Planning requirements:	Form access to Boundary Way. Site is within the 190 metre consultation zone of notifiable hazardous substances at the

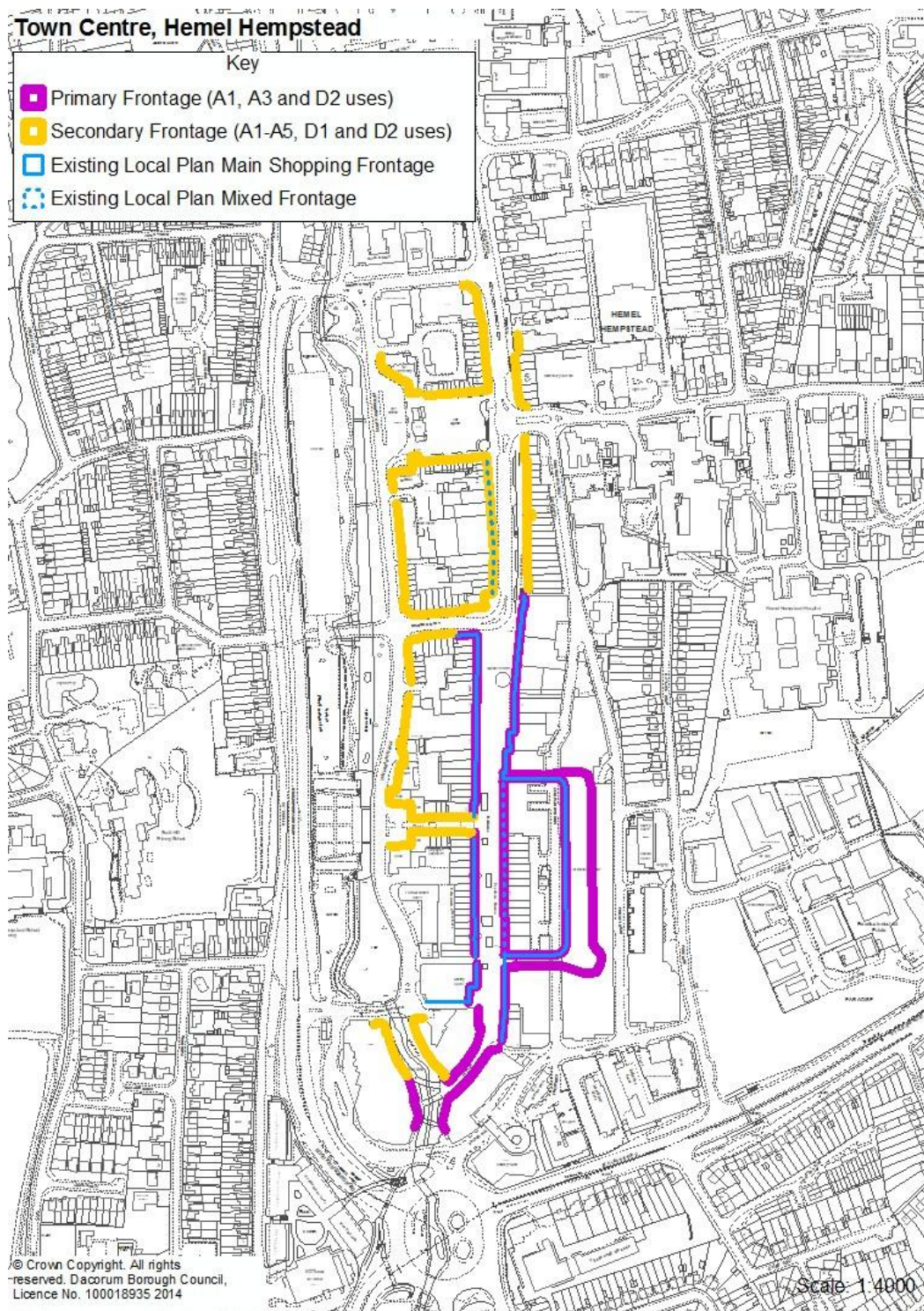
	Buncefield Oil Depot (see Policy 125).
Progress:	Outline planning permission granted.
Reference	DBLP E4
Scheme/Location:	Three Cherry Trees Lane (East),
Area:	16.6 ha
Proposal:	New estate of units for specialised technological industries and or other activities in the national or regional interest.
Planning requirements:	A development brief is required and reference should be made to the Supplementary Planning Guidance for this site. Permission will only be granted for a comprehensively planned development based on a master plan approach. Priority is to be given to specialised technological activities. Other uses are possible, although any office development should be ancillary to these specified uses. Specific provision to be made for small units. Hotel with conference facilities to serve the business and tourism needs of the area encouraged. Vehicular access is to be taken from two separate junctions on Three Cherry Trees Lane, with phased road improvements to facilitate the North East Relief Road and other off-site improvements to cater for increased traffic flows. Provision of on and off-site footpaths and cycleways and passenger transport access is required. A high standard of landscaping and design. Existing landscape features should be retained. Provision of a heavily landscaped buffer between to separate the development from the adjacent housing site. Archaeological evaluation of the site, together with any necessary mitigation measures is required before development takes place.
Progress:	No current or approved planning application
Reference	DBLP E5
Scheme/Location:	Boundary Way (East)
Area:	2.0 ha
Proposal:	Site for industry and storage and distribution.
Planning requirements:	Access from Boundary Way. Site is within the 190 metre consultation zone for notifiable hazardous substances at the Buncefield Oil Depot (see Policy 125).
Progress:	Outline planning application submitted for majority of site.

5. Supporting Retailing and Commerce

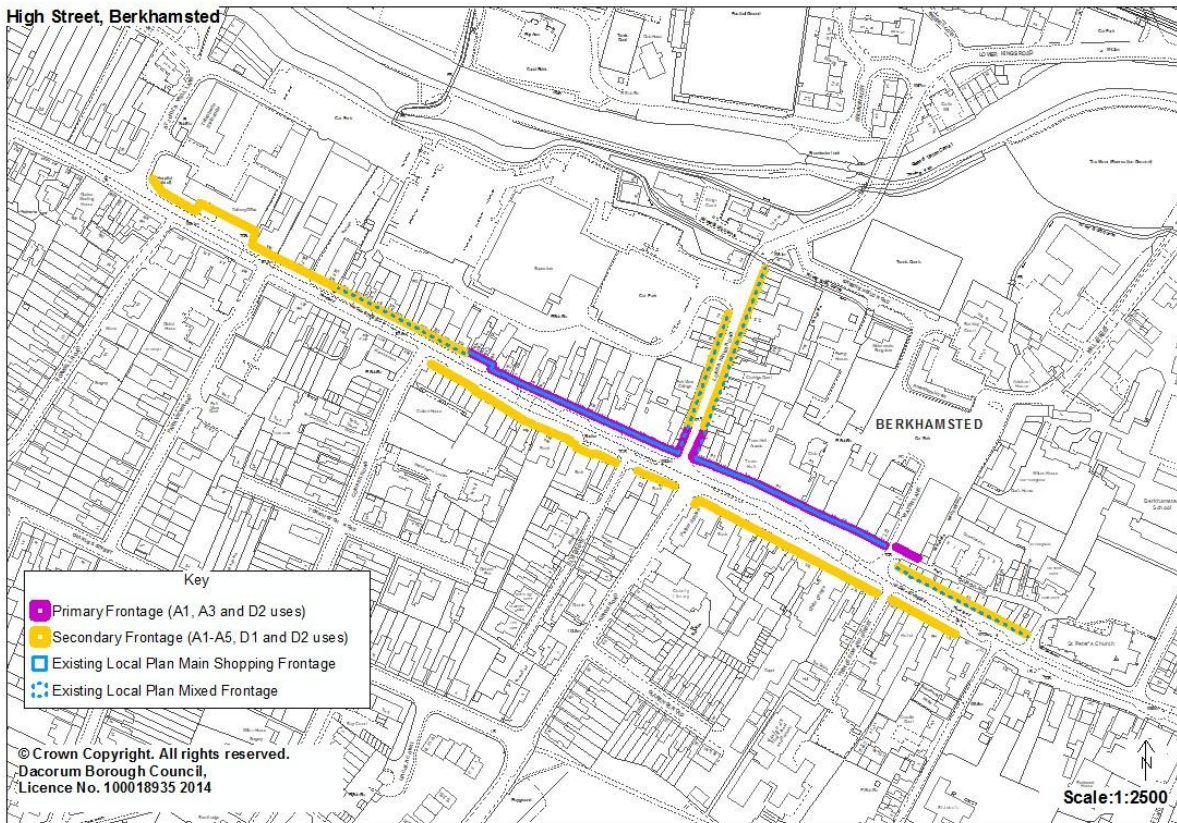
Proposed Retail Frontages

Note: "Primary Frontage" replaces previous Local Plan designation "Main Shopping Frontage". "Secondary Frontage" replaces previous Local Plan designation "Mixed Frontage".

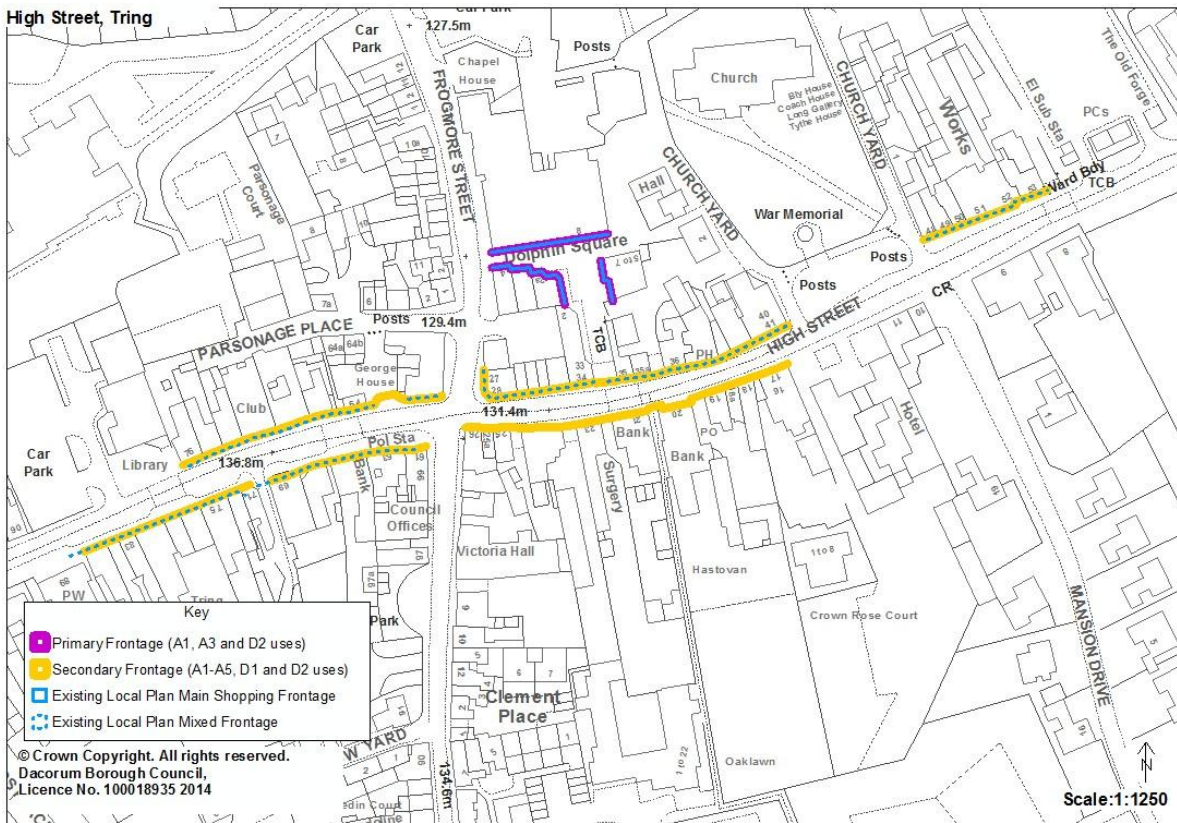
Hemel Hempstead:



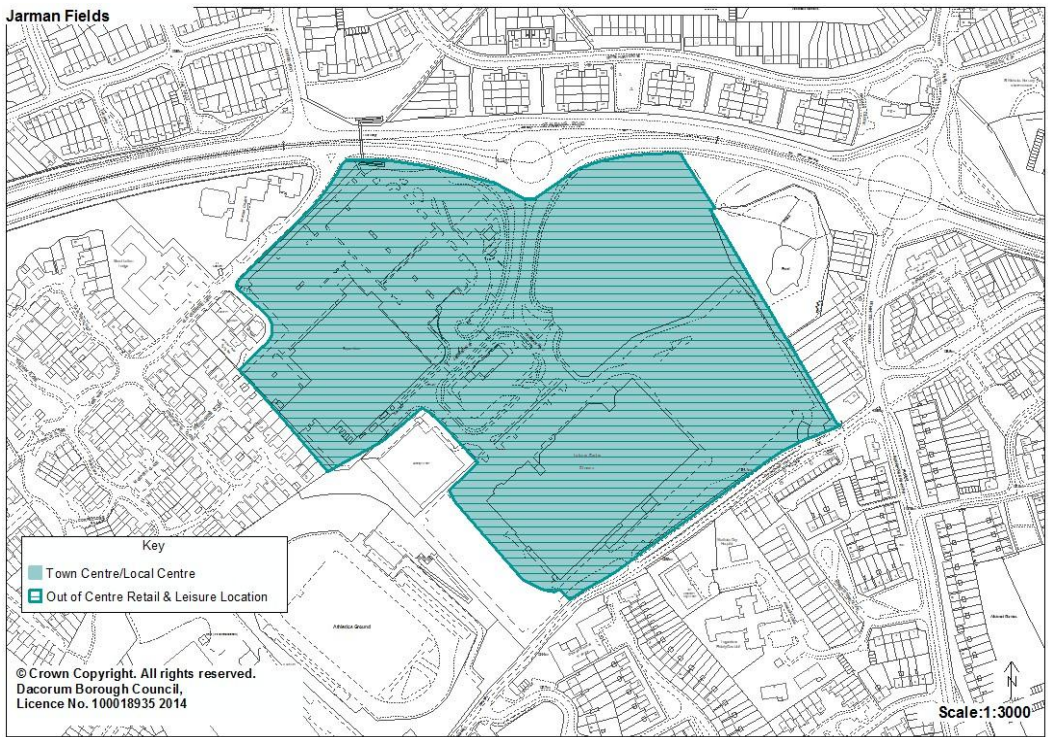
Berkhamsted:



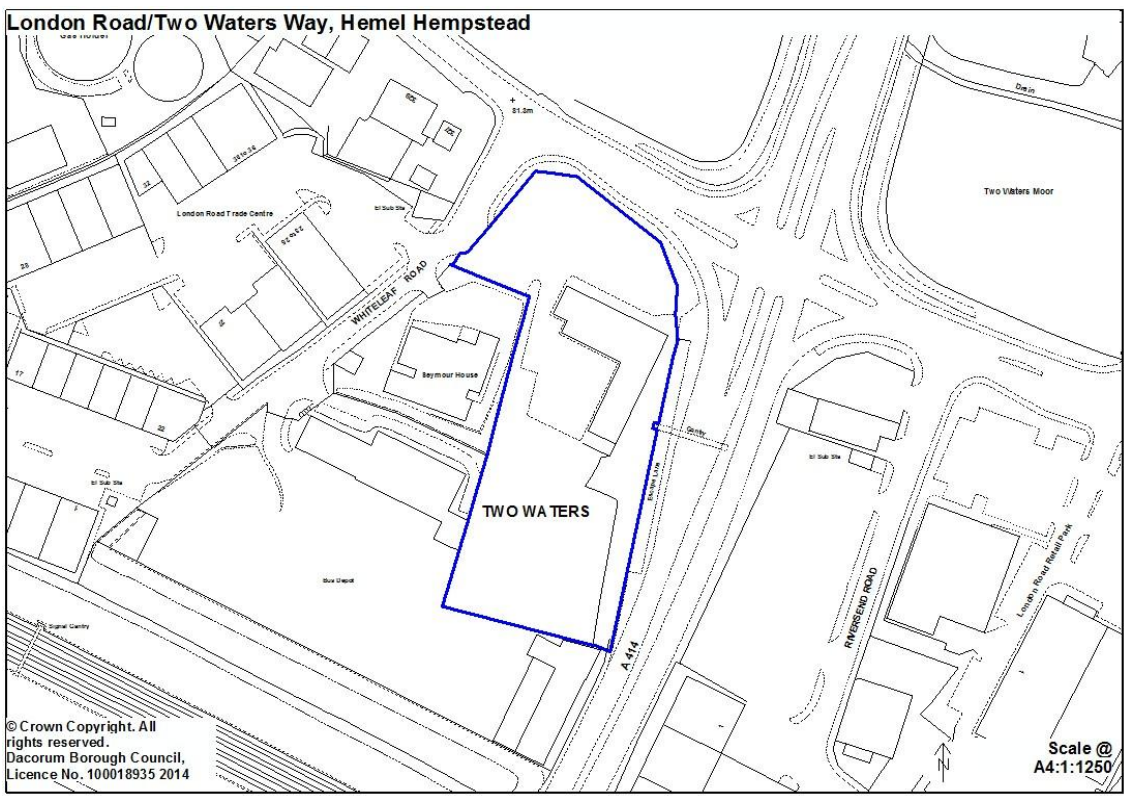
Tring:



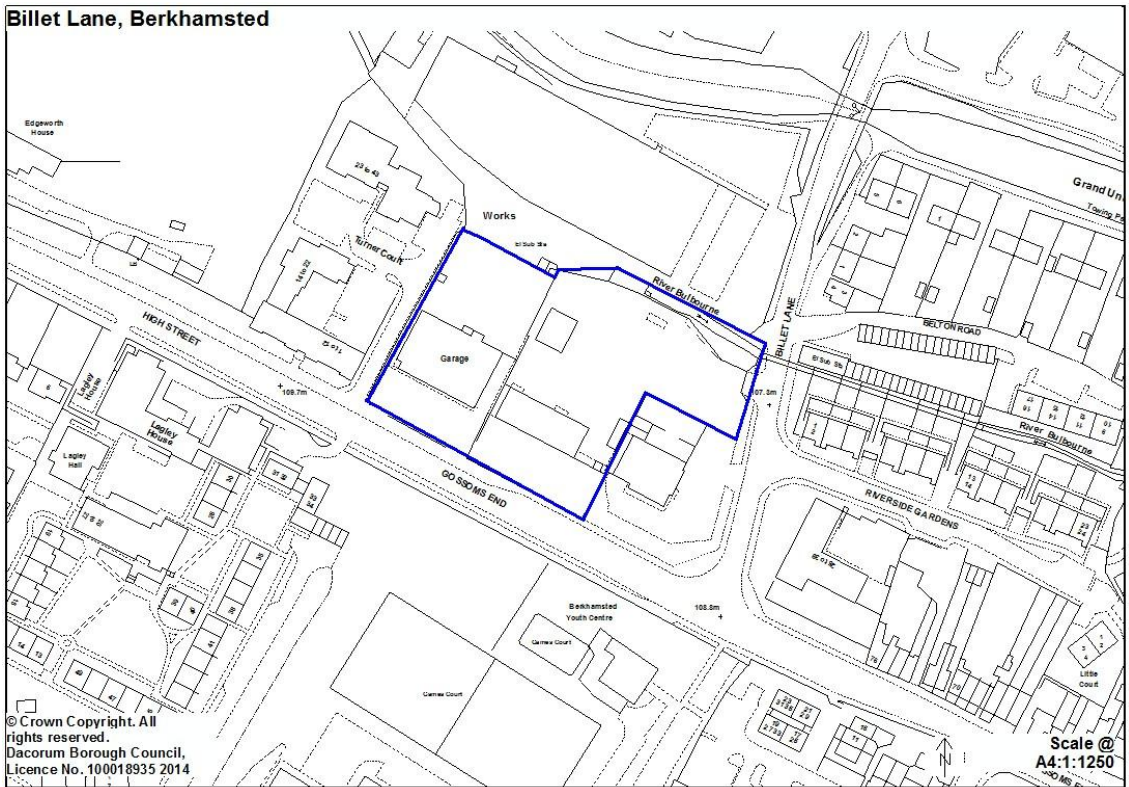
New Retail Designation: A new “Out of Centre Retail & Leisure Location” (Table 1) applies to the wider Jarman Fields area. This replaces the Local Plan designation for this area as a “Local Centre”.



New Designation: A new “Out of Centre Retail Location” (Table 1) applies to the wider London Road/Two Waters Way.



New Designation: A new “Out of Centre Retail Location” (Table 1) for Billet Lane



Shopping Proposals

S1 Jarman Fields:



Note: also see Proposal MU/1 and MU7 for Mixed Use / Retail Proposal