

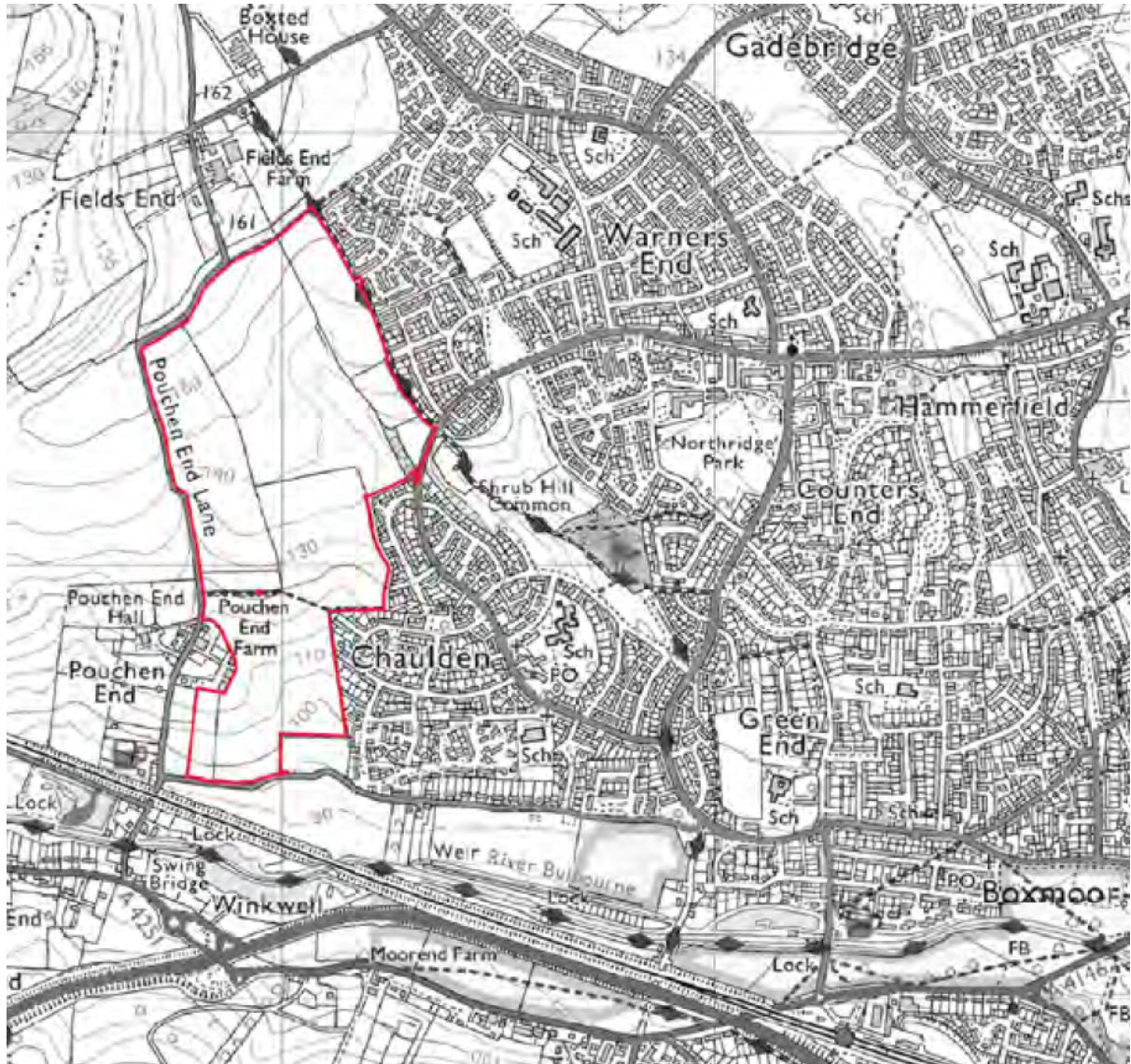
Hybrid planning application for mixed use development at west Hemel Hempstead, pursuant to policy LA3 of the adopted site allocations development plan document (2017) to provide for up to 1100 dwellings (with up to 40% affordable housing), comprising full planning proposals for 350 dwellings and outline planning proposals (including means of access) for 750 dwellings. The application proposes the development of up to 1100 new dwellings (including affordable housing), land for up to seven pitch gypsy traveller sites, together with landscaping, roads, footpaths and cycleways, ecological mitigation, sustainable drainage systems, earthworks, public open space, one neighbourhood equipped area of play (NEAP), two locally equipped areas of play (LEAP) and a community games area (CGA). A site for a primary school and associated nursery with playing fields on site of up to 2.1 hectares (inc. cga), specialist accommodation for the elderly with up to 70 rooms (C2 or C3), a convenience store of up to 450 sq. m (A1), three retail units each of which would be up to 100 sq.m (A1, A2, A3, A4 and A5), a community facility of up to 175 sq.m (D1), a medical facility or other use of up to 100 sq.m (A1, C3 and D1), a childrens day nursery of up to 450 sq.m (D1), a shared car park. The full application details which are submitted comprise of - a new vehicular access to Long Chaulden, a new vehicular access extension from The Avenue, emergency access to Chaulden Lane, new vehicular access from Chaulden Lane serving only the land for up to a seven pitch gypsy and traveller site and access to a foul drainage pumping station, a foul drainage pumping station to Chaulden Lane and the associated connecting sewer, the creation of the first phase of 350 new dwellings and associated landscaping (including affordable housing); together with associated public open space and associated landscaping, roads, footpaths and cycleways, ecological mitigation, sustainable drainage systems, earthworks, and one associated local equipped area of play (LEAP)

**LA3, LAND AT WEST HEMEL HEMPSTEAD**

Item 5a 4/03268/18/MFA

**LA3, LAND AT WEST HEMEL HEMPSTEAD**

Site Location Plan Drawing No: RL002 (Rev:B)



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**LA3, LAND AT WEST HEMEL HEMPSTEAD**

Red Line Plan Drawing No: RL001 (Rev:B)





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**LA3, LAND AT WEST HEMEL HEMPSTEAD**

Amended Illustrative Masterplan July 2019



**Item 5a**      **4/03268/18/MFA**

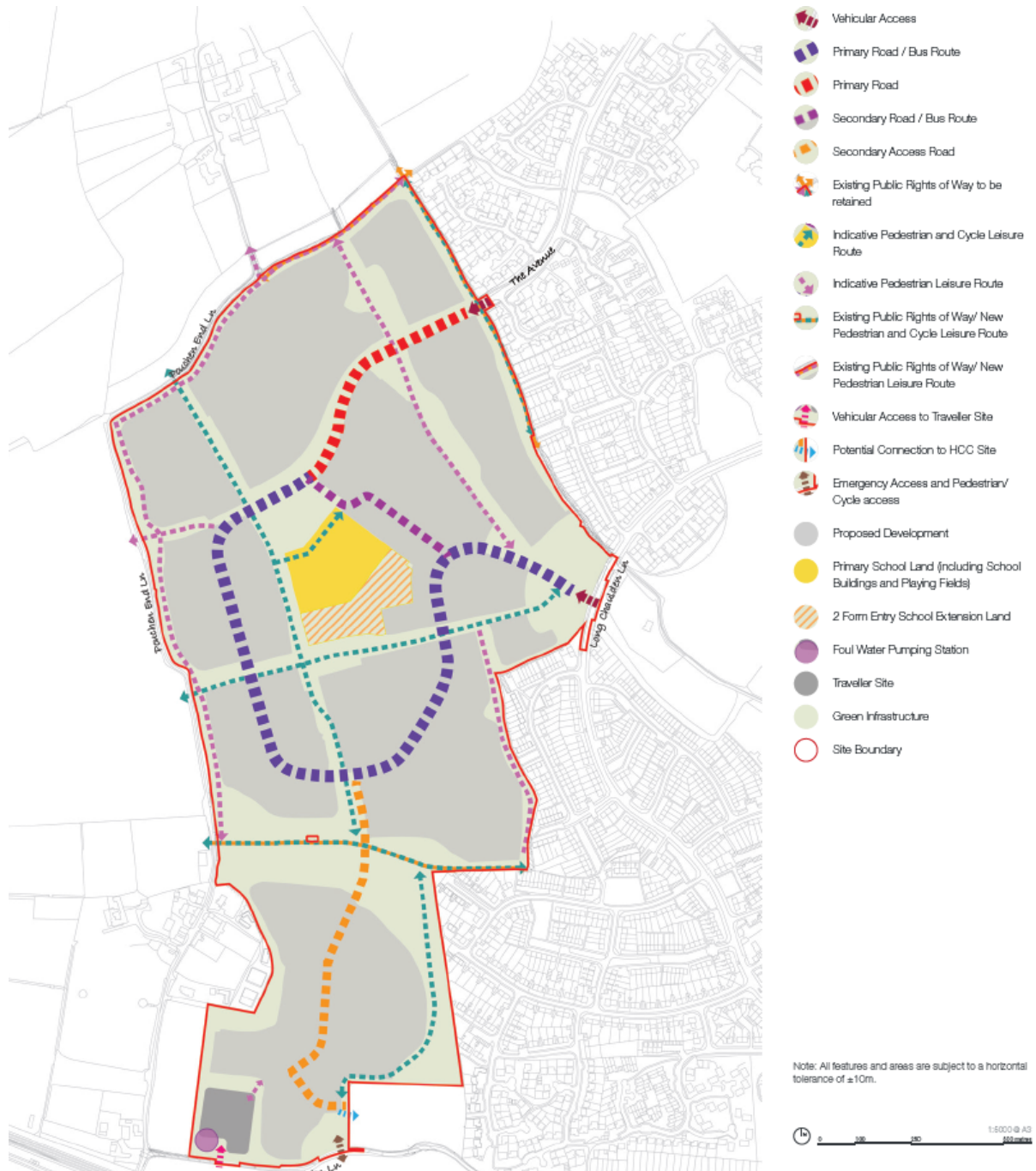
**LA3, LAND AT WEST HEMEL HEMPSTEAD**

Amended Illustrative Masterplan July 2019 Key

- 01 Attractive green gateway entrance
- 02 Shared Space Square
- 03 Opportunity for Community building/retail/care home/nursery/apartments
- 04 2FE Primary School
- 05 Valley Strategic|Open Space
- 06 Multi-functional Green Space
- 07 Retained hedgerows will become a key part of the green infrastructure network
- 08 Potential location for community garden
- 09 Indicative Pedestrian and Cycle Leisure Route
- 10 SuDS features control surface water run off and designed to maximise their role in providing usable public space

LA3, LAND AT WEST HEMEL HEMPSTEAD

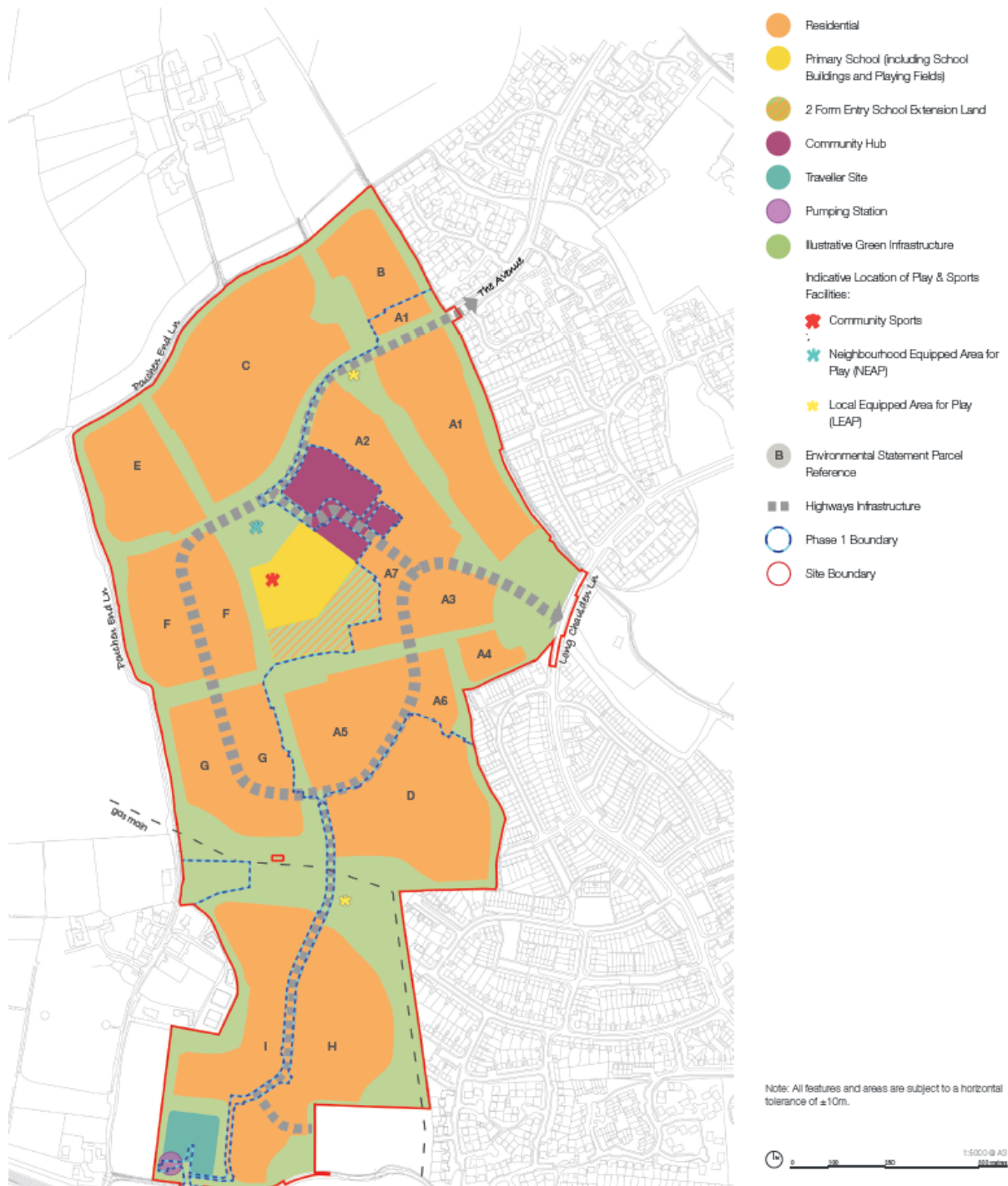
Movement Parameter Plan: Drawing No: PP01 (Rev M)





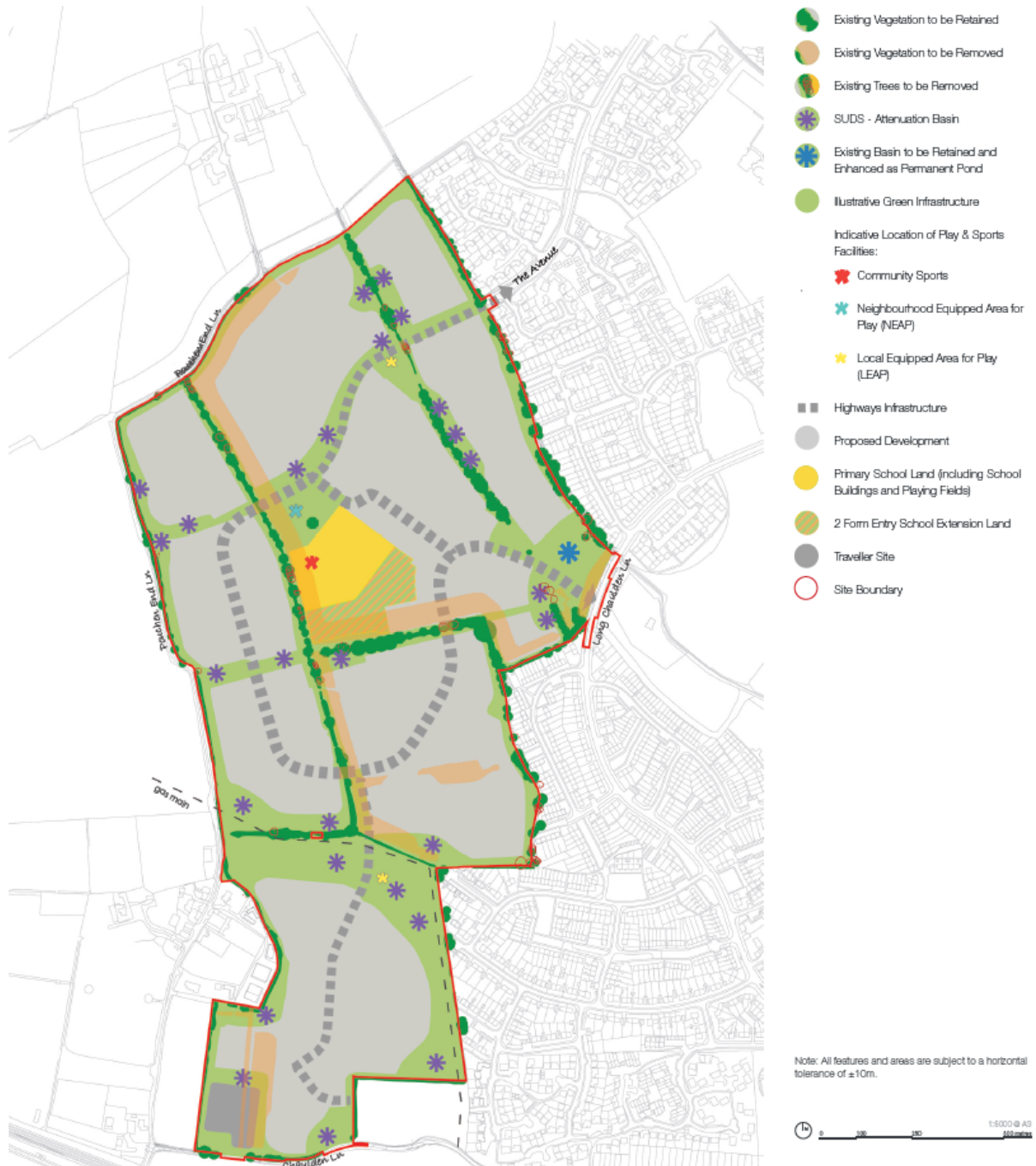
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Land Use Parameter Plan: Drawing No:PP02 (Rev:Q)



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Green Infrastructure Parameter Plan: Drawing No:PP03 (Rev:M)



- Existing Vegetation to be Retained
- Existing Vegetation to be Removed
- Existing Trees to be Removed
- SUDS - Attenuation Basin
- Existing Basin to be Retained and Enhanced as Permanent Pond
- Illustrative Green Infrastructure
- Indicative Location of Play & Sports Facilities:
  - Community Sports
  - Neighbourhood Equipped Area for Play (NEAP)
  - Local Equipped Area for Play (LEAP)
- Highways Infrastructure
- Proposed Development
- Primary School Land (including School Buildings and Playing Fields)
- 2 Form Entry School Extension Land
- Traveller Site
- Site Boundary

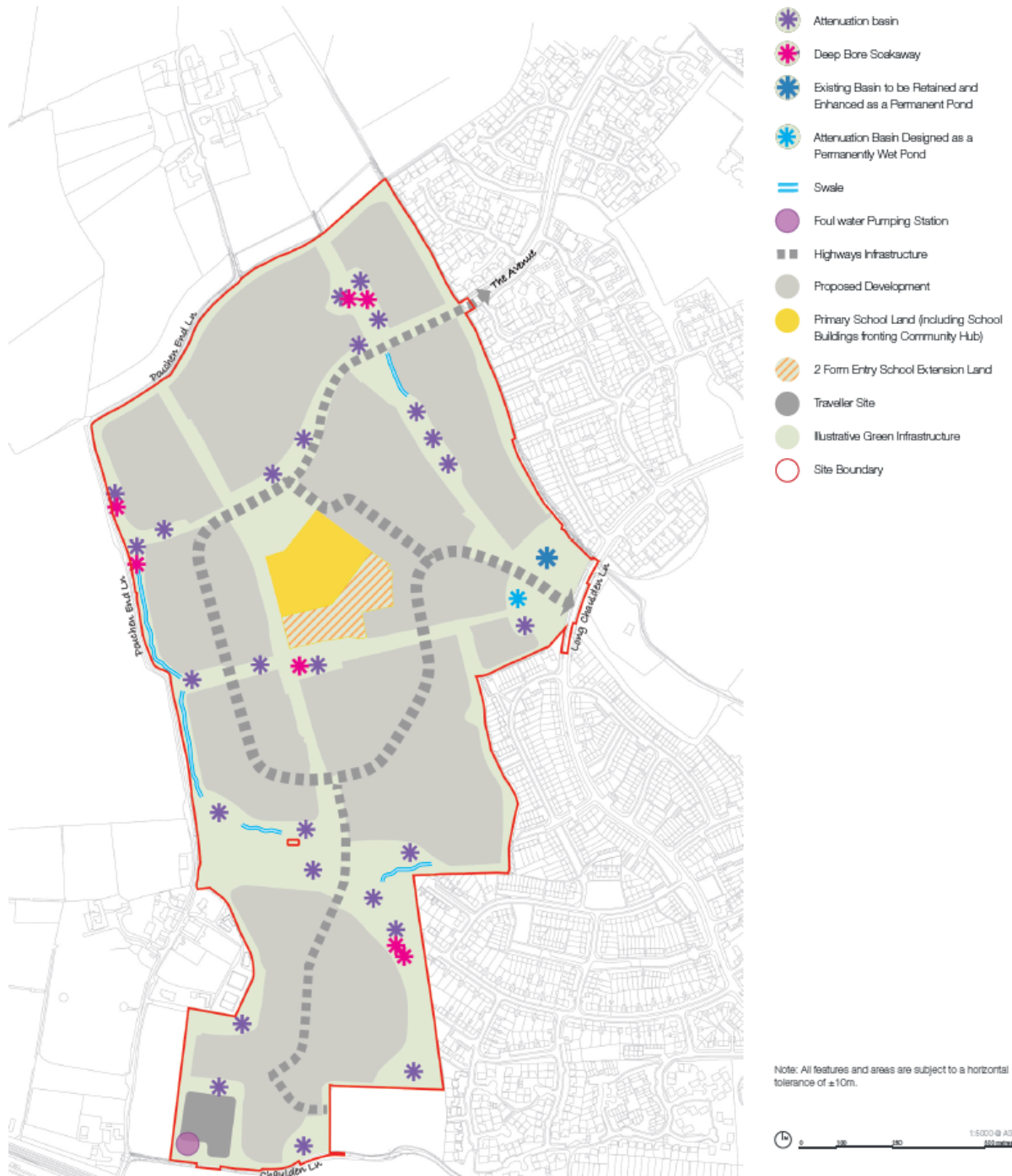
Note: All features and areas are subject to a horizontal tolerance of ±10m.





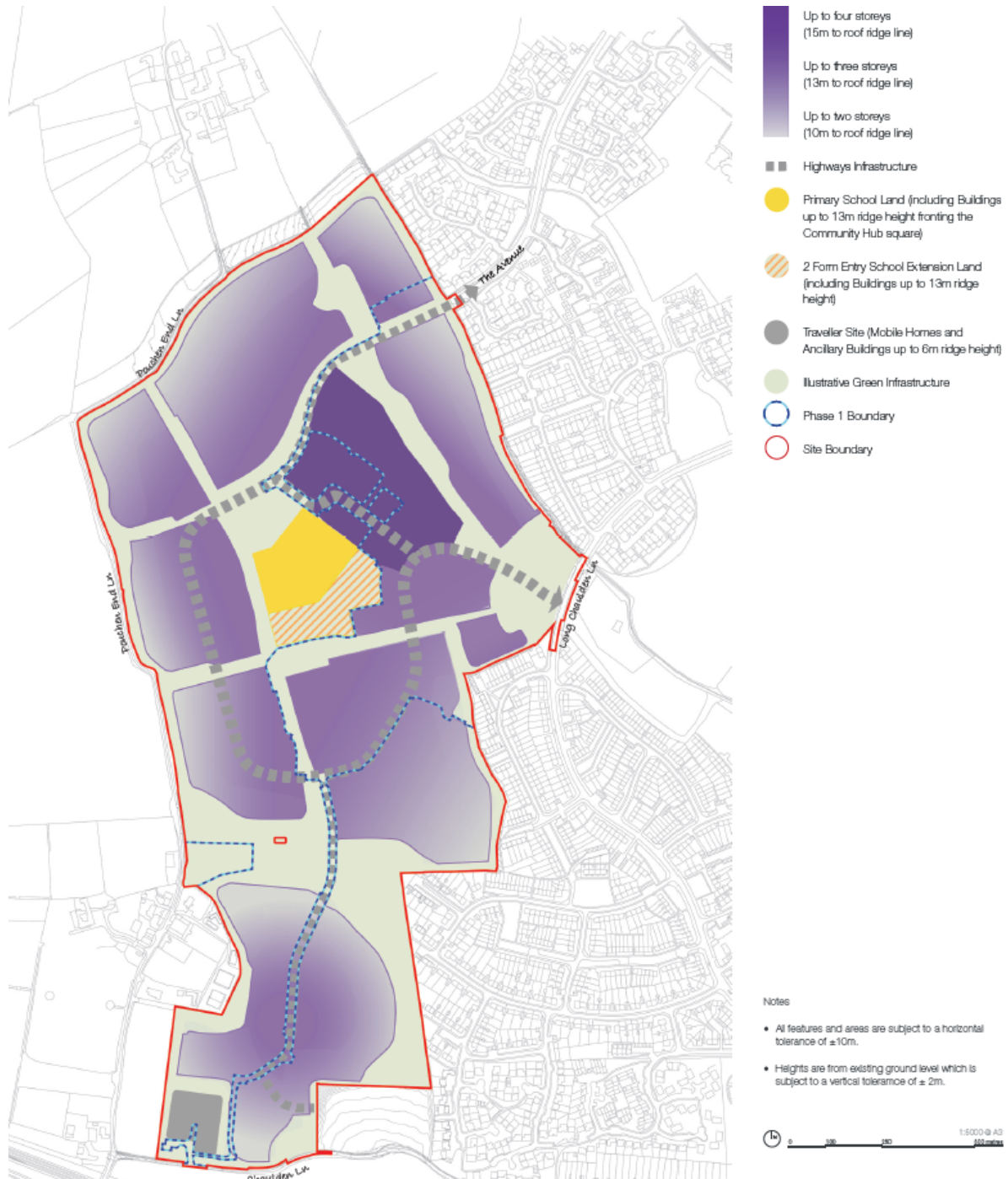
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Hydrology Parameter Plan: Drawing No:PP04 (Rev:M)



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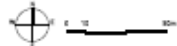
Building Heights Parameter Plan: Drawing No:PP05 (Rev: P)





LA3, LAND AT WEST HEMEL HEMPSTEAD

Composite Phase 1 Site Layout: Drawing No: P16-0587\_03R-1



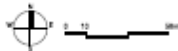
LA3, LAND WEST OF HEMEL HEMPSTEAD - COMPOSITE PHASE 1 SITE LAYOUT





LA3, LAND AT WEST HEMEL HEMPSTEAD

Phase 1 Building Heights: Drawing No: P16-0587\_16C



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# LA3, LAND AT WEST HEMEL HEMPSTEAD

## Composite Phase 1 Street Scenes



PRIMARY ROAD STREET SCENE



GREEN EDGE / CORRIDORS STREET SCENE



SHARED SURFACE STREET SCENE

### LA3, LAND WEST OF HEMEL HEMPSTEAD THE GATEWAY 1 STREET SCENES

#### HEMEL HEMPSTEAD PRECEDENT IMAGES



RENDERED DWELLINGS SET WITHIN A LANDSCAPED SETTING



BAY WINDOWS AND LEAN-TO CANOPIES



DARK TIMBER CLADDING ON EXISTING BARN CONVERSIONS



TIMBER CLADDING TO FIRST FLOOR ABOVE RENDER



BLACK PAINTED PLINTH



CHIMNEYS FOUND COMMONLY IN HEMEL HEMPSTEAD



USE OF RENDER TO BREAK UP PROMINENCE OF BRICK

#### CHAULDEN GATEWAY STREET SCENE - CONTEMPORARY PROPOSALS



#### INSPIRATION FOR CONTEMPORARY DESIGN



GILLIES MEADOW



TRUMPINGTON MEADOWS



SIDE ELEVATION



SIDE ELEVATION

#### INSPIRATION FOR CONTEMPORARY DESIGN



CANE HILL PARK



CANE HILL PARK