

PROPOSALS AND SITES



24 Proposals and Sites

Introduction to Proposals and Sites

- 24.1** The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan
- 24.2** We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan.

HEMEL HEMPSTEAD GARDEN COMMUNITIES PROPOSALS AND SITES

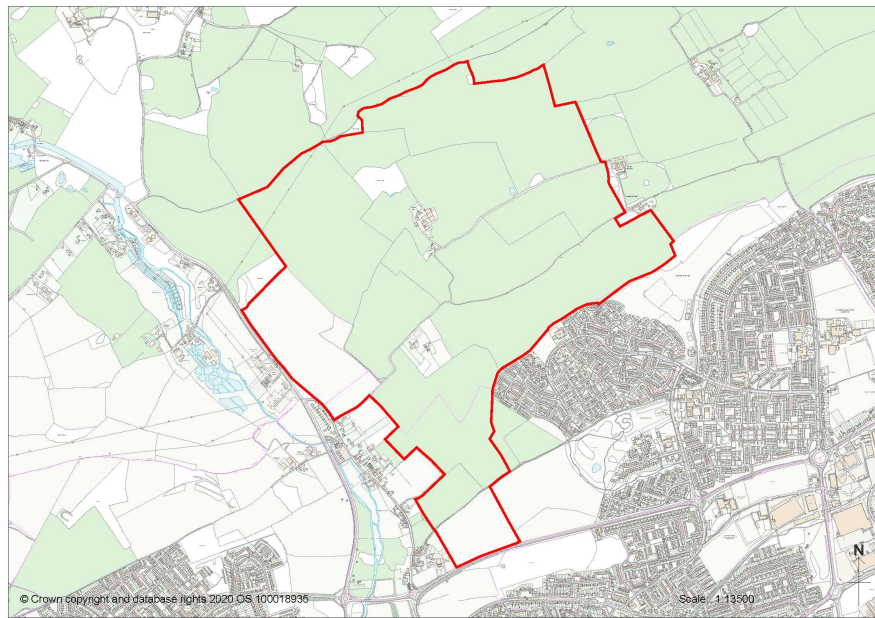


Hemel Hempstead Garden Communities

North Hemel Hempstead Allocations

Growth Area HH01: North Hemel (Phase 1)

Map 1



Size (Hectares)	212.2ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 1,550 homes (including provision for older people), subject to masterplanning. • A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities. • Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council); • A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs; • A new primary school (3ha) • A new secondary school (13ha) • Retention of ancient woodland within the site. • Safeguarded land for a council depot and household waste recycling centre.
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • The site's masterplan should be developed in accordance with The Hemel Hempstead Garden Communities Spatial Vision and Strategic Masterplan Guidance and Transformation Plan. • Design codes will be developed alongside the Plan to support the Maserplan. 	

- The site will be brought forward with a masterplan showing a comprehensive phasing programme for development to be prepared in consort with the local planning authority.
- The allocations *North Hemel (Phase 1)* and *North Hemel (Phase 2)* should be planned together, as a minimum through closely aligned masterplans taking an integrated approach to the joint site area.

Access, Highways, and Sustainable Transport:

- Development of the site should seek to achieve a 60% share of sustainable transport modes by 2050.
- Primary access to be provided via Leighton Buzzard Road/B440 with secondary access to be provided via Link Road (GA-HH22 – Marchmont Farm).
- Safeguard sufficient land to provide for a new strategic corridor route (40mph) which will connect the Leighton Buzzard Road to North Hemel (Phase 2) and the allocations to the east (St Albans City and District Council Local Plan). The preferred route will be identified through the Framework Masterplan Guidance.

Social and Community:

- Create a new district/local/neighbourhood centre, masterplanned in a way which connects to existing and future neighbourhoods. The centre should include new retail and community facilities to serve the day-to-day needs of new and existing residents, and a medium or large supermarket if it is decided not to build this facility on site HH02.
- Provide 3 ha of land for and deliver a new primary school, to be located at the district/local/neighbourhood centre.
- Provide 13 ha of land for and deliver a new secondary school on site.

Environmental Health:

- Consideration should be given to Controlled Waters as a receptor to potential ground contamination.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- The topography of the site with particular attention to those areas which are highly intervisible;
- areas which share characteristics with or create the setting for the Chilterns AONB;
- the setting of the historic settlement and conservation area of Piccotts End;
- the variation in landscape sensitivity within the parcel;
- conserving enhancing or restoring the hedgerows and field patterns and boundaries;
- conserving and enhancing the historic sunken lanes and PRoW;
- the vernacular, use of materials and setting of the existing farmsteads; and
- the characteristic ridgelines and tree-lined skylines of the area.

Biodiversity and Green Infrastructure:

- Undertake a project level Habitats Regulations Assessment to ensure that no significant adverse effects take place on designated/European sites where pathways exist.
- Deliver Suitable Alternative Natural Greenspace (SANG) on-site to offset potential adverse effects on the Chilterns Beechwoods SAC arising from recreational pressure. The scale and form of this SANG will need to be agreed with Natural England in advance of the submission of an outline planning application.
- Use the new landscape structure to develop a series of new green and blue infrastructure corridors through the site and connect with existing green networks in the area
- Retain and where possible enhance Ancient Woodland both within (Varney’s wood) and on the edge of the site.

Historic environment and Cultural Heritage:

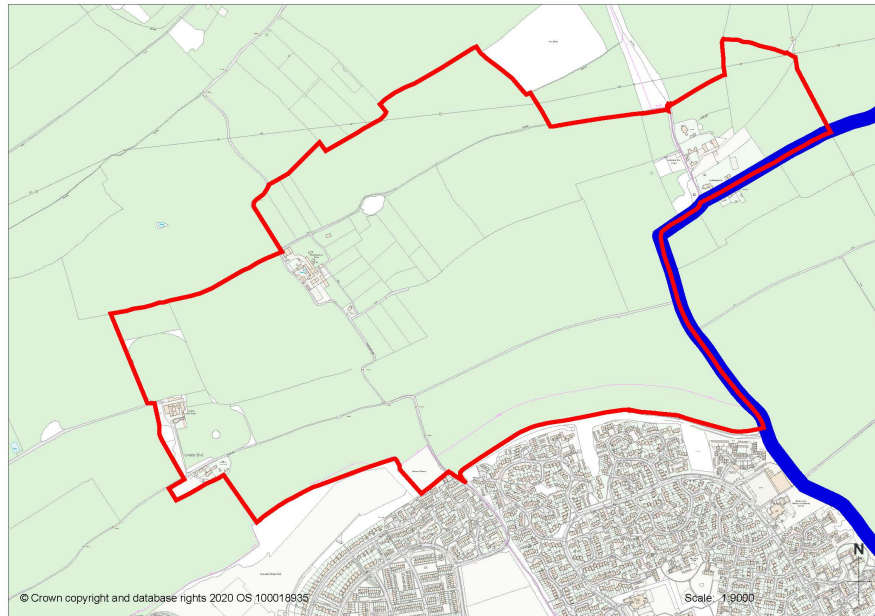
- Ensure the heritage assets at Piccotts End (including the Conservation Area, Listed Buildings and Scheduled Monuments) are conserved through appropriate landscape mitigation measures on land to be retained in the Green Belt.

Flood Risk and Drainage:

- Modelling of small watercourses will need to be completed to determine the extent of flood risk across the site.

Growth Area HH02: North Hemel (Phase 2)

Map 2



Size (Hectares)

160.9ha

Allocated for (key development and land use requirements)

- Around 4,000 dwellings to be delivered post 2038, subject to masterplanning
- Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St. Albans City and District Council)
- A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs;
- Two new primary schools (3ha x 2).
- A new secondary school (13ha).
- Retention of existing listed buildings within the site.

Site-specific requirements

Urban Design Principles:

- The site's masterplan should be developed in accordance with The Hemel Hempstead Garden Communities Spatial Vision and Strategic Masterplan Guidance and Transformation Plan.
- Design codes will be developed to support the Masterplan.

- The site will be brought forward with a masterplan showing a comprehensive phasing programme for development to be prepared in consort with the local planning authority.
- The allocations *North Hemel (Phase 1)* and *North Hemel (Phase 2)* should be planned together, as a minimum through closely aligned masterplans taking an integrated approach to the joint site area.

Access, Highways, and Sustainable Transport:

- Development of the site should seek to achieve a 60% share of sustainable transport modes by 2050.
- Safeguard sufficient land to provide for a new transport corridor which will connect the Leighton Buzzard road to the allocations to the east (St Albans City and District Council Local Plan). The route will be identified through the Framework Masterplan Guidance.

Social and Community:

- Create a network of new district/local/neighbourhood centres across the site, including retail and community facilities to serve the day-to-day needs of new and existing residents, and a medium or large supermarket if it is decided not to build this facility on site HH01.
- Provide 6 ha of land for and deliver two new primary schools (3ha each), to be located at district/local/neighbourhood centres.
- Provide 13 ha of land for and deliver a new secondary school on site.
- Create a network of interconnected open spaces throughout the site to serve existing and new communities.

Environmental Health:

- Consideration should be given to Controlled Waters as a receptor to potential ground contamination.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the topography of the site with particular attention to those areas which are highly intervisible;
- areas which share characteristics with or create the setting for the Chilterns AONB;
- the variation in landscape sensitivity within the parcel;
- conserving enhancing or restoring the hedgerows and field patterns and boundaries;
- conserving and enhancing the historic sunken lanes and PRoW;
- the vernacular, use of materials and setting of the existing farmsteads; and
- the characteristic ridgelines and tree-lined skylines of the area.

Biodiversity and Green Infrastructure:

- Undertake a project level Habitats Regulations Assessment to ensure that no significant adverse effects take place on designated/European sites where pathways exist.
- Deliver Suitable Alternative Natural Greenspace (SANG) on-site to offset potential adverse effects on the Chilterns Beechwoods SAC arising from recreational pressure. The scale and form of this SANG will need to be agreed with Natural England in advance of the submission of an outline planning application.
- Use the new landscape structure to develop a series of new green and blue infrastructure corridors through the site and connect with existing green networks in the area.

Historic environment and Cultural Heritage:

- Investigate the effect of development on five listed buildings within the site and ensure that their setting is conserved and/or enhanced. Further guidance on how this can be achieved will be provided through the Hemel Garden Communities Strategic Masterplan Guidance (SPD).
- Ensure the setting of the scheduled monument The Aubreys Camp to the east of the site (in St. Albans City and District Council) is conserved.

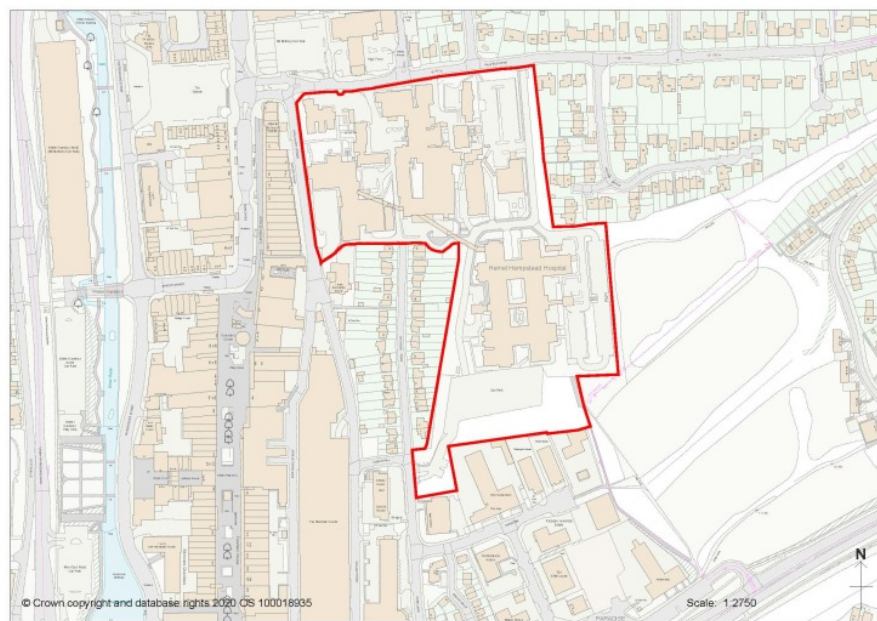
Flood Risk and Drainage:

- Modelling of small watercourses will need to be completed to determine the extent of flood risk across the site.

Hemel Hempstead Town Centre Allocations

Growth Area HH03: Hospital Site (previously MU/2)

Map 3



Size (Hectares)	5.93ha
Allocated for (key development and Land use requirements)	<ul style="list-style-type: none"> • Around 450 dwellings, subject to masterplanning; • A new primary school (3ha) • Public open space; and • A new / revised hospital hub
Site Specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings. <p>Access, Highways, and Sustainable Transport:</p> <ul style="list-style-type: none"> • Primary access is to be provided from Hillfield Road with secondary access from Maynard Road; • Provide suitable foot and cycle paths to connect the site to the town centre and public footpath 47/paradise fields as well as connections to bus stops and nearby services and facilities, as well as neighbouring development. <p>Social and Community:</p> <ul style="list-style-type: none"> • Provide three hectares of land for and deliver a new 2FE primary school. • Consolidate and enhance the existing healthcare provision on site. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Consideration should be given to possible ground contamination from previous uses. <p>Biodiversity and Green Infrastructure:</p> <ul style="list-style-type: none"> • Development will need to have regard to the Tree Preservation Orders located within the site; • Mitigate against possible impacts to the designated wildlife site to the south; 	

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including enhancements to the public open space and wildlife site.

Growth Area HH04: Paradise/Wood Lane (previously MU/3)

Map 4



Size (Hectares)	2.92ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> Around 350 dwellings, subject to masterplanning. Employment generating uses (including offices) at ground floor level, where viable. Replacement DENS food bank. Public open space.

Site-specific requirements

Urban Design Principles:

- Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Primary road access is to be provided from Park Lane

Environmental Health:

- Consideration should be given to possible ground contamination from previous uses.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including the adjacent public open space and wildlife site

Flood Risk and Drainage:

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH05: Market Square

Map 5



Size (Hectares)

0.53ha

Allocated for (key development and land use requirements)

- Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level.
- Around 130 dwellings on upper floors, subject to masterplanning.

Site-specific requirements

Urban Design Principles:

- Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings.
- Encourage active frontages at ground floor level.
- Retain key pedestrian desire lines across the site where possible.

Access, Highways and Sustainable Transport:

- Primary access to be provided from Waterhouse Street.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including the adjacent Water Gardens.
- Incorporate mature trees located on the periphery of the site into development proposals, unless other material considerations indicate that these trees should not be retained.

Historic, Environment and Cultural Heritage:

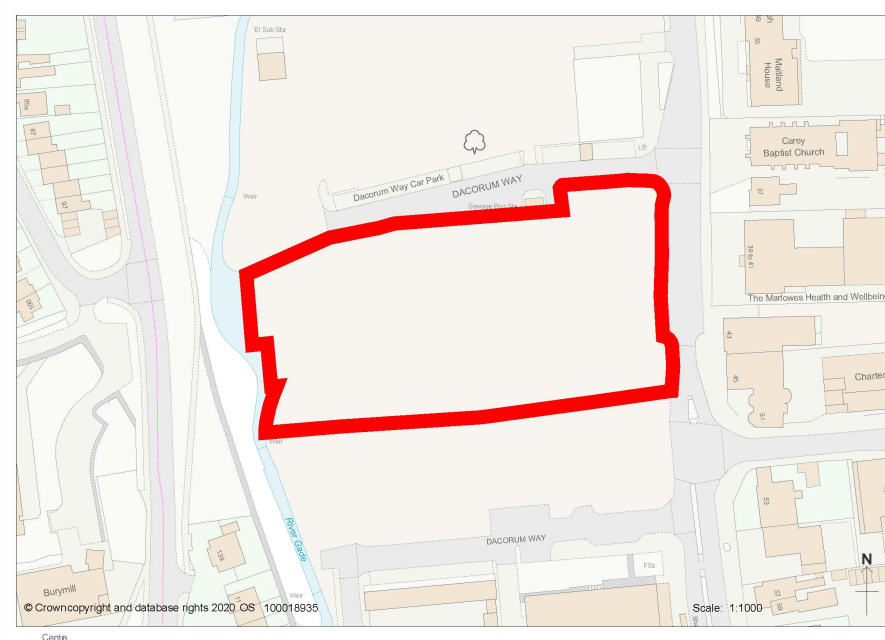
- Development should reflect the cultural importance of the site as the original market square for the New Town, and enhance the setting of the Water Gardens immediately to the north, a locally registered park and garden.
- Development should consider potential impacts on nearby listed buildings and structures on Marlowes.

Flood Risk and Drainage:

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH06: Civic Centre Site

Map 6



Size (Hectares)	0.86ha
Allocated for (Key development and land use requirements)	<ul style="list-style-type: none"> • Around 200 dwellings; • Public open space; and • No built development should take place within Flood Zones 2 and 3 on the western edge of the site.

Site-Specific requirements

Urban Design Principles:

- Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Access is to be provided on Dacorum Way.

Environmental Health:

- Consideration should be given to Controlled Waters as a receptor to potential ground contamination.

Biodiversity and Green Infrastructure:

- Retain and enhance existing buffer between the site and the River Gade;

- Development will need to have regard to the Tree Preservation Orders on the edge of the site.

Historic, Environment and Cultural Heritage:

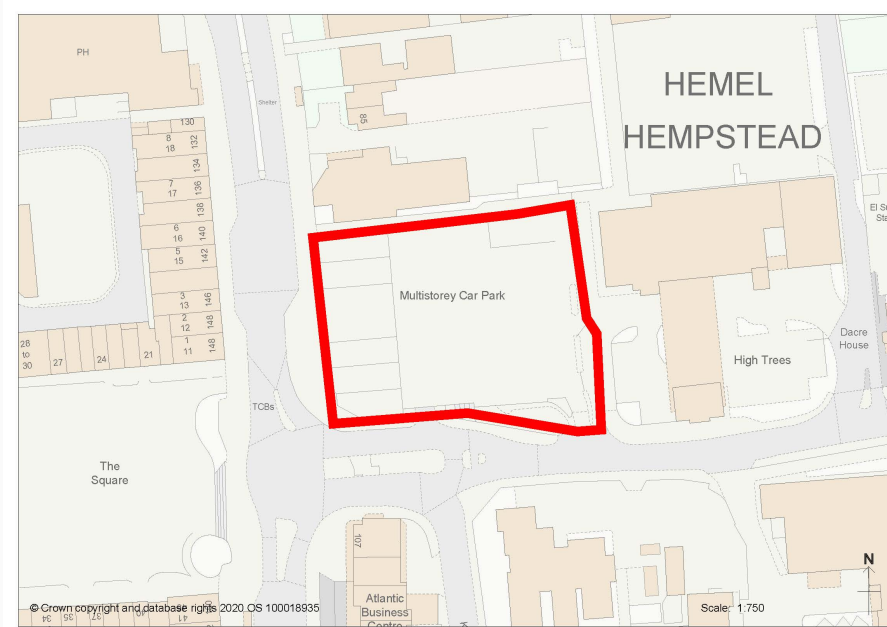
- Conserve and where possible enhance the setting of listed buildings on Marlowes

Flood Risk and Drainage:

- No built development should take place within Flood Zones 2 and 3;
- Surface water run-off rates as a result of development of the site should not exceed existing rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH07: NCP Car Park, Hillfield Road

Map 7



Size (Hectares)

0.22ha

Allocated for (Key development and land use requirements)

- Around 100 dwellings, subject to masterplanning.
- Retail and other town centre uses at ground floor level.

Site-Specific requirements

Urban Design Principles:

- Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings.
- Encourage active frontages at ground floor level.

Access, Highways and Sustainable Transport:

- Primary access to be provided from Hillfield Road.

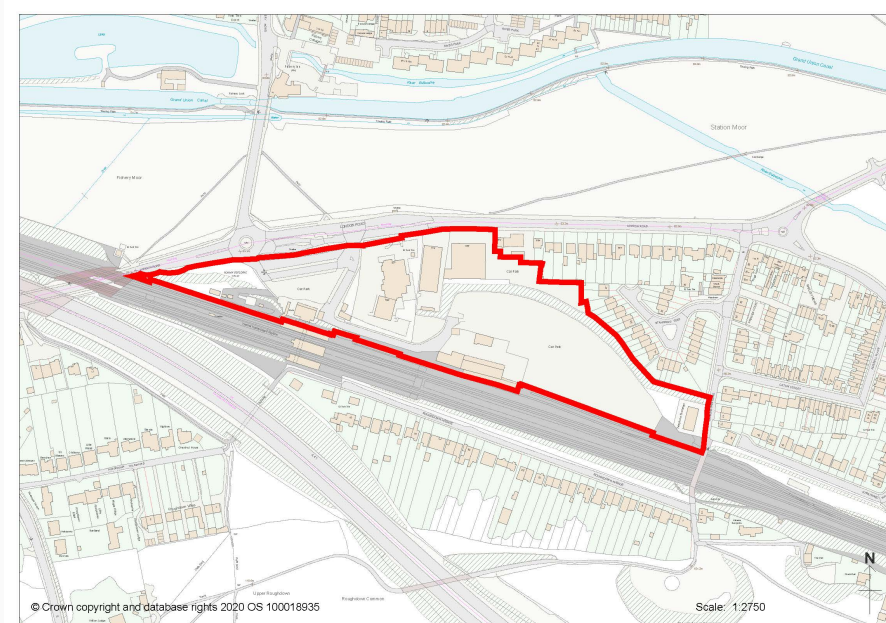
Historic, Environment and Cultural Heritage:

- Conserve the Rowland Emmet mural on the southern elevation of the current structure (Grade II listed) and seek to incorporate into any future development proposals on this site.
- Conserve and where possible enhance the setting of listed buildings on Marlowes.

Two Waters Allocations

Growth Area HH08: Station Gateway

Map 8



Size (Hectares)

3.87ha

Allocated for (key development and land use requirements)

- Regeneration of the existing train station and car park;
- Other uses that are ancillary to the main use of the site as a strategic transport hub, including but not limited to retail, food and drink establishments, offices and a hotel;
- Multi-modal transport interchange;
- Around 360 dwellings, subject to masterplanning; and
- New public realm.

Site-specific requirements

Urban Design Principles:

- Development should normally be between four and eight storeys. Proposals for taller buildings in excess of this may be considered in accordance with Policy DM41 - Heights of Buildings.
- The multi-storey car park should be designed/landscaped in a manner which minimises its impact on immediate and wider views.

Access, Highways and Sustainable Transport:

- Primary access to be provided from London Road to serve all users of the site;
- Pedestrian and cycle facilities should deliver new and/or enhanced connections with the Town Centre and Maylands Business Park;

- Deliver a multi-modal transport interchange that maximises the use of sustainable modes of transport.

Social and community:

- Proposals that include retail provision will need to be considered for their potential to impact upon the vitality and viability of the town centre, depending on the scale of development proposed.
- The new public realm should act as a gateway to the train station, and be supported by a range of active uses at ground floor level that are compatible with its intended use as a key transport hub.

Environmental Health:

- Undertaken ground contamination surveys and ensure that the site is safe for its intended uses.

Landscape Considerations:

- Development should positively respond to the adjacent moors, a locally designated park and garden;
- Any landmark building (around eight stories in height) should be focussed to the western part of the site, as part of or immediately adjacent to the existing station;
- A landscape and visual impact assessment is required to accompany a planning application for this site.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including where possible to the adjacent moors.

Historic, Environment and Cultural Heritage:

- Archaeological investigations are required to be undertaken prior to the submission of a planning application.

Growth Area HH09: National Grid Land

Map 9



Size (Hectares)	3.41ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 400 dwellings, subject to masterplanning; and • Public open space.
Site-specific requirements	

Urban Design Principles:

- Development should normally be between four and six storeys. Proposals for taller buildings in excess of this may be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Access to be provided from London Road;
- Enhance pedestrian and cycle links with Station Gateway, the town centre, and key employment sites where possible.

Environmental Health:

- No residential development should take place within the exclusion area associated with high pressure gas pipelines.
- Undertake ground contamination surveys and ensure that the site is safe for its intended uses;
- Investigate possible noise and air quality issues from the neighbouring employment sites and from the railway, and where necessary, identify appropriate mitigation measures to address any adverse impacts from these.

Landscape Considerations:

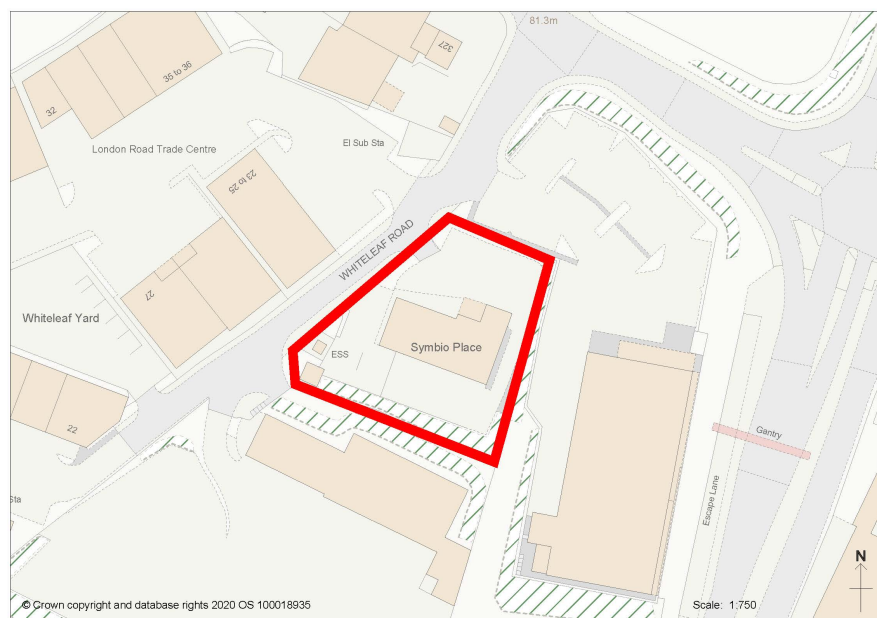
- Development should positively respond to the adjacent moors, a locally designated park and garden.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including where possible to the adjacent moors.

Growth Area HH10: Symbio Place, Whiteleaf Road

Map 10



Size (Hectares)

0.22ha

Allocated for (key development and land use requirements)

- Around 180 dwellings, subject to masterplanning; and
- Public open space.

Site-specific requirements

Urban Design Principles:

- Building heights are acceptable up to 16 storeys (residential). Proposals for taller buildings in excess of this will be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Access to be provided from Whiteleaf Road;
- Enhance pedestrian and cycle links with Station Gateway, the town centre, and key employment sites where possible.

Environmental Health:

- Undertake ground contamination surveys and ensure that the site is safe for its intended uses;
- Investigate possible noise and air quality issues from the neighbouring employment sites and from the railway, and where necessary, identify appropriate mitigation measures to address any adverse impacts from these.

Landscape Considerations:

- Development should positively respond to the adjacent moors, a locally designated park and garden.

Growth Area HH11: Two Waters North

Map 11



Size (Hectares)

2.8314ha

Allocated for (key development and land use requirements)

- Around 350 dwellings, subject to masterplanning;
- Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability;
- Food and drink uses encouraged close to Grand Union Canal; and
- Public open space, including high quality public realm adjacent to Grand Union Canal.

Site-specific requirements

Urban Design Principles:

- Building heights should be maximised across the site, taking into account neighbouring uses, including any sensitive uses and public open space. A landmark building of around 16 storeys may be permitted at the northern end of the site (Corner Hall). Lower building heights may be necessary close to existing residential areas.

Access, Highways and Sustainable Transport:

- Access to be provided between Two Waters Road, Corner Hall and Lawn Lane.
- No through traffic will be allowed from Lawn Lane onto Two Waters Road, unless a more suitable approach to managing transport flows and impacts can be agreed with Hertfordshire County Council prior to submitting a planning application.
- Enhance pedestrian and cycle links with the town centre, *Station Gateway*, and key employment sites where possible.

Environmental Health:

- Undertaken ground contamination surveys and ensure that the site is safe for its intended uses.

Landscape Considerations:

- Development should positively respond to the adjacent moors, a locally designated park and garden.
- A landscape and visual impact assessment is required to accompany any proposals that include a landmark building on this site.

Biodiversity and Green Infrastructure:

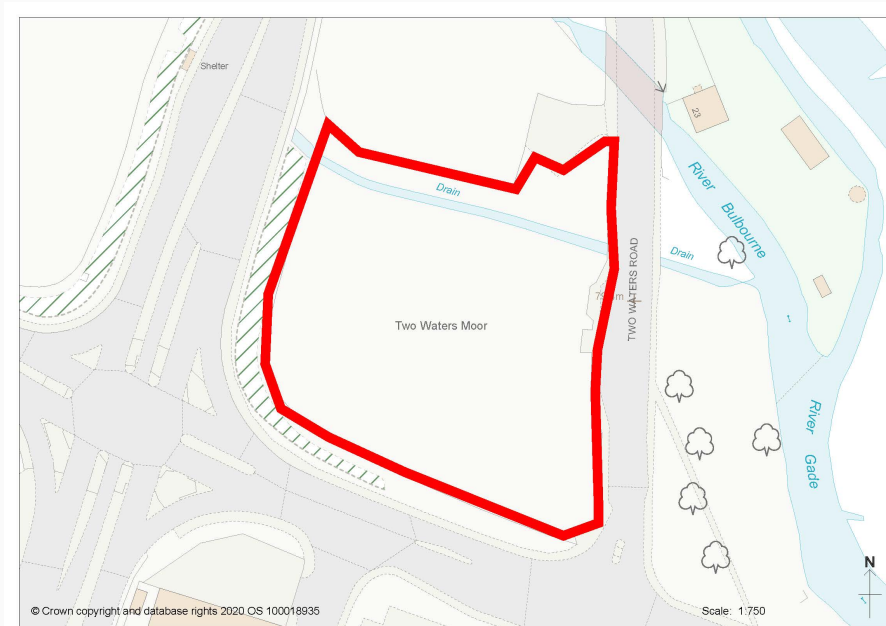
- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including to the adjacent moors and the Grand Union Canal corridor.

Flood risk and Drainage:

- Development should avoid areas of higher flood risk where possible.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH12: Two Waters/London Road

Map 12

**Size (Hectares)**

0.62ha

Allocated for (key development and land use requirements)

- Around 60 dwellings, subject to masterplanning;
- Public open space;

Site-specific requirements**Urban Design Principles:**

- Development should normally be between four and six storeys. Proposals for taller buildings in excess of this may be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Primary road access is to be provided through the Two Waters Road on the eastern side of the site.
- Enhance pedestrian and cycle links with the town centre, Growth Area HH08 Station Gateway, and key employment sites where possible.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including where possible to the adjacent moors.
- Development will need to have regard to the Tree Preservation Order on the northern boundary of the site.

Historic Environment and Cultural Heritage:

- Conserve and where possible enhance the setting of The Bell Inn, a listed building (currently in use as a fast food restaurant) to the south east of the site.
- Development should seek to reflect the cultural heritage of Box Moor, which is a locally registered Park and Garden. This could be achieved through appropriate street naming.

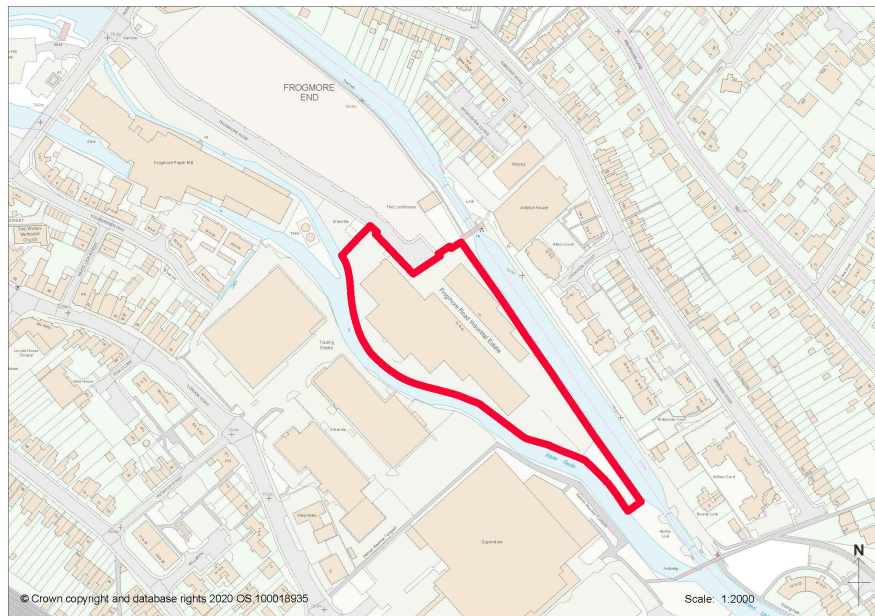
Flood risk and Drainage:

- No built development should take place within Flood Zones 2 and 3 on the northern edge of the site.

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH13: Frogmore Road

Map 13



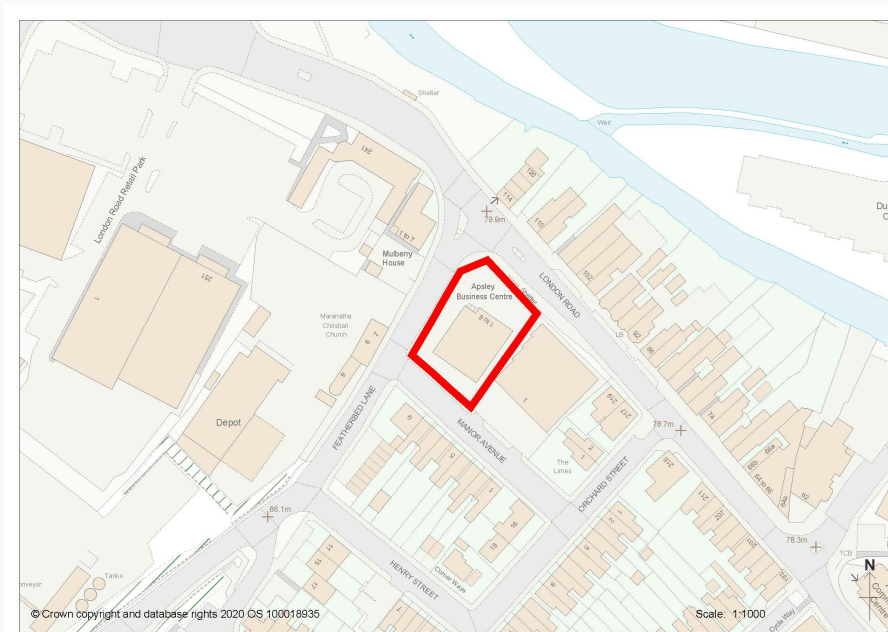
Size (Hectares)	1.17ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> Around 170 dwellings, subject to masterplanning; and Public open space;
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> Development should normally be between three and four storeys, taking into account neighbouring uses. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> Provide a new pedestrian bridge across the River Bulbourne to access key services and facilities; Retain and enhance the existing cycle and footpath links in the area, including those that link to the nearby towpath and bridge. 	
Environmental Health:	
<ul style="list-style-type: none"> Undertake ground contamination surveys and ensure that the site is safe for its intended use. 	
Biodiversity and Green Infrastructure:	
<ul style="list-style-type: none"> Development will need to have regard to the Tree Preservation Order on the northern boundary of the site. As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including to the adjacent water corridor. 	
Historic, Environment and Cultural Heritage:	
<ul style="list-style-type: none"> Conserve and where possible enhance the setting of the Offices of the British Paper Company Limited, a listed building to the west of the site. 	

Flood risk and Drainage:

- No built development should take place within Flood Zones 2 and 3 on the edges of the site
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH14: 233 London Road

Map 14



Size (Hectares)	0.1ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 10 dwellings
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development should normally be three storeys in height and designed sensitively to respond to the existing residential character of the Apsley area, including on Manor Avenue. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Highway access to be provided from Manor Avenue, unless a more appropriate solution is identified and agreed with Hertfordshire County Council prior to the submission of a planning application. 	
Environmental Health:	
<ul style="list-style-type: none"> • Investigate possible noise and air quality issues from the neighbouring employment sites and from road traffic emissions, and identify appropriate mitigation measures to address any identified impacts. 	
Historic, Environment and Cultural Heritage:	
<ul style="list-style-type: none"> • Conserve and where possible enhance the setting of the Bell Inn, a listed building in close proximity to the site. 	
Flood risk and Drainage:	
<ul style="list-style-type: none"> • Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site. 	

Growth Area HH15: Ebberns Road

Map 15



Size (Hectares)	0.38ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> ● Around 30 dwellings, and ● Public open space;

Site-specific requirements

Urban Design Principles:

- Development should normally be up to four storeys in height, having regard for neighbouring building heights.

Access, Highways and Sustainable Transport:

- Access to be retained from Ebberns Road;
- Retain and enhance existing cycle and footpath links through the site to the towpath and bridge.

Social and community:

- Provide an element of public open space;
- Communal gardens are preferred around the locks

Environmental Health:

- Undertake ground contamination surveys and ensure that the site is safe for its intended use.

Landscape Considerations:

- Building design and layout must respect the canal frontage, with strengthened planting along the boundary in this location.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the wildlife site on the southern boundary of the site.

Flood Risk and Drainage:

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH16: Two Waters Road / A41 Junction Employment Site

Map 16



Size (Hectares)	5.6 ha. (5.0 ha. net)
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Employment development for industrial , storage and distribution and office use - providing around 20,000 sq. metres gross internal floorspace. • The development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres.
Site-specific requirements:	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Road access should be taken from Two Waters Road. • Satisfactory pedestrian and cyclist access should be provided. 	
Landscape Considerations:	
<ul style="list-style-type: none"> • Landscaping should be strengthened, if necessary, to ensure that the development is not visible from the countryside beyond the A41. 	
Biodiversity and Green Infrastructure:	
<ul style="list-style-type: none"> • The Roughdown Common (designated SSSI) nature reserve to the west of the site will be protected and development on the site will take full consideration of and be sympathetic to the nature reserve. • Measures to enhance the nature reserve should be brought forward, in liaison with the Box Moor Trust. 	

Maylands Allocations

Growth Area HH17: Cupid Green Depot

Map 17



Size (Hectares)	2.9ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 360 dwellings subject to master planning. • Public open space.

Site-specific requirements

Urban Design Principles:

- Development should normally be between three and five storeys, taking into account neighbouring uses, including any sensitive uses. Lower building heights may be necessary close to existing residential areas to the north.

Access, Highways and Sustainable Transport:

- Primary access is to be retained from Redbourn Road, with secondary access from Eastman Way.
- Provide direct and convenient foot and cycle paths to connect to existing development and The Nickey Line located on the southern boundary of the site.

Environmental Health:

- Undertake ground contamination surveys and ensure that the site is safe for its intended use.
- Investigate possible noise issues from the neighbouring employment sites and electric substation and where necessary, identify appropriate mitigation measures to address any adverse impacts.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the wildlife site (Nickey Line) adjacent to the southern boundary of the site.

Historic, Environment and Cultural Heritage:

- Conserve and where possible enhance the setting of the Corner Farmhouse, a listed building to the west of the site.

Growth Area HH18: Kier Park

Map 18



Size (Hectares)	1ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 250 dwellings subject to master planning. • Around 1,400 square metres of office floorspace. • Public open space.
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Building heights should be maximised in this location, taking into account neighbouring uses, including any sensitive uses, including the well-established residential neighbourhood to the west. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • Primary access is to be provided onto Maylands Avenue, utilising the existing road through the site. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Undertake ground contamination surveys and ensure that the site is safe for its intended use. <p>Flood Risk and Drainage:</p> <ul style="list-style-type: none"> • Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site. 	

Growth Area HH19: Wood Lane End

Map 19



Size (Hectares)	1.88ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 160 dwellings • Public open space.
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Building heights should be maximised in this location, taking into account neighbouring uses, including any sensitive uses. Lower building heights may be necessary close to existing residential areas to the north. Proposals for tall and taller buildings will be considered in accordance with in accordance with Policy DM41 - Heights of Buildings. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • Primary access is to be provided onto Wood Lane End, utilising the existing road through the site. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Undertake ground contamination surveys and ensure that the site is safe for its intended use. • Investigate possible noise issues from the neighbouring employment sites and electric substation and where necessary, identify appropriate mitigation measures to address any adverse impacts. 	

Growth Area HH20: Breakspear Way / Green Lane / Boundary Way, Maylands Gateway

Map 20



Size (Hectares)

6.60 ha

Allocated for (key development and land use requirements)

- Employment development for offices, industrial and storage or distribution use - providing around 48,000 sq. metres gross internal floorspace of offices, 24,000 sq. metres of industrial space or a mix of the two.
- The site is located in the Hertfordshire Innovation Quarter Enterprise Zone and development (unless complying with points 3 and 4 below) should consist of green technological uses consistent with the aims of the enterprise zone.
- The southern part of the site fronting Breakspear Way should be developed for offices, unless marketing shows that there is no commercial interest in such development.
- Around 4,000 sq. metres of floorspace should be provided in the form of small industrial or office units of under about 400 sq. metres.
- No more than 5,000 sq. metres of B8 storage or distribution floorspace will be permitted on the site, with no more than around 2,000 sq. metres in any unit.

Site-specific requirements

Urban Design Principles:

- Office development fronting Breakspear Way should provide high quality design in one or more buildings, up to six storeys in height.
- If office development fronting Breakspear Way is shown to be unviable, any industrial development there should provide an active frontage to Breakspear Way, including the office element.

Access, Highways and Sustainable Transport:

- Access is to be provided from Green Lane
- Pedestrian/cycle access is also to be provided from Buncefield Lane and Boundary Way.

Environmental Health:

- Undertake ground contamination surveys and ensure the site is safe for its intended use
- Investigate possible noise issues from neighbouring employment sites and main roads adjacent and, where necessary, identify appropriate mitigation measures to address any adverse impacts.
- Development of the northern half of the site will need to have regard to the requirements of the consultation zone for Buncefield.

Landscape considerations:

- Using indigenous species, incorporate screening between the site and the adjacent cemetery, so as to not cause any visual harm.

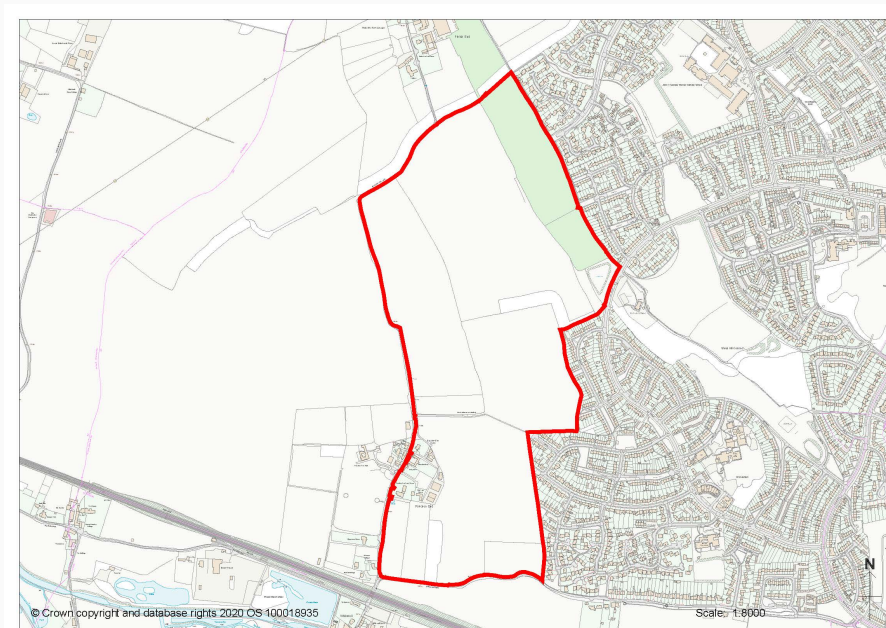
Historic, Environment and Cultural Heritage:

- Archaeological investigations are required prior to a planning application

Rest of Hemel Hempstead Allocations

Growth Area HH21: West Hemel Hempstead

Map 21



Size (Hectares)

55.64ha

Allocated for (key development and land use requirements)

- Around 1,150 dwellings, subject to masterplanning.
- A community hub.
- A new primary school (3ha).
- A Gypsy and Traveller site for 7 pitches.
- Public open space.
- Extension of Shrubhill Common Nature Reserve.

Site-specific requirements

Development of up to 1,100 homes to be delivered in accordance with hybrid permission (REF: 4/03266/18/MFA), unless material considerations indicate otherwise.

Urban Design Principles:

- Optimise the potential for views across the Bulbourne valley.
- Limit buildings to two storeys normally.
- Design the development to the highest sustainability standards possible.
- 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.
- Design, layout and landscaping to mitigate the impacts on the archaeological, heritage and ecological assets within and adjoining the site and safeguard those adjoining the development.

Access, Highways and sustainable Transport:

- Primary access from Long Chaulden and The Avenue.
- Accommodate a bus route within the new neighbourhood.
- Provide pleasant footpath and cycle access through the site to link with Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB.
- Plan good pedestrian and cycle access between neighbourhoods and to key services, such as bus stops and community facilities.

Social and Community:

- 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.
- 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 networks throughout the neighbourhood.
- Ensure that the layout and design of new sports provision is fit for purpose.
- Support the enlargement of the Parkwood doctors’ surgery (either financially or within the new neighbourhood).

Environmental Health:

- Protect groundwater from pollution.

Landscape Considerations:

- Soften views of housing from the countryside by use of tree planting, by retaining appropriate tree belts and by siting open space carefully (particularly for views from Little Heath and Westbrook Hay).
- Provide a soft edge to the countryside and ensure visual and physical separation from Potten End and Winkwell.
- New strategic landscaping should mitigate the impact on the Bulbourne Valley.

Biodiversity and Green Infrastructure:

- Retain hedgerows and trees.
- Use native species in planting schemes.
- Development will need to have regard to the Tree Perseveration Orders located both within and on the edge of the development area.

Historic Environment and Cultural Heritage:

- Protect the amenities and character of Pouchen End hamlet.
- Protect the character of the listed Pouchen End Hall, which is in close proximity to the site.

Growth Area HH22: Marchmont Farm

Map 22



Size (Hectares)	19.15ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 385 new homes subject to Masterplanning. • A Gypsy and Traveller site for 5 pitches. • Public open space.
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development should normally be two storeys in height, except where a higher element would create interest and focal points in the street scene and is appropriate in terms of topography and visual impact. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Primary access is to be provided from the Link Road (A4147) • Plan good pedestrian and cycle access to Henry Wells Square and to key services, such as bus stops and community facilities. • Gypsy and Traveller pitches should have good access to the primary road network. 	
Social and community:	
<ul style="list-style-type: none"> • 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. 	
Landscape Considerations:	
<ul style="list-style-type: none"> • 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 to ensure visual and physical separation from Piccotts End. 	
Flood Risk and Drainage:	
<ul style="list-style-type: none"> • Incorporate a sustainable drainage system throughout the site including the use of green space as a basin. 	

Growth Area HH23: Old Town

Map 23



Size (Hectares)	2.71ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 90 dwellings subject to Masterplanning and: • Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend.

Site-specific requirements**Urban Design Principles:**

- Development should normally be two storeys in height. Heights of up to four storeys could be considered acceptable where they would create interest and focal points in the street scene, and would not be harmful to the historic character of the area.
- Built form should act as a transition between the Old Town and the New Town.
- Arrange new housing to provide active and attractive frontages to the main area of open space and Fletcher Way.

Access, Highways and Sustainable Transport:

- Primary access to be provided from Fletcher Way.
- Improve the east-west and north-south public footpaths.

Landscape Considerations:

- Respect the landscape setting and character of the site.
- Soften views of the development from across the valley and open countryside by the use of carefully designed planting.

Biodiversity and Green Infrastructure:

- Retain the existing important trees at the top of the hill adjacent to The Bounce and Townsend and as many other trees as possible.

Historic, Environment and Cultural Heritage:

- Development should conserve and where possible enhance the character of the Old Town Conservation Area and the setting of its listed buildings, taking account of the steeply sloping nature of the site.

Flood Risk and Drainage:

- Incorporate a sustainable drainage system throughout the site including the use of green space as a basin.

Growth Area HH24: Land at Turners Hill

Map 24



Size (Hectares)	0.7ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 60 dwellings, subject to masterplanning; and • Public open space;
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development should normally be between three and five storeys, taking into account neighbouring uses, including and sensitive uses and public open space. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Access is to be provided from Wood Lane. • Retain existing footpaths and provide new link between the site and Albion Hill. 	
Biodiversity and Green Infrastructure:	
<ul style="list-style-type: none"> • As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the woodland to the east (Tree Preservation Order) and the wildlife site to the north. 	

Growth Area HH25: Land to R/O St Margarets Way / Datchworth Turn

Map 25



Size (Hectares)	1.13ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 50 dwellings, subject to masterplanning; and • Public open space;
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Development should normally be between two and three storeys in height, taking into account the established residential areas to the east and west of the site. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • Primary access to be provided from Green Lane. <p>Biodiversity and Green Infrastructure:</p> <ul style="list-style-type: none"> • As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the retained open space to the north of the site. 	

Growth Area HH26: South of Green Lane

Map 26



Size (Hectares)	2.03ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 80 dwellings, subject to masterplanning; and • Public open space;
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development should normally be between two and three storeys in height, taking into account the prevailing nature of development in the area, including development proposed to the east (in St. Albans City and District Council). 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Primary access to be provided from Westwick Row, unless a more appropriate solution is identified and agreed with Hertfordshire County Council prior to the submission of a planning application. 	
Historic Environment and Cultural Heritage:	
<ul style="list-style-type: none"> • Archaeological investigations required to be undertaken. 	

Growth Area HH27: Jarman Park - Out of centre retail allocation

Map 27



Size (Hectares)	2ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Retail led development, including a possible foodstore. • Food and drink uses, leisure uses and a hotel also acceptable on part of the site. • The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit.
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • The nature and scale of development should aim to maximise the use of the site and ensure no significant adverse impact on Hemel Hempstead town centre. • Prominent frontages onto St. Albans Road/Jarman Way require high quality design and landscaping. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • A traffic study may be required and road works should accommodate traffic generation. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Undertake ground contamination surveys to ensure that the site is safe and suitable for the intended use. 	

Growth Area HH28: Bunkers Park - crematorium allocation

Map 28



Size (Hectares)	12.3ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Cemetery, crematorium and associated infrastructure; and • Public open space.

Site-specific requirements

Urban Design Principles:

- The site should be comprehensively masterplanned to co-ordinate uses across the site.
- Development should be single storey.
- Design sensitive to character of rural buildings within wider area.

Access, Highways and Sustainable Transport:

- Access from Bedmond Road.
- Minimise private vehicle access through the site.
- New pedestrian and cycle links to be provided.
- Retain bridleways, and public and permission rights of way.

Social and community:

- Provide a new Chapel crematorium and remembrance chapel with a memorial garden.

Environmental Health:

- Provide air quality assessment, including mitigation and monitoring measures as required.

Landscape Considerations:

- Screen building and car parking from views to the south.
- Use landscaping proposals to enhance Green Belt.

Biodiversity and Green Infrastructure:

- Retain hedgerow and woodland boundaries.
- As part of delivering a net gain in biodiversity, create new native woodland and natural planting areas.
- Prepare an open space management plan.

Historic, Environment and Cultural Heritage:

- Protect listed buildings on Bunkers Lane from impact of development.

Flood risk and Drainage:

- Incorporate a sustainable drainage system throughout the site including the use of detention pond.

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BERKHAMSTED PROPOSALS AND SITES

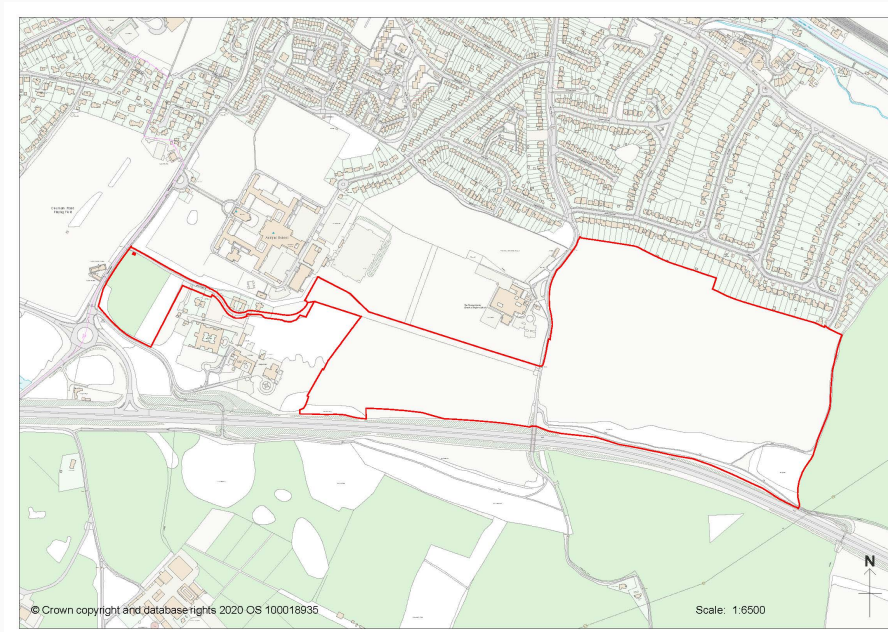


Berkhamsted

Berkhamsted Allocations

Growth Area Bk01: Land South of Berkhamsted

Map 29



Size (Hectares)	33.45ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 850 dwellings (including provision for older people), subject to masterplanning, • A new community hub. • A primary school (3ha) • Public open space

Site-specific requirements

Urban Design Principles:

- The site will be brought forward with a masterplan showing a comprehensive phasing programme for development.
- Design codes will be developed alongside the preparation of any outline planning application and agreed by means of condition.

Access, Highways, and Sustainable Transport:

- Primary highway access to be provided via Chesham Road with secondary access from Swing Gate Lane.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along Chesham Road, A416/Shootersway and A4251/Berkhamsted High Street.

Social and Community:

- The new community hub should include new community facilities, including a retail unit to serve the day-to-day needs of new and existing residents.
- Provide three hectares of land for and deliver a new primary school.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and identify mitigation measures as necessary.
- Adopt basic radon protective measures.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the prominent landform and intervisibility with the opposing rural valley sides with particular attention to any views from or toward the Chilterns AONB;
- the setting of and views from Ashlyns Hall Grade II* listed building;
- the existing level of vegetative screening;
- road noise from the A41 and views of pylons which have a detrimental influence on perception; and
- the degraded pattern and structure opportunities to restore historic boundaries or connections.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, retain and enhance the designated wildlife site in the south-eastern corner of the site.
- Deliver Suitable Alternative Natural Greenspace (SANG) on-site to offset potential adverse effects on the Chilterns Beechwoods SAC arising from recreational pressure. The scale and form of this SANG will need to be agreed with Natural England in advance of the submission of an outline planning application.

Historic Environment and Cultural Heritage:

- Development must conserve and where possible enhance the setting of a number of listed buildings in the area, including Ashlyns School, the Stables at Ashlyns Hall , and Ashlyns Hall.
- Archaeological investigations required to be undertaken.

Growth Area Bk02: British Film Institute

Map 30



Site (Hectares)

3.2Ha

Allocated for (key development and land use requirements)

- Around 90 dwellings, subject to masterplanning.
- Public open space.

Site-specific requirements**Urban Design Principles:**

- Provide a network of new pedestrian links with adjacent allocations.
- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport:

- Access to be provided via Kingshill Way. If the existing access is insufficient for vehicular use due to heritage constraints, alternative vehicular access should be provided to the east.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along A416/Kingshill Way, Kings Road, Shootersway and A4251/Berkhamsted High Street.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and identify appropriate mitigation measures as necessary.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the quality of design, use of materials, scale, pattern and the response to the existing development fronting onto Kingsway Hill;
- making appropriate and sympathetic design responses to the listed building and its setting; and
- The strong boundaries and edges of the parcel which help to create a visual separation between the development of Berkhamsted from the wider landscape - notably a defensible edge toward the A41.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver new green corridors on site which connect with proposed new wildlife corridors to the south of the site, along the A41.

Historic Environment and Cultural Heritage:

- Conserve and enhance the setting of the Grade II listed Granary at Ernest Lindgreen House, located on the northern edge of the site.
- Archaeological investigations required to be undertaken.

Growth Area Bk03: Haslam Playing Fields

Map 31



Size (Hectares)	6.56ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning, once replacement sports facilities have been provided on the site at Haresfoot Campus. • Public open space.

Site-specific requirements

Urban Design Principles:

- Provide a network of new pedestrian links with adjacent allocations.
- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport:

- Access to be provided via Shootersway.
- Provide a through route for vehicles for the allocated site (Growth Area Bk04) to the south-east of the site. The road and footpath will need to be a standard suitable for adoption by the Highways authority.
- Contribute towards new/enhanced pedestrian and cycle links with Berkhamsted town centre and train station, including off-site provision.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along A416/Kingshill Way, Kings Road, Shootersway and A4251/Berkhamsted High Street.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and identify appropriate mitigation measures as necessary.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- views to and from the valley and the wider rural landscape;

- the existing development pattern of Berkhamsted;
- the screening of the A41; and
- the connection with Shootersway Playing Field.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver a new wildlife site on the southern parcel of the site which links into the adjacent network.

Growth Area Bk04: Land between Hanburys and A41

Map 32



Site (Hectares)	4.67ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 70 dwellings, subject to masterplanning. • Public open space. • Southern part of the site to be predominantly used to deliver a new wildlife site/corridor

Site-specific requirements

Urban Design Principles:

- Provide a network of new pedestrian links with adjacent allocations
- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport

- Access to be provided via the adjacent allocation *Haslam Playing Fields*, unless a suitable alternative is identified and agreed with Hertfordshire County Council
- Contribute towards new/enhanced pedestrian and cycle links with Berkhamsted town centre and train station, including off-site provision.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along A416/Kingshill Way, Kings Road, Shootersway and A4251/Berkhamsted High Street.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and identify appropriate mitigation measures as necessary.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- views to and from the valley and the wider rural landscape;
- the existing development pattern of Berkhamsted; and
- screening of the A41.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver a new wildlife site on the southern parcel of the site which links into the adjacent network.

Growth Area Bk05: Blegberry Gardens (land adjacent to)

Map 33



Site (Hectares)	3.5ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> ● Around 80 dwellings, subject to masterplanning, ● Public open space

Site-specific requirements

Urban Design Principles:

- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport

- Access to be provided from Shootersway.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along A416/Kingshill Way, Kings Road, Shootersway and A4251/Berkhamsted High Street.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and identify appropriate mitigation measures as necessary.
- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- Views from the wider rural landscape; primarily south of the A41 with improvements to the southern boundary;
- screening of the A41; and
- maintaining or improving characterful boundaries to integrate and contain the development.

Biodiversity and Green Infrastructure:

- Ensure new opportunities link with existing corridors in the vicinity of the site, including the Local Wildlife Site to the north-west.

Historic Environment and Cultural Heritage:

- Archaeological investigations required to be undertaken.

Flood Risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.

Growth Area Bk06: East of Darrs Lane

Map 34



Site (Hectares)

22.73ha

Allocated for (key development and land use requirements)

- Around 200 dwellings, subject to masterplanning.

- Provide land to deliver a new secondary school.
- A new public park.

Site-specific requirements

Urban Design Principles:

- The site will be brought forward with a masterplan showing a comprehensive phasing programme for development.

Access, Highways, and Sustainable Transport

- Primary highway access to be provided from Shootersway
- Contributions to be made towards improving the local road network, including along Shootersway and Kings Road/A416.

Social and Community:

- Provide land for, and contribute towards a new secondary school to be located towards the north of the site with access provided from Darrs Lane or alternatively from within the site.

Environmental Health:

- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the intervisibility across the valley and toward the AONB;
- views into urban areas of Berkhamsted;
- surrounding vegetated and embankment boundaries;
- connections to the surrounding rural landscape including the Scheduled Monument and its setting and the ancient woodland to the south; and
- the culturally and visually interesting copse of trees.

Biodiversity and Green Infrastructure:

- Deliver a new public park to serve the needs of existing and future communities in the area. This public park should be located on land between Bell Lane and Durrants Lane, and deliver Suitable Alternative Natural Greenspace (SANG) to offset recreational impacts on the Chiltern Beechwoods SAC. The scale and form of this SANG will need to be agreed with Natural England and the National Trust (Ashridge Estate) in advance of the submission of an outline planning application

Historic Environment and Cultural Heritage:

- Archaeological investigations required to be undertaken.
- Conserve and enhance the route of Grims Ditch through the site. This land should remain undeveloped and an appropriate buffer maintained.
- Conserve and enhance the setting of the Grade II listed Old Cottage opposite Darrs Lane.

Growth Area Bk07: Lock Field, Northchurch

Map 35



Size (Hectares)	2.2ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 60 dwellings, subject to masterplanning. • Public open space.

Site-specific requirements

Urban Design Principles:

- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport:

- Access to be provided via New Road (B4506)
- Contribute towards new/enhanced pedestrian and cycle links with Berkhamsted town centre and train station, including off-site provision.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along New Road (B4506) and High Street (A4251).

Environmental Health:

- Investigate potential noise, air and light pollution impacts and vibration impacts arising from the adjacent railway line and identify appropriate mitigation measures as necessary.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- Relationship to the Grand Union Canal, it's setting and the associated views;
- the long distance views of the AONB and the tree lined Ashridge horizon;
- characterful riparian vegetation which offers screening; and
- screening of negative infrastructure elements, such as the railway line.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver enhancements to the wildlife corridor along the Grand Union Canal.

Flood Risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area Bk08: Rossway Farm (land between Shootersway and A41)

Map 36



Site (Hectares)	12.29ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 200 dwellings, subject to masterplanning, • Public open space

Site-specific requirements

Urban Design Principles:

- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport

- Access to be provided from Shootersway.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along A416/Kingshill Way, Kings Road, Shootersway and A4251/Berkhamsted High Street.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and identify appropriate mitigation measures as necessary.
- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the influence of adjoining development on Growth Area Bk05 which will define the relationship of the site with the existing development pattern;
- the existing hedgerows and boundary vegetation;
- the existing development pattern, mainly in the south-east of the parcel;
- the woodland blocks within and adjacent to the parcel;
- screening and views of the A41; and
- the intervisibility with the wider valley to the west of the parcel.

Biodiversity and Green Infrastructure:

- Ensure new opportunities link with existing corridors in the vicinity of the site, including the Local Wildlife Site to the north-west.
- As part of delivering a net gain in biodiversity, deliver a new wildlife corridor on site which connect with proposed new wildlife corridors to the south-east of the site, along the A41.

Historic Environment and Cultural Heritage:

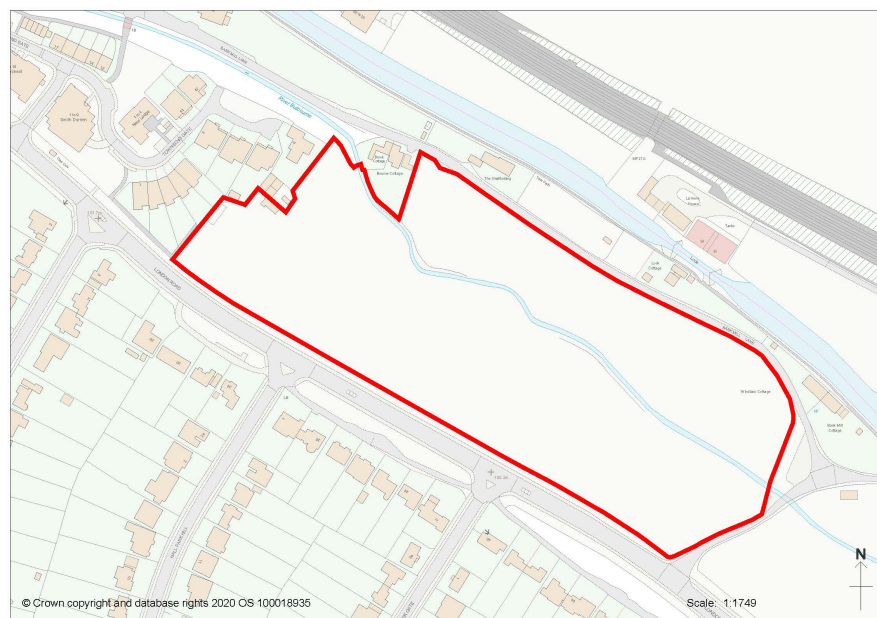
- Archaeological investigations required to be undertaken.

Flood Risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.

Growth Area Bk09: Bank Mill Lane

Map 37



Site (Hectares)	3.9ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 50 dwellings, subject to masterplanning, • Areas at greater risk of flooding will be safeguarded from residential development and deliver new public open space
Site-specific requirements	

Urban Design Principles:

- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport

- Access to be provided from London Road.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along the A4251/London Road/High Street.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the strong vegetated boundaries which create a sense of isolation and clear delineation of the parcel from development along the northern and southern edges;
- the relationship with the wider agricultural and valley floor landscape;
- the intimate scale of the parcel and intact historic structure;
- the key characteristics of Berkhamsted Conservation Area, primarily the setting of the Grand Union Canal; and
- views into the parcel from the surrounding valley.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, enhance the wildlife corridor along the River Bulbourne.

Historic Environment and Cultural Heritage:

- Archaeological investigations required to be undertaken.

Flood Risk and Drainage:

- No built development should take place within Flood Zones 2 and 3.
- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area Bk10: Hanburys

Map 38



Size (Hectares)	1.8ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 40 dwellings, subject to masterplanning. • Public Open Space.

Site Specific requirements

Urban Design Principles:

- Focus development around a key green space.
- Design the scheme to a high level of sustainability.
- Building heights should not normally exceed 2 storeys.
- 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.
- Link utilities to existing networks and provide extra capacity where needed to serve the development.

Access, Highways, and Sustainable Transport:

- Access to be provided via Shootersway.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along A416/Kingshill Way, Kings Road, Shootersway and A4251/High Street.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and identify appropriate mitigation measures as necessary.

Landscape Considerations:

- Design landscaping to allow views out of the site while ensuring secure boundaries.
- Maintain a semi-rural frontage and mature planting to Shootersway.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver new green corridors on site which connect with proposed new wildlife corridors to the south of the site, along the A41.
- Retain pond feature in line with ecological and drainage requirements.

Flood Risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.

Growth Area Bk11: Billet Lane (Jewson site)

Map 39



Size (Hectares)	0.78ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 40 dwellings, subject to masterplanning. • No built development should take place within Flood Zone 3. • Public open space.

Site-specific requirements

Urban Design Principles:

- Public open space should be designed in a manner that is easily accessible to existing communities in the area.

Access, Highways, and Sustainable Transport:

- Access to be provided from Billet Lane.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction and highway improvements along Billet Lane and the A4251/High Street.

Environmental Health:

- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- Relationship to the Grand Union Canal, it’s setting and the associated views.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver enhancements to the wildlife corridor along the Grand Union Canal.

Flood Risk and Drainage:

- No built development should take place within Flood Zone 3. More vulnerable development may be acceptable in areas of Flood Zones 2, subject to the outcomes of the site specific Flood Risk Assessment.
- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area Bk12: Berkhamsted Civic Centre and Land to the Rear of High Street

Map 40



Size (Hectares)

0.4ha

Allocated for (key development and land use requirements)

- Replacement Civic Centre.
- Around 16 dwellings.
- Other town centre uses, where appropriate, including social and community uses.

Site-specific requirements

Urban Design Principles:

- Building heights should normally be two storey. Taller buildings are acceptable where they front onto the High Street.

Access, Highways, and Sustainable Transport:

- Access to be provided from Clarence Road

Historic Environment and Cultural Heritage:

- Retain existing building façade on to High Street.
- Conserve and where possible enhance the special characteristics of Berkhamsted Conservation Area.

Growth Area Bk13: Gossoms End / Billet Lane

Map 41



Size (Hectares)	0.6ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • New foodstore at ground floor level. • Around 30 dwellings, subject to masterplanning

Site Specific requirements

Development to be delivered in accordance with planning permission (REF: 4/01317/14/MFA), unless material considerations indicate otherwise.

Urban Design Principles:

- High density houses or flats acceptable.

Access, Highways, and Sustainable Transport:

- Primary access to be provided from Gozzoms End and secondary access from Billet Lane.

Landscape Considerations:

- Sensitive relationship of buildings to the River Bulbourne required.

TRING PROPOSALS AND SITES

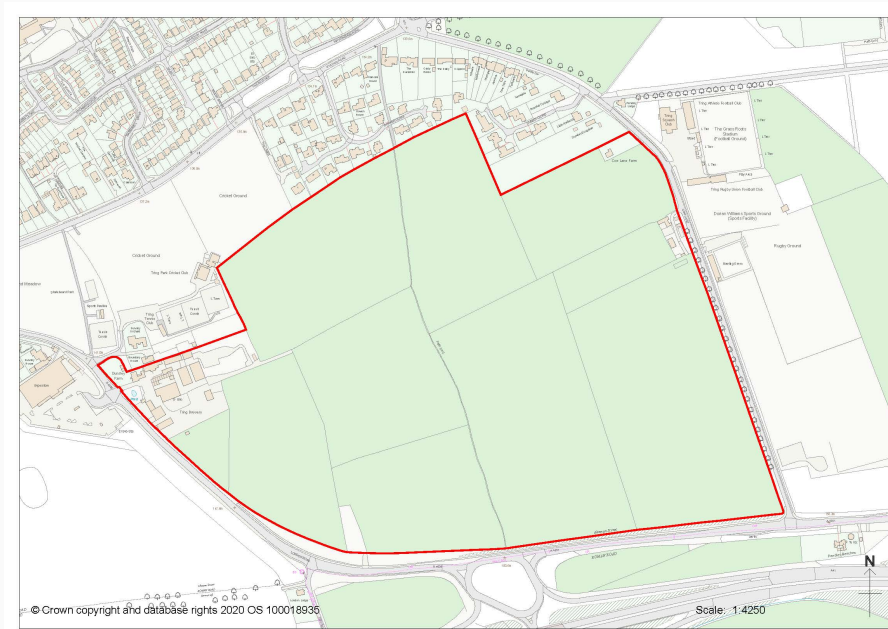


Tring

Tring Allocations

Growth Area Tr01: Dunsley Farm

Map 42



Size (Hectares)

37.25 ha

Allocated for (key development and land use requirements)

- Around 400 new homes (including provision for older people).
- A General Employment Area in the west of the site fronting London Road, consisting of 5.4 ha of new employment land (providing around 20,000 sq. metres of office, industrial and storage or industrial floorspace) and 2 ha of land already partly in industrial/commercial use (including Tring Brewery), which has scope for further small-scale employment development.
- The employment development should consist mainly of units of under around 2,000 sq. metres.
- Around 4,000 sq. metres of the built employment floorspace should comprise small units of less than about 400 sq. metres.
- A supermarket will be encouraged within the General Employment Area, but only if a supermarket cannot be delivered in Tring town centre on the High Street/Brook Street site (Growth Area Tr06) and it would not have a significant adverse impact on the town centre.
- A new fire and rescue station to replace the existing facility on Growth Area Tr06 would be another acceptable use within the General Employment Area.
- A new primary school (3ha).

Site-specific requirements**Urban Design Principles:**

- Design codes/masterplans will be developed alongside the preparation of any outline planning application and agreed by means of condition.

Access, Highways and Sustainable Transport:

- Vehicular access to be provided via London Road and Cow Lane. Primary access to employment site to be provided separately via London Road.
- Provision and/or contributions towards new/enhanced pedestrian and cycle links with Tring town centre and Tring station.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along Chesham Road, A416/Shootersway and A4251/Berkhamsted High Street.

Social and community:

- Provide three hectares of land for and deliver a new 2FE primary school.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A41 and A4251 and identify appropriate mitigation measures as necessary.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- relationship and views from and toward the Chilterns AONB surrounding the parcel and important views such as from the Ivinghoe Beacon;
- the relationship to the development pattern of Tring to the north and the sports facilities and light industrial yard to the west;
- the localised intervisibility with the open landscape and fields;
- urbanising influences of the A41 and London Road;
- the setting of the historic designed landscape of Tring Park, a grade II Registered Historic Park and Garden adjacent to the south-western boundary of the parcel;
- the existing and historic field boundary pattern; and
- the recreational value of the PRow.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, investigate the existing Local Wildlife Site – Cow Lane Farm Meadows for its existing and future potential as a strategic wildlife corridor.

Historic, Environment and Cultural Heritage:

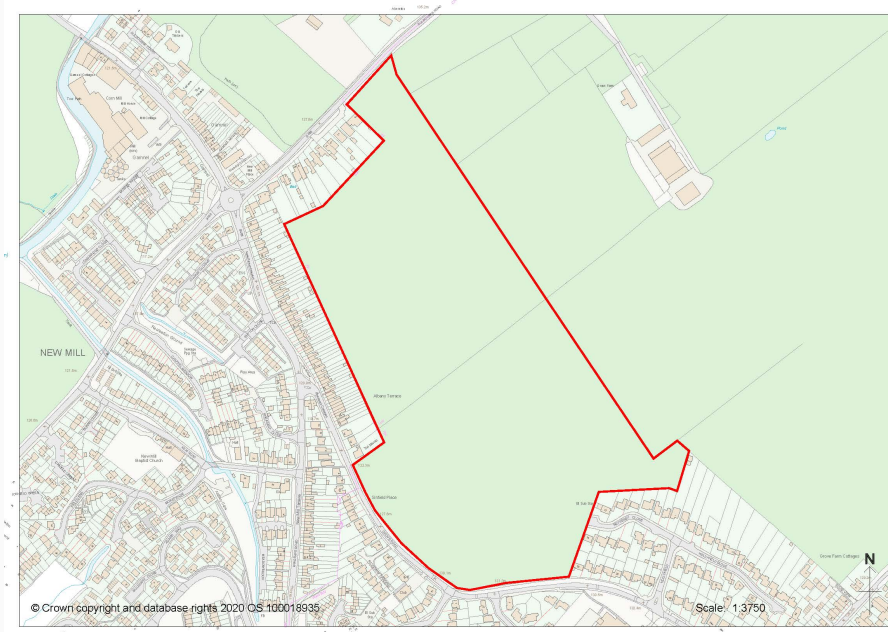
- Ensure development of the site protects and where possible enhances the setting of nearby heritage assets, including Tring Park (Registered Park and Garden), Pendley Manor, Dunsley Bungalow and its associated cartshed and piggery, and Cow Lane Lodge to Pendley Manor (all Grade II listed).

Flood risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area Tr02: New Mill

Map 43



Size (Hectares)	14.7 ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 400 new homes (including provision for older people), subject to masterplanning; and • Public open space

Site-specific requirements

Urban Design Principles:

- Design codes will be developed alongside the preparation of any outline planning application and agreed by means of condition.
- The allocations *New Mill* and *East of Tring* should be planned together, preferably as a joint plan or as a minimum through closely aligned masterplans taking an integrated approach to the joint site area.
- Ensure high quality GI and sustainable transport linkages are provided with the adjacent allocation “East of Tring”, including to the new community hub, local centre and primary and secondary schools.

Access, Highways and Sustainable Transport:

- Primary highway access to be provided via Bulbourne Road.
- Investigate secondary highway access onto Grove Road.
- Contribute towards new/enhanced pedestrian and cycle links with Tring town centre and Tring Station via *East of Tring*, including off site improvements.

Environmental Health:

- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- views of and from the Chilterns AONB and from locations such as Ivinghoe Beacon within the AONB;
- screening of urbanising features within views such as the silos north of the parcel;

- the established vegetated buffers surrounding the parcel; and
- the existing development pattern along Grove Road and Netherby Close.

Biodiversity and Green Infrastructure:

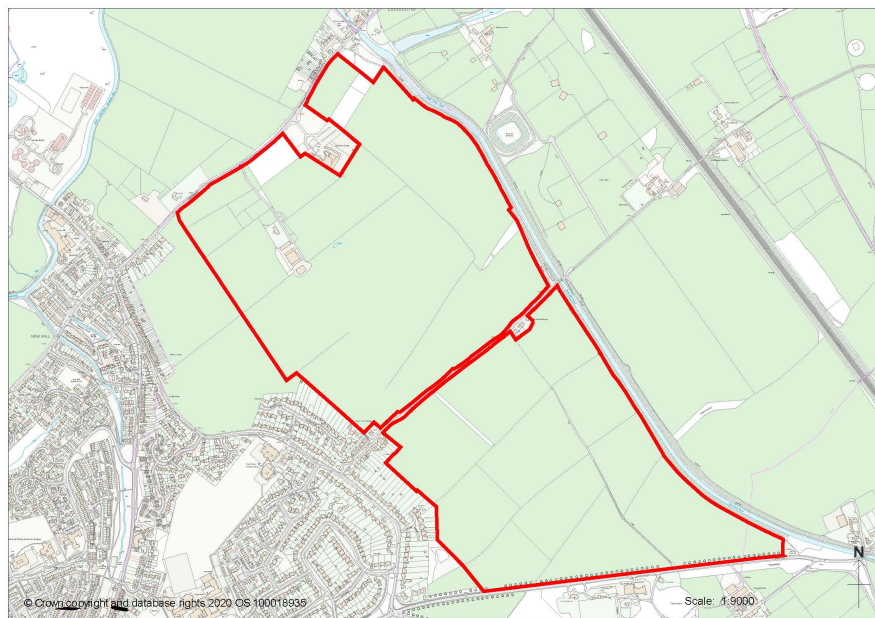
- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to develop new green infrastructure corridors and connect with other corridors in the area, including those proposed at *East of Tring*, such as the community hub spine.

Flood risk and Drainage:

- Flood Risk Assessment will need to address and where necessary mitigate a higher risk of ground water flooding on this site.

Growth Area Tr03: East of Tring

Map 44



Size (Hectares)	119.11 ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 1,400 new homes (including provision for older people), subject to masterplanning. • A new neighbourhood centre to include a sports/community hub. • A new primary school (3ha). • A new secondary school (13ha). • Public open space.

Site-specific requirements

Urban Design Principles:

- Design codes will be developed alongside the preparation of any outline planning application and agreed by means of condition.
- The site will be brought forward with a masterplan showing a comprehensive phasing programme for development to be prepared in consort with the local planning authority.

- The allocations Tr03 East of Tring and Tr02 New Mill should be planned together, preferably as a joint plan or as a minimum through closely aligned masterplans taking an integrated approach to the joint site area.
- Ensure high quality green and blue infrastructure and sustainable transport linkages are provided with the adjacent allocation Tr02, including to the new community hub, local centre and primary and secondary schools .

Access, Highways and Sustainable Transport:

- Main vehicular access from Station Road and Bulbourne Road.
- A new link road (30mph) to be provided connecting Bulbourne road and Station Road.
- Provision and/or contributions to new/enhanced pedestrian and cycle links with Tring town centre and Tring Station, including off-site provision.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along Bulbourne Road, Station Road, Cow Lane and London Road.

Social and community:

- The new neighbourhood centre should include new community facilities and a small parade of shops to serve the day-to-day needs of new and existing residents.
- Provide three hectares of land for and contribute towards the delivery of a new 3FE primary school and associated playing fields.
- Provide 13 hectares of land for and contribute towards the delivery of a new 6FE secondary school and associated playing fields.
- Deliver a new sports hub to serve existing and future residents of Tring and the surrounding area.

Environmental Health:

- Consideration should be given to Controlled Waters as a receptor to potential ground contamination.
- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the intervisibility with the wider landscape due to the elevated areas of the Chilterns AONB; namely prominent locations such as the Ridgeway National Trail, Ivinghoe Beacon and associated downland and chalk grassland, areas south of the parcel and along the AONB boundary;
- the historic field pattern; areas of complex topography with associated higher levels of intervisibility;
- well established internal and external hedgerows;
- a strong scenic quality from the agricultural landscape and enclosure of the parcel;
- the intact nature of areas of the parcel with few external influences; and
- tree lined skylines;

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, create a new linear park along the entire north-eastern boundary of the site, to create a new green infrastructure and biodiversity corridor that runs parallel to the Grand Union Canal.
- Create a new green corridor linking the new woodland area to the north east with the existing built-up area of Tring along Marchcroft Lane to the adjacent allocation “New Mill”.

Historic, Environment and Cultural Heritage:

- Development must conserve and where possible enhance the setting of a number of heritage assets in the area, including Pendley Manor, its stable and lodge, the canal bridge at Marshcroft Lane (all Grade II), and Marchcroft Lane (roman road).
- Development of the site should respect the setting and separate identify of Bulbourne to the north, which contains a number of designated and non-designated heritage assets.
- Archaeological investigations required to be undertaken.

Flood risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area Tr04: Icknield Way

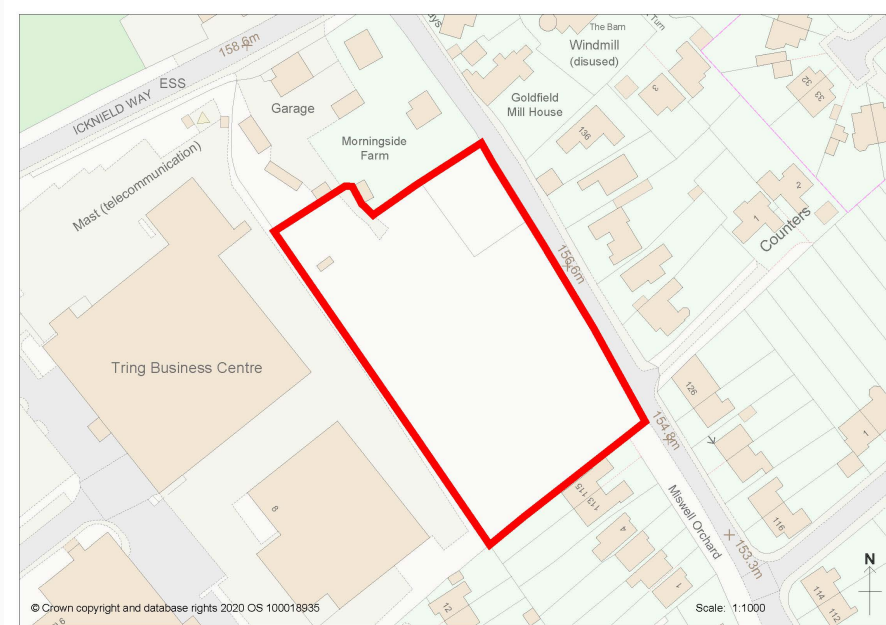
Map 45



Size (Hectares)	1 ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 50 new homes, subject to masterplanning
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development of this site should follow the design principles set through the planning permission of the wider site. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Access to be provided by the new road being delivered immediately to the west of the site (permitted through application reference: 4/00958/18/MFA). 	
Environmental Health:	
<ul style="list-style-type: none"> • Investigate potential air and noise pollution from the adjacent employment site and where necessary identify suitable mitigation. 	

Growth Area Tr05: Miswell Lane

Map 46



Size (Hectares)	0.64 ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 24 new homes, subject to masterplanning; and • Public open space
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Careful design and landscaping required to ensure a satisfactory relationship with adjoining commercial uses. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • Access to be provided from Miswell Lane. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Investigate potential air and noise pollution from the adjacent employment site and ensure the site is safe and suitable for its intended use. <p>Historic, Environment and Cultural Heritage:</p> <ul style="list-style-type: none"> • Conserve the setting of the Grade II listed Windmill, located to the east of the site. 	

Growth Area: Tr06: High Street / Brook Street

Map 47



Size (Hectares)	0.95ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> ● Retail led development, including a medium or large supermarket. ● Food and drink, and leisure uses. ● Car parking, including at least as many public parking spaces as at present. ● Replacement of Local History Museum within the new development. ● Offices or housing above retail development and on the Brook Street frontage. ● Any redevelopment of Tring Fire and Rescue Station and Tring Market Auctions will only be permitted once replacement facilities are provided elsewhere in the town (Growth Area Tr01 is a potential new location for the fire and rescue station).

Site specific requirements

Urban Design Principles:

- The height and character of any new development will need to be carefully considered against a number of heritage assets in the area.

Access, Highways and Sustainable Transport:

- Primary access to be provided from Brook Street.

Historic, Environment and Cultural Heritage:

- Development should respect the site's location within and adjacent to Tring Conservation Area.
- Conserve and where possible enhance the setting of a number of listed buildings in the area.

KINGS LANGLEY PROPOSALS AND SITES



Kings Langley

Kings Langley Allocations

Growth Area KL01: Land adjacent to Coniston Road

Map 48



Size (Hectares)	0.33ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 10 dwellings, subject to masterplanning. • Public open space.
Site-specific requirements	
Development to be delivered in accordance with the requirements of the permitted planning application 19/02735/MFA.	
Urban Design Principles:	
<ul style="list-style-type: none"> • Two storey houses or flats to be provided. 	
Access, Highways, and Sustainable Transport:	
<ul style="list-style-type: none"> • Access to be provided from Coniston Road. 	
Landscape Considerations:	
<ul style="list-style-type: none"> • Reinforce northern boundary to Green Belt. 	

Growth Area KL02: Land at Rectory Farm

Map 49



Size (Hectares)	8.37ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 200 dwellings subject to masterplanning (55 units already permitted through application reference 4/02282/18/MOA). • No built development should take place within Flood Zones 2 and 3 (2.82ha) other than what has already been permitted. • Areas at greater risk of flooding will deliver significant public open space to serve new and existing communities in Kings Langley.

Site-specific requirements

Urban Design Principles:

- Green and Blue Infrastructure should be an integral part of the design process leading to connected infrastructure both within the development and on neighbouring sites.

Access, Highways, and Sustainable Transport:

- Primary access to the site is to be provided via Hempstead Road, with additional pedestrian and emergency access to be provided from Gade Valley Close/Kings Meadow.
- Contribute towards new/enhanced pedestrian and cycle links with High Street/A4251, including off-site provision and where possible along existing Public Rights of Way.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along Hempstead Road/A4251 including Junction 20 of the M25.

Social and Community:

- New linear park to be provided on land at higher risk of flooding, and should be designed in a manner that is easily accessible to the local community.

Environmental Health:

- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the connection with, and setting of, the Grand Union Canal and long distance trail;
- the existing or degraded vegetated boundaries and areas of untidy scrub;
- screening of the Hempstead Road and associated lighting;
- the fragmented landscape structure land uses within the parcel; and
- the characteristic rows of Lombardy poplar trees;

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver biodiversity enhancements along the River Bulbourne/ Grand Union Canal.
- Utilise the new landscape structure to connect with existing green corridors and spaces in the area.

Flood Risk and Drainage:

- No residential development should take place within Flood Zones 2 and 3.
- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

BOVINGDON PROPOSALS AND SITES

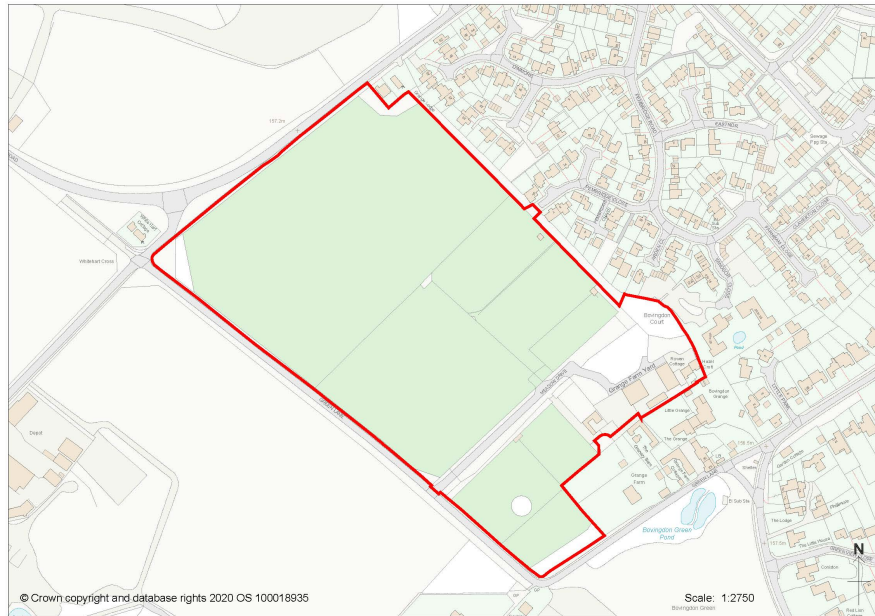


Bovingdon

Bovingdon Allocations

Growth Area Bv01: Grange Farm

Map 50



Size Hectares	10.11ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning; • Land to be safeguarded for a primary school (3ha); and • Public open space

Site-specific requirements

Urban Design Principles:

- Green and Blue Infrastructure should be an integral part of the design process leading to connected infrastructure both within the development and on neighbouring sites.

Access, Highways, and Sustainable Transport:

- Access to be provided via Green Lane.
- Working with providers, contribute towards bus service enhancements in the area.
- Connect to existing footpaths, cycleways and Public Rights of Way (PRoW) wherever possible to enhance permeability and connectivity.
- Contribute towards new/enhanced pedestrian and cycle links with Bovingdon High Street including off-site enhancements.

Social and Community:

- Provide three hectares of land for and contribute towards the delivery of a new primary school on site.

Environmental Health:

- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the layout and historic orientation and development pattern of Bovington;
- existing hedgerows and screening; and
- vegetated skylines.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver biodiversity enhancements on site including through new SuDS measures.
- Ensure new opportunities link with existing corridors in the vicinity of the site, including the Local Wildlife Site to the south west.

Historic Environment and Cultural Heritage:

- Retain existing hedgerow on western corner of site to conserve the setting of the listed building White Hart Cottage (Grade II).

Flood Risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area Bv02 - Chesham Road and Molyneaux Avenue

Map 51



Size (Hectares)	1.9ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 40 dwellings, subject to masterplanning; • Public open space
Site-specific requirements	
Urban Design Principles:	

- 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.
- Potential for limited new vehicular crossovers to allow some direct access to properties facing Chesham Road.
- 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.

Access, Highways, and Sustainable Transport:

- Access to be provided from Molyneaux Avenue, with pedestrian access from Chesham Road.
- Provide for cycle and pedestrian access to Hyde Lane and Lancaster Drive.

Landscape Considerations:

- Ensure that 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.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, ensure new opportunities link with existing corridors in the vicinity of the site.

Flood Risk and Drainage:

- Ensure that drainage infrastructure associated with HMP The Mount and the adjacent holding reservoir for Bovingdon are maintained and where necessary, enhanced.
- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

MARKYATE PROPOSALS AND SITES



Markyate

Markyate Allocations

Growth Area Mk01: South of London Road



Size (Hectares)	6.25ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning • Areas at greater risk of flooding from the River Ver (Flood Zone 2 and 3) will be safeguarded from residential development and deliver new public open space.

Site-specific requirements

Urban Design Principles:

- Design codes will be developed along side the preparation of any outline planning application and agreed by means of condition.
- Green and Blue Infrastructure should be an integral part of the design process leading to connected infrastructure both within the development and on neighbouring sites.

Access, Highways, and Sustainable Transport:

- Access to the site is to be provided via the eastern end of London Road (Cul-de-Sac).
- The area in which the single-span bridge over the River Ver should be located is highlighted in blue on the map.
- Contribute towards new/enhanced pedestrian and cycle links with the historic centre of Markyate, including off-site provision on London Road and where possible along existing Public Rights of Way.
- Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along London Road.

Environmental Health:

- Investigate potential noise, air and light pollution impacts arising from the A5183 and identify appropriate mitigation measures as necessary.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the existing development pattern of Markyate;
- screening of London Road and the transport corridors at the valley bottom;
- visual connection to the wider rural landscape and the Chilterns AONB to the south;
- landform which creates elevated points with higher levels of intervisibility across the valley; the River Ver and the habitats around it; and
- screening of urbanising influences around the parcel along London Road.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, enhancements should focus along the River Ver.
- Utilise the new landscape structure to connect with existing green corridors and spaces in the area.

Flood Risk and Drainage:

- No built development should take place within Flood Zones 2 and 3, with the exception of the access road and single span bridge.
- Where the provision of new highway infrastructure adversely affects areas of higher flood risk, compensatory flood alleviation measures will be required.
- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area Mk02: Corner of Hicks Road / High Street

Map 53



Size (Hectares)

0.1ha

<p>Allocated for (key development and land use requirements)</p>	<ul style="list-style-type: none"> • Around 13 dwellings, subject to masterplanning
<p>Site-specific requirements</p> <p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Predominantly two storey houses or flats to be provided <p>Access, Highways, and Sustainable Transport:</p> <ul style="list-style-type: none"> • Highway access to the site is to be provided from Hicks Road <p>Environmental Health:</p> <ul style="list-style-type: none"> • Investigate potential noise and air pollution from the adjacent high street and identify appropriate mitigation measures as necessary. <p>Historic Environment and Cultural Heritage:</p> <ul style="list-style-type: none"> • Conserve and where possible enhance the setting of Markyate Conservation Area, and listed buildings in the vicinity of the site. • 31 High Street is of heritage merit, and the possibility of retaining the building as an option should be explored. <p>Flood Risk and Drainage:</p> <ul style="list-style-type: none"> • Surface water run-off rates as a result of development of the site should not exceed existing run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council’s ecologist, flood engineer and the Environment Agency. • Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site. 	

Growth Area Mk03: Watling Street

Map 54



<p>Size (Hectares)</p>	<p>0.23ha</p>
<p>Allocated for (key development and land use requirements)</p>	<ul style="list-style-type: none"> • Around 20 dwellings, subject to masterplanning; and • Public open space

Site-specific requirements

Urban Design Principles:

- Explore opportunities for better integrating the site with the existing settlement.

Access, Highways, and Sustainable Transport:

- Highway access to the site is to be provided from Watling Street or from Hicks Road.
- New pedestrian links to be provided directly onto Hicks Road and/or via Fleming Drive.

Environmental Health:

- Investigate potential noise and air pollution from the adjacent A5183 and identify appropriate mitigation measures as necessary.

Flood Risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

COUNTRYSIDE PROPOSALS AND SITES



Countryside

Allocations in the Countryside

Growth Area Cy01: Upper Bourne End Lane/Stoney Lane (Bourne End Mills GEA extension)

Map 55



Size (Hectares)	1.16 ha
Allocated for (key development and Land use requirements)	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use - providing around 4,400 sq. metres gross internal floorspace • The development should consist of units under around 1,000 sq. metres gross internal floorspace, including some small units of less than about 400 sq. metres.

Site Specific requirements

Urban Design Principles:

- In accordance with Dacorum Strategic Design Guide SPD Part 3 Employment uses.

Access, Highways, and Sustainable Transport:

- Access to be provided from the Upper Bourne End Lane/Stoney Lane roundabout.

Environmental Health:

- Undertake ground contamination surveys and ensure that the site is safe for its intended use.
- Investigate possible noise issues from main road adjacent and where necessary, identify appropriate mitigation measures to address any adverse impacts.

Landscape Considerations:

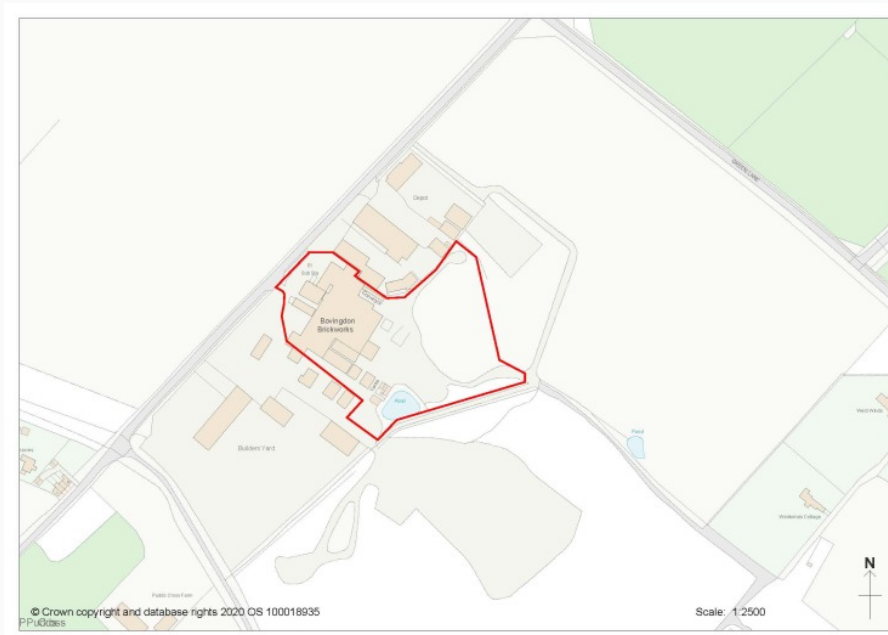
- Landscaping should be strengthened to screen views of the development from the east and from south of the A41.

Flood Risk and Drainage:

- Any new development will need to delivery sustainable drainage solutions, and have regard for the existing Bourne Gutter and balancing pond adjacent to the northern part of the site

Growth Area Cy02: Bovington Brickworks

Map 56



Size (Hectares)	1.8 ha
Allocated for (key development and Land use requirements)	<ul style="list-style-type: none"> Employment development for office, industrial and storage or distribution use - providing around 8,000 sq. metres gross internal floorspace. The development should consist of units under around 1,000 sq. metres, including around 2,000 sq. metres provided in small units of less than about 400 sq. metres.

Site Specific requirements

Urban Design Principles:

- In accordance with Dacorum Strategic Design Guide SPD Part 3 Employment uses.

Access, Highways, and Sustainable Transport:

- Enhanced access to be provided from Leyhill Road.
- Footpath Bovington 008 to be diverted by c. 60 metres to the south east and provided with an enhanced all-weather surface.

Environmental Health:

- Undertake ground contamination surveys and ensure that the site is safe for its intended use.

Landscape Considerations:

- Landscape buffers required within the site to screen the development from the open countryside to the east.

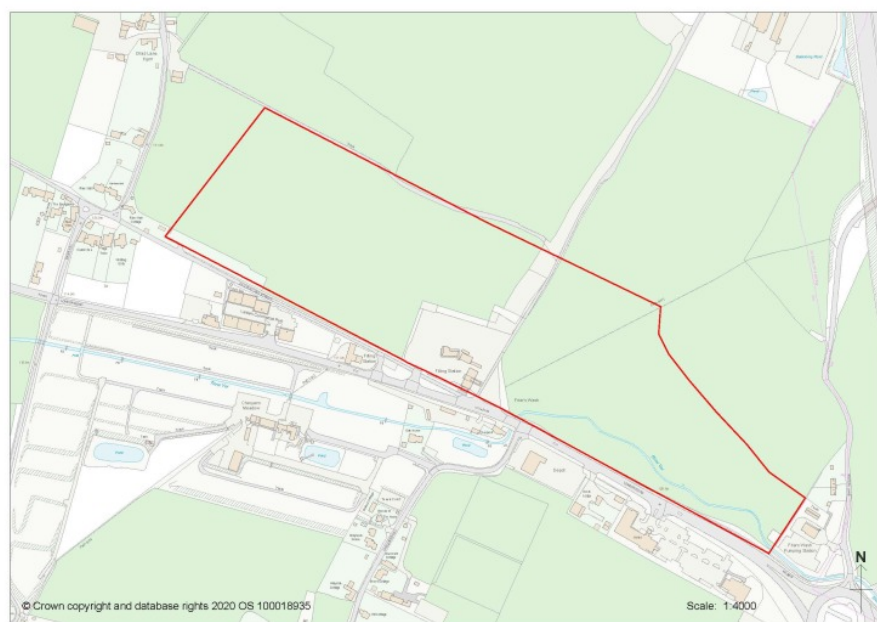
- Landscaping gateway into the site to be provided around the improved road access on Leyhill Road.
- The eastern part of the existing brick storage area to the rear of the site should be removed and the land returned to the countryside and landscaped.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise landscape measures and structures to connect with green corridors in the area.

Proposal Site Cy03 - Watling Street Truck Stop, London Road, Flamstead

Map 57



Size (Hectares)	16.21ha
Allocated for (key development and Land use requirements)	• New/enhanced lorry park with associated facilities

Site Specific requirements

Urban Design Principles:

- Proposals will need to be in accordance with the Strategic Design Guide SPD Part 3 Employment uses.
- High quality of design to prominent A5183 frontage.
- No built development should take place on land to the east of the existing filling station or access road to Hill & Coles Farm.

Access, Highways, and Sustainable Transport:

- Primary access to be retained from the A5183.

Landscape Considerations:

- Utilise screening and planting to reinforce soft site boundaries and to minimise impact on the surrounding countryside.

Biodiversity and Green Infrastructure:

- Deliver a net gain in biodiversity, utilise landscape measures and structures to connect with green corridors in the area.
 - Delivery new tree-planting and woodland copse on land to the east of the existing filling station.
- Flood Risk and Drainage:**
- Deliver floodplain compensatory measures along the River Ver.

Growth Area Cy04: Haresfoot Campus

Map 58



Size (Hectares)	7.95ha
Allocated for (key development and Land use requirements)	<ul style="list-style-type: none"> • Sports and leisure facilities for Berkhamsted School to replace those provided at Growth Area Bk03 - Haslam Playing Fields

Site Specific requirements

The design, layout and scale of development to be guided by its sensitive rural location and open setting.

Urban Design Principles:

- Replacement sports facilities should take into account of its open countryside setting.

Access, Highways, and Sustainable Transport:

- Access to be provided via the A416/Chesham Road.
- Deliver new/enhanced sustainable transport links.

Social and Community:

- The provision of sports facilities must be of equivalent or better quantity and quality to those which are being replaced at Growth Area Bk03 - Haslam Playing Fields.

Renewal Area Designations

Renewal Area Cy05: Amaravati Buddhist Monastery

Map 59



Size (Hectares)

3.0

Allocated for (key development and Land use requirements)

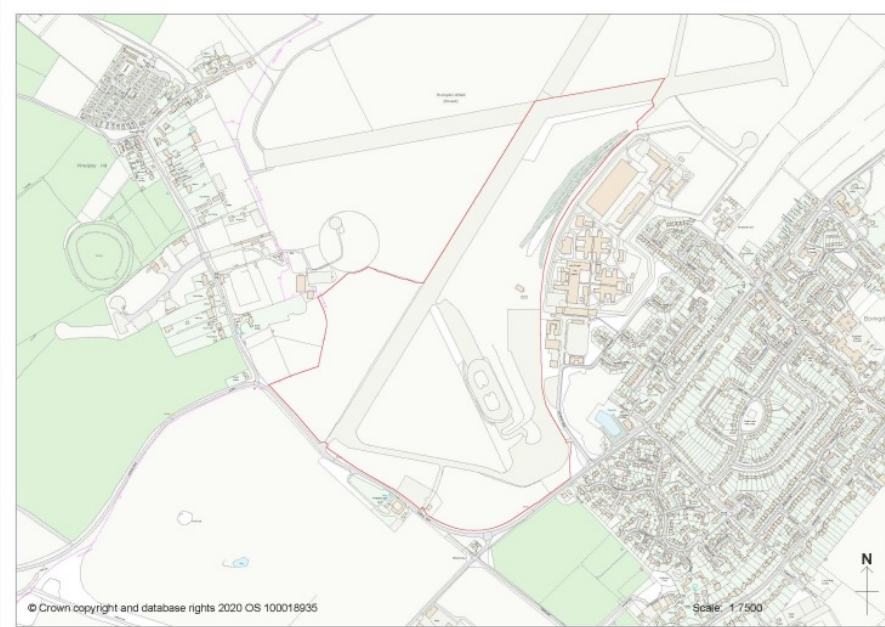
Redevelopment/regeneration of place of worship

Site Specific Requirements

- Phased approach to redevelopment of existing previously developed part 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 Margaret's Lane to serve the site.
- Existing landscaping to be retained and, where appropriate, enhanced. Replacement of some of the existing buildings within the previously developed part of the site is acceptable provided they are of a high quality of design.
- Significant intensification of current activities on the site will not be acceptable.

Renewal Area Cy06: Bovington Airfield

Map 60



Size (Hectares)	43.98ha
Allocated for (key development and Land use requirements)	Film and television production
Site Requirements	
Development proposals will be considered against the requirements of Policy DM40 - Bovington Airfield and other relevant local and national policies.	

APPENDICES



Appendix 1 - List of Strategic Policies

List of Strategic Policies

Table 53

Reference	Policy Title
SP1	Sustainable Development in Dacorum
SP2	Spatial Strategy for Growth
SP3	The Settlement Hierarchy
SP4	The Housing Strategy
SP5	Delivering the Employment Strategy
SP6	Delivering the Retail and Leisure Strategy
SP7	Delivering Infrastructure
SP8	Neighbourhood Planning
SP9	Monitoring and Review
SP10	Climate Change and Adaption
SP11	Development in the Green Belt
SP12	Development in the Rural Area
SP13	Delivering High Quality Design
SP14	Delivering Growth in Hemel Hempstead
SP15	Hemel Hempstead Growth Area(s)
SP16	Delivering Growth in Berkhamsted
SP17	Delivering Growth in Tring
SP18	Delivering Growth in Kings Langley
SP19	Delivering Growth in Bovington
SP20	Delivering Growth at Markyate
SP21	Delivering Growth in the Countryside

Appendix 2 - Identified Small Housing Sites (<1 Hectare)

Table 54

PROPOSED SITE ALLOCATIONS	Settlement	Area (Ha)	Net new dwellings
Growth area HH05 - Market Square and Bus Station, Marlowes	Hemel Hempstead	0.53	100
Growth Area HH06 - Civic Centre Site	Hemel Hempstead	0.86	200
Growth Area HH07 - NCP Car Park	Hemel Hempstead	0.32	50
Growth Area HH10 - Symbio Place	Hemel Hempstead	0.22	180
Growth Area HH12 - Two Waters / London Road Junction	Hemel Hempstead	0.62	60
Growth Area HH14 - 233 London Road	Hemel Hempstead	0.10	10
Growth Area HH15 - Ebberns Road	Hemel Hempstead	0.38	30
Growth Area HH18 - Kier Park (plots 2/3)	Hemel Hempstead	0.10	250
Growth Area Bk11 - Jewson site (former durrants Furniture, Billet Lane)	Berkhamsted / Northchurch	0.77	40
Growth Area Bk12 0 Berkhamsted Civic Centre and land to the r/o High Street	Berkhamsted / Northchurch	0.40	16
Growth Area TRr05 - Miswell Lane	Tring	0.78	24
Growth Area KL01 - Land adjacent to Coniston Road	Kings Langley	0.39	10
Growth Area Mk02 - Hicks Road / High Street	Markyate	0.12	13
Growth Area Mk03 - Watling Street (r/o Hicks Road and High Street)	Markyate	0.34	20
Total dwellings on proposed allocations <1Ha			1,003

Table 55

SITES WITH PLANNING PERMISSION	Reference	Settlement	Area (Ha)	Net new dwellings
1 & 4 CLIFTON COURT, CORNER HALL, HP3 9HN	4/00383/16/OPA	Hemel Hempstead	0.03	10
235 - 245, MARLOWES, AND 1 SELDEN HILL, HP1 1PL	4/00867/17/OPA	Hemel Hempstead	0.09	20
GROVELANDS BUSINESS CENTRE, GROVELANDS, HP2 7TE	4/00557/17/OPA	Hemel Hempstead	0.95	56
89 MARLOWES, HP1 1LF	4/01821/17/OPA	Hemel Hempstead	0.13	16
BRYANSTON COURT, SELDEN HILL, HP2 4TN	4/03007/18/NMA	Hemel Hempstead	0.34	109
HAMILTON HOUSE, 111 MARLOWES, HP1 1BB	4/03150/17/OPA	Hemel Hempstead	0.09	70
VANTAGE HOUSE, 23 MARK ROAD, HP2 7DN	4/01352/18/OPA	Hemel Hempstead	0.04	30

SITES WITH PLANNING PERMISSION	Reference	Settlement	Area (Ha)	Net new dwellings
NEXUS HOUSE, BOUNDARY WAY, HP2 7SJ	4/01588/18/OPA	Hemel Hempstead	0.3	26
158b, MARLOWES, HP1 1BA	4/01505/18/MFA	Hemel Hempstead	0.08	14
PARK HOUSE, PARK LANE, HP2 4TT	4/01618/19/OPA	Hemel Hempstead	0.17	12
VIKING HOUSE,, SWALLOWDALE LANE, HP2 7EA	4/02772/15/MFA	Hemel Hempstead	0.81	87
188-190 MARLOWES, HP1 1BH	4/00113/19/ROC	Hemel Hempstead	0.04	10
89 SUNNYHILL ROAD, HP1 1TA	4/02493/17/ROC	Hemel Hempstead	0.36	13
LAND NORTH OF DACORUM WAY, WEST HERTS COLLEGE, MARLOWES, HP1 1HD	4/00049/19/RES	Hemel Hempstead	0.5	110
LAND AT APSLEY MILLS, ADJ. THE COTTAGE, LONDON ROAD, APSLEY	4/01198/18/MFA	Hemel Hempstead	0.33	29
81A AND MARCHMONT HOUSE, MARLOWES, HP1 1LF	4/02394/17/MFA	Hemel Hempstead	0.2	32
LAND NORTH OF HARRIER CLOSE, HARRIER CLOSE	4/00995/18/MFA	Hemel Hempstead	0.5	28
GARAGES AT SPRING LANE, HP1 3QZ	4/03105/17/MFA	Hemel Hempstead	0.11	20
ZOFFANY HOUSE, 74-78 WOOD LANE END, HP2 4RF	4/00635/18/MFA	Hemel Hempstead	0.78	55
YEW COTTAGE AND SPRINGWOOD,, LONDON ROAD, HP3 9TA	4/03251/18/MFA	Hemel Hempstead	0.25	14
HEWDEN HIRE LTD, TWO WATERS WAY, HP3 9BX	4/00834/18/MFA	Hemel Hempstead	0.32	39
HEMPSTEAD HOUSE, 2 SELDEN HILL, HP2 4TN	4/01381/18/MFA	Hemel Hempstead	0.2	28
CHARTER COURT, MIDLAND ROAD, HP2 5RL	4/01172/19/MFA	Hemel Hempstead	0.11	33
Technology House, Maylands Avenue, HP2 7DF	4/02230/19/OPA	Hemel Hempstead	0.74	85
BUNKERS FARM, BUNKERS LANE, HP3 8SW	4/01524/09/FUL	Hemel Hempstead	0.8	10
FELLS HOUSE, PRINCE EDWARD STREET, HP4 3EZ	4/01272/17/OPA	Berkhamsted / Northchurch	0.11	13
R/O 49 - 53 High Street, HP4 3QH	4/03109/17/MFA	Berkhamsted / Northchurch	0.27	10
AKEMAN BUSINESS PARK, AKEMAN STREET, HP23 6AF	4/02762/16/OPA	Tring	0.36	14
GARDEN SCENE CHIPPERFIELD, CHAPEL CROFT, WD4 9EG	4/00658/19/MFA	Chipperfield	0.76	15
Total on major development sites (<1ha) with planning permission				1,008

Table 56

Total dwellings on other small sites (<1ha) with planning permission	721
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Glossary

Affordable housing:	<p>housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ol style="list-style-type: none"> a. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. (<i>National Planning Policy Framework, February 2019</i>)
Amenity Greenspace	<p>Informal recreation spaces, communal green spaces in and around housing and village greens (<i>Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, Fields in Trust October 2015</i>)</p>
Air quality management areas (AQMAs):	<p>Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. (<i>National Planning Policy Framework, February 2019</i>)</p>
Ancient or veteran tree:	<p>A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage. (<i>National Planning Policy Framework, February 2019</i>)</p>

Ancient woodland:	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS). <i>(National Planning Policy Framework, February 2019)</i>
Annual Monitoring Report (AMR)	Monitors the local planning framework and its key policies and proposals. Information in this document will show trends and highlight possible problem areas which future changes to planning policy will seek to address.
Annual position statement (residential land position statement and employment land position statement):	A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery. <i>(National Planning Policy Framework, February 2019)</i>
Appropriate Assessment (also referred to as a Habitats Regulation Assessment):	This assessment is required under The Conservation of Habitats and Species Regulations 2010. Its purpose is to analyse a plan or proposals and ascertain whether there would be any significant effects on internationally important nature conservation sites (also referred to as Natura or European sites).
Archaeological interest (significance):	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. <i>(National Planning Policy Framework, February 2019)</i>
Area of Outstanding Natural Beauty (AONB):	Parts of the countryside in Dacorum includes the Chilterns AONB. This is a precious landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard it. The AONB is managed by the Chilterns Conservation Board. The Board was set up by a Parliamentary Order under the Countryside and Rights of Way Act 2000. Its primary purpose is to conserve and enhance the natural beauty of the AONB. However it does have other purposes – i.e. to increase the public's understanding and enjoyment of the AONB and to foster the economic and social well-being of communities within the AONB. The Council must also have regard to the primary purpose of conserving and enhancing the natural beauty in exercising its functions.
Brownfield land:	See previously developed land <i>(National Planning Policy Framework, February 2019)</i>
Brownfield land registers:	Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures. <i>(National Planning Policy Framework, February 2019)</i>
Build to Rent:	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control. <i>(National Planning Policy Framework, February 2019)</i>
Climate change adaptation:	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities. <i>(National Planning Policy Framework, February 2019)</i>
Climate change mitigation:	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions. <i>(National Planning Policy Framework, February 2019)</i>
Community Infrastructure Levy (CIL):	Dacorum operates a CIL charge on most types of new development in their area. This charge is based on a simple formulae which relate the size of the charge to the size and character and location of the development paying it.

Conservation (for heritage policy):	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. (<i>National Planning Policy Framework, February 2019</i>)
Conservation Area:	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Conservation Area Appraisals:	Set out why an area has been defined as a Conservation Area; its different character areas and appearance; buildings of significant interest; features for retention and improvement and proposals for its future management.
Deliverable:	To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: <ul style="list-style-type: none"> a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (<i>National Planning Policy Framework, February 2019</i>)
Designated heritage asset:	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. (<i>National Planning Policy Framework, February 2019</i>)
Designated rural areas:	National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985. (<i>National Planning Policy Framework, February 2019</i>)
Developable:	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. (<i>National Planning Policy Framework, February 2019</i>)
Development plan:	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. (<i>National Planning Policy Framework, February 2019</i>)
Edge of centre:	For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances. (<i>National Planning Policy Framework, February 2019</i>)
Entry-level exception site:	A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of this Framework (<i>National Planning Policy Framework, February 2019</i>)

Environmental impact assessment:	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment. <i>(National Planning Policy Framework, February 2019)</i>
Evidence base:	The process of producing a development plan document firstly requires the assembly of an evidence base. The evidence base consists of studies, plans and strategies produced by the Council and other organisations.
General Employment Areas (GEAs):	Areas defined on the Proposals Map where a specified range of employment generating uses (Classes B1, B2 and/or B8 of the Use Classes Order) are directed, and where the loss of employment land to other uses is not normally permitted.
Geodiversity:	The range of rocks, minerals, fossils, soils and landforms. <i>(National Planning Policy Framework, February 2019)</i>
Green Belt:	An area of open land where strict planning controls apply in order, in particular, to check the further growth of a large built-up area. It is designated in a development plan.
Green infrastructure (GI):	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. <i>(National Planning Policy Framework, February 2019)</i>
Gypsies and Travellers:	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. <i>(Planning policy for traveller sites, August 2015)</i> A "pitch" means a pitch on a gypsy and traveller site
Habitats site:	Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites. <i>(National Planning Policy Framework, February 2019)</i>
Health Impact Assessment:	A combination of procedures, methods and tools that systematically judges the potential, and sometimes unintended effects of a policy, plan, programme or project on the health of a population and the distribution of those effects within the population and identifies appropriate actions to manage those effects.
Heritage asset:	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). <i>(National Planning Policy Framework, February 2019)</i>
Hertfordshire Biodiversity Action Plan	A 50 year vision for the wildlife and natural habitats of Hertfordshire and provides guidance on the protection, restoration and re-creating a sustainable level of biodiversity in the country.
Historic environment:	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. <i>(National Planning Policy Framework, February 2019)</i>

Housing Delivery Test:	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November. <i>(National Planning Policy Framework, February 2019)</i>
Inter-urban:	Connecting cities or towns.
International, national and locally designated sites of importance for biodiversity:	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites. <i>(National Planning Policy Framework, February 2019)</i>
Key Shopping Area	Also referred to as the 'Primary Shopping Area'; see NPPF (paragraph 2.3 and Annex 2)
LAP	Local Area for Play that relate to a minimum standards of Provision.
LEAP	Local Equipped Area for Play that relate to a minimum standards of Provision.
Listed Building:	A building included in a list compiled or approved by the Secretary of State. It includes any object or structure fixed to the building and any object structure within the cartilage of the building which, although not fixed to the building, formed part of the land and has done so since July 1948.
Local Development Order (LDO):	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development. <i>(National Planning Policy Framework, February 2019)</i>
Local Enterprise Partnership (LEP):	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. <i>(National Planning Policy Framework, February 2019)</i>
Local housing need:	The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework). <i>(National Planning Policy Framework, February 2019)</i>
Local Nature Partnership:	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. <i>(National Planning Policy Framework, February 2019)</i>
Local Nature Reserves (LNRs):	Places identified as having wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature, or simply to enjoy it.
Local Planning Authority (LPA):	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities. <i>(National Planning Policy Framework, February 2019)</i>
Local Plan:	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. <i>(National Planning Policy Framework, February 2019)</i>

Local Transport Plan (LTP):	The Transport Act 2000 introduced a statutory requirement for local transport authorities to produce a Local Transport Plan (LTP) every 5 years and to keep it under review. The plan sets out the statutory framework and policies on how transport can help deliver a positive future vision by considering safe and efficient travel while supporting economic growth, meeting housing needs, improving public health and reducing environmental damage. The plan also considers how future planning decisions and emerging technology might affect the way transport needs to be provided in the longer term.
Main town centre uses:	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). (<i>National Planning Policy Framework, February 2019</i>)
Major development:	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. (<i>National Planning Policy Framework, February 2019</i>)
Mass Rapid Transit (MRT):	A high quality, high capacity passenger transport system
Modal shift:	Replacing a saturated means of transport with another to make the first less congested.
MUGA	Multi-Use Games Area that relate to a minimum standards of Provision.
Multi-modal transport interchanges (MMTIs):	Interchange between one mode of any type of transport and another for example between bus and train. It also considers interchange between public transport and the feeder modes used to get to and from the interchange for example walk, cycle or motor vehicle.
National Planning Policy Framework (NPPF):	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The guidance is to be used by local planning authorities in drawing up plans and determining planning applications.
Natural and semi-natural greenspaces	Woodland, scrub, grassland, wetlands, open and running water, and open access land. (<i>Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, Fields in Trust October 2015</i>)
NEAP	Neighbourhood Equipped Area for Play that relate to a minimum standards of Provision.
Neighbourhood Development Order (NDO):	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development. (<i>National Planning Policy Framework, February 2019</i>)
Neighbourhood Plan:	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004. (<i>National Planning Policy Framework, February 2019</i>)
Non-strategic policies:	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies. (<i>National Planning Policy Framework, February 2019</i>)

Older people:	People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs. <i>(National Planning Policy Framework, February 2019)</i>
Open land:	Areas of open space greater than 1 hectare in size that are formally identified on the Policies Map and where its openness is protected from development through planning policy.
Open space:	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. <i>(National Planning Policy Framework, February 2019)</i>
Out of centre:	A location which is not in or on the edge of a centre but not necessarily outside the urban area. <i>(National Planning Policy Framework, February 2019)</i>
Over trading:	Engage in more business than can be supported by the market.
Parks and Gardens	Formal green spaces including urban parks, country parks, forest parks and formal gardens <i>(Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, Fields in Trust October 2015)</i>
People with disabilities:	People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. <i>(National Planning Policy Framework, February 2019)</i>
Pepper Potting	A mixed tenure development. It describes an urban planning strategy in which a variety of residents live in a mixed community through the 'sprinkling' of affordable housing amongst market housing.
Permission in principle:	A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed. <i>(National Planning Policy Framework, February 2019)</i>
Planning Practice Guidance (PPG):	A web-based resource which brings together planning guidance on various topics into one place.
Planning obligation:	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. <i>(National Planning Policy Framework, February 2019)</i>
Playing field:	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. <i>(National Planning Policy Framework, February 2019)</i>
Previously developed land (PDL):	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. <i>(National Planning Policy Framework, February 2019)</i>
Primary shopping area:	Defined area where retail development is concentrated. <i>(National Planning Policy Framework, February 2019)</i>

Priority habitats and species:	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. (<i>National Planning Policy Framework, February 2019</i>)
Rural exception sites:	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. (<i>National Planning Policy Framework, February 2019</i>)
Section 106:	A legal agreement between an applicant seeking planning permission and the local planning authority used to mitigate the impact of new developments on the local community and infrastructure
Self-build and custom-build housing:	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act. (<i>National Planning Policy Framework, February 2019</i>)
Sequential approach:	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centre retail sites before out-of-town retail sites.
Setting of a heritage asset:	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (<i>National Planning Policy Framework, February 2019</i>)
Special Areas of Conservation (SAC):	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites. (<i>National Planning Policy Framework, February 2019</i>)
Site of Special Scientific Interest (SSSI):	Sites designated by Natural England under the Wildlife and Countryside Act 1981. (<i>National Planning Policy Framework, February 2019</i>)
Spatial development strategy:	A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended). (<i>National Planning Policy Framework, February 2019</i>)
Statement of Community Involvement (SCI):	A document that sets out how the Council will involve the community and other stakeholders in the production of the Local Development Framework, planning applications and conservation areas. The Council's most recent SCI was adopted in September 2019.
Stepping stones:	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes. (<i>National Planning Policy Framework, February 2019</i>)
Strategic Housing Land Availability Assessment (SHLAA):	A key component of the evidence base which identifies land for housing and assesses the deliverability and developability of sites. Such assessments are required by the National Planning Policy Framework.
Strategic Environmental Assessment (SEA):	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. (<i>National Planning Policy Framework, February 2019</i>)

Strategic policies:	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004. <i>(National Planning Policy Framework, February 2019)</i>
Strategic site:	Sites within the urban area whose short-term development is fundamental to the delivery of the vision for that particular town or village.
Supplementary Planning Documents (SPDs):	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. <i>(National Planning Policy Framework, February 2019)</i>
Sustainable transport modes:	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport. <i>(National Planning Policy Framework, February 2019)</i>
Sustainable Drainage Systems (SuDs):	A key part of a managing and reducing flood risk on a site or area. SuDS are a range of approaches to surface water drainage management including: <ul style="list-style-type: none"> • Source control measures including rainwater recycling and drainage; • Infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities; • Filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns; • Filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and • Basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.
Sustainability Assessment (SA):	An appraisal of local development documents against their environmental, social and economic impacts. This often incorporates Strategic Environmental Assessment (SEA), required for some plans and proposals under European law.
Town centre:	Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. <i>(National Planning Policy Framework, February 2019)</i>
Transport assessment:	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development. <i>(National Planning Policy Framework, February 2019)</i>
Transport statement:	A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required. <i>(National Planning Policy Framework, February 2019)</i>
Transport User Hierarchy:	Policy which presents a shift in emphasis to increase rates of travel by more sustainable modes by increasing the attractiveness of alternative forms of travel so that those trips that can only feasibly be made by the car can be undertaken without suffering the effects of a significant worsening of congestion.

Travel plan:	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed. (<i>National Planning Policy Framework, February 2019</i>)
Travelling showpeople:	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceases to travel temporarily, but excludes Gypsies and Travellers. (Planning policy for traveller sites, August 2015) A "plot" means a pitch for travelling showpeople.
Wildlife corridor:	Areas of habitat connecting wildlife populations. (<i>National Planning Policy Framework, February 2019</i>)
Wildlife site:	Wildlife Sites are the most important places for wildlife outside legally protected land such as Nature Reserves or Sites of Special Scientific Interest. In 2010 there were almost 2,000 Wildlife Sites in Hertfordshire, totalling 17,215ha, and covering over 10% of the county. 246 of these sites are in the Dacorum District, covering 3,131.5ha. They include meadows, ponds, woodland and urban green space. This county-based system is now acknowledged and promoted nationally by DEFRA and applied across England. The Wildlife Sites Partnership in Hertfordshire includes HMWT, HBRC, Natural England, the Countryside Management Service, Chilterns AONB and the Environment Agency, and is led and coordinated by HMWT.
Windfall sites:	Sites not specifically identified in the development plan. (<i>National Planning Policy Framework, February 2019</i>)