



**Agenda item: Two Waters
Masterplan**

Summary

Report for:	Strategic Planning and Environment Overview and Scrutiny Committee
Date of meeting:	11 January 2016
Part:	1
If Part II, reason:	

Title of report:	Two Waters Masterplan Update
Contact:	<p>Cllr Graham Sutton, Portfolio Holder for Planning & Regeneration</p> <p>Responsible Officer: James Doe, Assistant Director, Planning, Development & Regeneration</p> <p>Authors: Nathalie Bateman, Team Leader Strategic Planning and Regeneration - Infrastructure and Project Delivery, Shalini Jayasinghe, Strategic Planning and Regeneration Officer - Infrastructure and Project Delivery.</p>
Purpose of report:	1. To provide an update on progress on the Two Waters Masterplan
Recommendations	<ol style="list-style-type: none"> 1. That progress on developing the Two Waters Masterplan is noted. 2. That the results of the first public consultation are noted.
Corporate objectives:	<ul style="list-style-type: none"> • A clean, safe and enjoyable environment • Building strong and vibrant communities • Ensuring economic growth and prosperity • Providing good quality affordable homes, in particular for those most in need • Delivering an efficient and modern council
Implications:	<p><u>Financial</u></p> <p>The masterplan is a planning document that identifies key zones for development and sets a framework to guide development in the Two Waters area. Development will be</p>

<p>'Value for money' implications</p>	<p>taken forward by landowners and developers, not DBC.</p> <p>The masterplan will identify key principles, opportunities and proposals for improvement that will largely be brought forward through development design and developer contributions to ensure wider regeneration and necessary infrastructure improve the area.</p> <p><u>Value for money</u></p> <p>The masterplan will set a framework to ensure that development comes forward in a planned manner and is designed in the best possible way to ensure we have an attractive, sustainable and balanced town fit for the future.</p> <p>The masterplan will be able to ensure that key developers make a contribution towards wider regeneration and infrastructure improvements that will improve the area. These contributions will be used to deliver wider environmental, public realm and infrastructure improvements in the area.</p>
<p>Risk implications</p>	<p>None arising from this report at this stage of the development of the Masterplan. Risks around delivery of projects, impacts on traffic and other infrastructure will be key.</p>
<p>Community Impact Assessment</p>	<p>The development of the masterplan involves engagement with the community at key stages of its development, and the document itself will consider impacts on the community.</p>
<p>Health and safety Implications</p>	<p>None.</p>
<p>Consultees:</p>	<p>Mark Gaynor Corporate Director Housing and Regeneration</p> <p>Chris Taylor Group Manager, Strategic Planning and Regeneration</p> <p>General public and landowners</p> <p>Hertfordshire County Council</p> <p>Box Moor Trust</p> <p>National Rail</p> <p>National Grid</p>
<p>Background papers:</p>	<p>Two Waters Strategic Framework - 2015</p>
<p>Historical background <i>(please give a brief background to this</i></p>	<p>The Two Waters masterplan area is the area between Hemel Hempstead railway station, Apsley railway station and the Plough Roundabout. It has been subject to increased investor and developer interest in the past few years and represents a key strategic location that will help to deliver local housing</p>

<p><i>report to enable it to be considered in the right context).</i></p>	<p>needs through the future redevelopment of key locations.</p> <p>This masterplan will be developed firstly as an informal planning statement and then adopted as a Supplementary Planning Document (SPD) supporting the new Dacorum Local Plan, around 2019.</p>
<p>Glossary of acronyms and any other abbreviations used in this report:</p>	<p>SPD – Supplementary Planning Document</p> <p>HCC – Hertfordshire County Council</p>

1. Background

- 1.1 The Two Waters masterplan area is anchored by Hemel Hempstead railway station in the west and Apsley railway station in the east. The northern edge is bound by the Plough Roundabout.
- 1.2 The area includes a wide mix of land uses and buildings around the edges of Two Waters, including residential, light industrial, retail and community uses, and a large swathe of valuable and historic recreational land in the centre, owned and managed by the Box Moor Trust. The area also includes 3 transport hubs; the Hemel Hempstead station gateway area, bus interchange facilities at the Plough Roundabout by the Riverside shopping centre and Apsley railway station. It also features the large road intersection of the A4251 London Road and the Two Waters and A41 bypass link roads.
- 1.3 The Two Waters area includes the national grid housing site set out in the last Local Plan – and now in the new Site Allocations document - and the old Hewden Hire site which has had permission for housing for quite a few years. There has also been significant investor and developer interest in the station gateway area and other sites. Overall, they represent a key strategic area that will help deliver much needed local housing as well as employment needs for Hemel Hempstead and the Borough.
- 1.4 Local authorities are under significant pressure from national government to deliver ambitious housing targets. The Dacorum Core Strategy sets out current housing targets for the borough. Whilst already ambitious, the Council will be under pressure to significantly increase this target when it begins its review of the Core Strategy (commenced summer 2016), if it is to meet local housing needs.
- 1.5 Along with meeting the housing targets for the borough the Council is committed to achieve wider regeneration and infrastructure to support growth coming forward.

2.0 The Two Waters Masterplan

- 2.1 The Council has identified a need to take a proactive approach to development coming forward in Two Waters. Without adopted planning guidance, there is a risk that Two Waters will be subject to piecemeal development proposals that the Council, as local planning authority, will find hard to co-ordinate, and possibly resist, in the absence of a firm policy base such as the proposed Masterplan would give. Important strategic issues may not be identified or resolved such as access and movement problems related to the transport hubs, and improvements to the area's infrastructure.
- 2.2 The first step in developing planning guidance began with the Two Waters Strategic Framework (2015). The strategic framework sets out broad principles for development.
- 2.3 In 2016, consultants BDP were appointed to develop this work further by creating a masterplan for the Two Waters area. This masterplan is to include detailed design principles for four key development sites within the site area as well as design principles for the wider area.
- 2.4 The masterplan will help ensure that any development minimises additional pressure on the local environment and infrastructure, including transport and that each key development makes a contribution towards the required improvements. The masterplan will also ensure that development proposals and any transport mitigation measures are viable and costed. The masterplan will also set out how these will be implemented.
- 2.5 It is envisaged that this masterplan will be developed firstly as an informal planning statement, and will then be adopted as a Supplementary Planning Document (SPD) supporting the new Dacorum Local Plan around 2019.

3.0 Work to date on the masterplan

- 3.1 Following the appointment of BDP, they have undertaken a review of existing documents and relevant policies and guidance. They have also met with key stakeholders, namely landowners on a one to one basis. These stakeholders include National Rail, National Grid, Box Moor Trust, and Property Developers.
- 3.2 Information gathered through this initial review and stakeholder consultation has been used to identify opportunities and constraints in the area, refine the draft vision and key objectives set out in the Two Waters Strategic Framework, refine the key development sites identified and draft some basic key design principles for the area.
- 3.3 The draft constraints and opportunities, vision, objectives, key sites and key design principle concepts were consulted on through two consultation events held in November 2016 that were open to the general public. The consultation was also open for comment on our website for two weeks from the events until 18th November 2016. We have received over 200 responses through a questionnaire, emails and letters in response to this consultation. The results have been reviewed and analysed by BDP and are presented in Appendix 1: Consultation Statement. All consultation material is also included in the Consultation Statement.

4.0 Proposed way forward

- 4.1 Following on from the recent public consultation on the initial stages of the masterplan, BDP will use the results to update their evidence pack and commence work on drafting the first background chapters of the masterplan.
- 4.2 Two further workshops will be held in January with participants identified from the November consultation questionnaires. The half-day workshops will be delivered on one day by an independent facilitator, with relevant stakeholders, officers and Members present.
- 4.3 At this workshop, participants will explore key themes identified from the initial consultation in greater depth and have an opportunity to propose solutions to key questions.
- 4.4 The results from this consultation will provide the detail for the way forward on key guidance principles, opportunities and proposals for the zones and the wider area, forming the main chapters in the draft masterplan.
- 4.5 We expect the draft masterplan to be ready for March/April 2017. It will then be reported to Cabinet before a six week online public consultation.
- 4.6 Results from this consultation will be used to finalise the draft masterplan which will be reissued to Cabinet and Council to be adopted as a Planning Statement. The masterplan will then be adopted as a Supplementary Planning Document (SPD) supporting the new Dacorum Local Plan around 2019.