



Local Allocation LA3 West Hemel Hempstead

Master Plan

Adopted
July 2017



Foreword

Six 'Local Allocations' (Green Belt sites identified for housing development and other associated uses) were identified in the Council's strategic plan, called the Core Strategy. The Core Strategy was adopted in September 2013. Further detail on these sites is provided in the Site Allocations document, adopted in July 2017.

The landowners, in partnership with the Council, have prepared master plans for each Local Allocation. These master plans add further detail to the site requirements set out in the Site Allocations document; providing further information on the design and layout of the sites.

Consultation on this site was carried out as part of preparation of the Council's Core Strategy (adopted September 2013) and through other consultation events, including those associated with the Pre-submission Site Allocations consultation in 2014. These responses, where appropriate, have been used to help prepare the master plans. Details of the public consultation undertaken are set out in the Local Allocations master plan Consultation Report.

This master plan is intended to be read alongside the Site Allocations DPD.

The master plans have also been updated to ensure they reflect the wording of the adopted Site Allocations DPD, where this has been amended through the public examination process.

The master plans seek to take forward and elaborate on the visions and principles in Policies LA1-LA6 in the Site Allocations DPD. They must be consistent with that approach and all modifications made to that document in progressing the DPD to adoption. The master plans and all indicative spatial layouts have also been prepared on the basis of technical work submitted at the time of the examination of the Site Allocations DPD.

For information, all capacities are conservative and have been prepared for housing supply and monitoring purposes. They similarly reflect only technical work available at the time of the examination of the Site Allocations DPD. However, the Site Allocations DPD makes clear that the net capacity figures specified provide an estimate of expected dwelling capacity and should not be treated as maxima.

Where proposals differ from the master plans – whether dwelling numbers or aspects of the layout, design, height and content of development – as a result of further technical studies they will need to be tested through the planning application process, which in itself will develop a finer level of detail than can be provided in the masterplans. All detailed schemes will be expected to demonstrate compliance with relevant policies and guidance.

If you have any further questions regarding any of the issues raised in this document please contact the Strategic Planning and Regeneration team on 01442 228660 or email strategic.planning@dacorum.gov.uk.

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1. Purpose

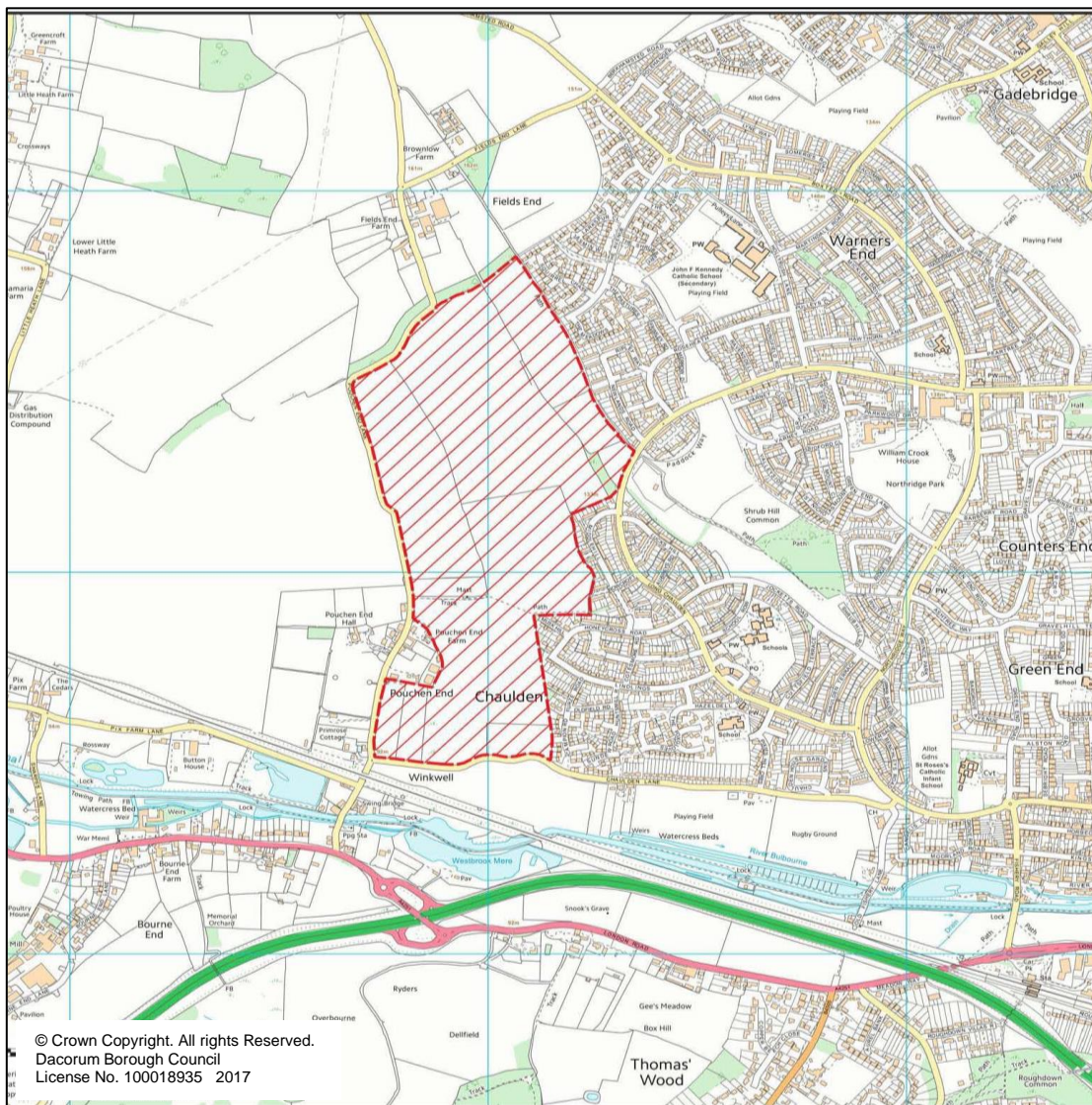
- 1.1. The West of Hemel Hempstead site is one of a number of sites where the principle of housing development has been established through Dacorum's Core Strategy with the Site Allocations Development Plan Document (DPD) adding further detail about the development of the site. The Site Allocations DPD also removed the site from the Green Belt and set a new Green Belt boundary.
- 1.2. This document has been prepared to guide the future development of the land at West Hemel Hempstead identified in the Core Strategy as Local Allocation LA3 West Hemel Hempstead.
- 1.3. The purpose of this master plan is to supplement the Site Allocations DPD by setting development principles and a framework through which a high quality residential scheme can be delivered on the site. It is also intended to demonstrate how the planning requirements set out in the Site Allocations DPD can be delivered and will guide future planning applications. The master plan has been prepared:
 - To explain new settlement and Green Belt boundaries;
 - To outline requirements for the planning and delivery of the area;
 - To outline layout possibilities;
 - To facilitate discussion of the above with the public;
 - To provide justification for the planning requirements; and
 - To guide future planning application(s).
- 1.4. The master plan has been prepared in collaboration between Dacorum Borough Council and those with landownership and developer interest in the land at the LA3 allocation, with the two main developers being Taylor Wimpey and Barratt Homes North London. The extent of the area covered by this master plan is shown in Plan 1.
- 1.5. There has also been input from key stakeholders, including the local Highway Authority and Local Education Authority.
- 1.6. Discussion with local residents during production of the master plan has helped increase understanding of local aspirations and concerns for development on the site. The input of stakeholders and residents has helped to shape the contents of the master plan and the development principles within it.
- 1.7. This final master plan has been adopted by the Council as a Supplementary Planning Document (SPD). Whilst planning applications on the site will be considered against Development Plan policies, this document provides further detail pursuant to those policies and has been the subject of public consultation. As such, it will carry weight as a material consideration, when planning applications are determined.

1.8 The document:

- Describes the site and surroundings;
- Identifies the technical work that has been undertaken in order to demonstrate technical feasibility;
- Provides and describes a master plan, identifying principles that will be important in ensuring that the development proceeds in an acceptable manner taking account of the constraints and opportunities of the site and results in a high quality addition to the town.

1.9 Technical work has been undertaken in order to demonstrate the deliverability of the allocation and to inform emerging design work aimed at minimising its environmental impact (see section 8). Detailed assessments in respect of landscape and visual matters, transportation, utilities and flood risk, ecology and archaeological assessments have all been undertaken.

Plan 1: Site Location Plan



2. Context

Planning Policy Context

- 2.1 The following section sets out the planning policy context within which the master plan has been prepared, and which will in turn inform future planning application(s) on the site. This includes existing national planning policy, saved policies from Dacorum Borough Local Plan (adopted 21 April 2004)¹, the Core Strategy and the Site Allocations DPD.
- 2.2 This document also reflects and takes forward a considerable period of site study and policy formulation related to the LA3 site, including engagement with the local community. These are summarised below.

National Planning Policy Framework

- 2.3 The National Planning Policy Framework (NPPF) adopted in 2012 and Planning Practice Guidance (PPG) represent the planning policy consideration at the national level. The Council's Core Strategy and Site Allocations DPD were prepared in the context of the NPPF and are in general conformity with it.

Core Strategy

- 2.4 Dacorum Borough Council's Core Strategy² was adopted on 25th September 2013 and contains the main strategic policies which will guide development in the Borough.
- 2.5 The land at West Hemel Hempstead is identified as a Local Allocation within the Hemel Hempstead Place Strategy in the adopted Core Strategy (Figure 1). The Core Strategy states that Hemel Hempstead will accommodate up to 8,800 new homes up to 2031.
- 2.6 The principle of development in this location has thereby been accepted following examination by an independent Planning Inspector appointed by the Secretary of State. The development is a key component in the overall delivery of housing to meeting the needs of the Borough to 2031.
- 2.7 Table 1 summarises key principles for the LA3 development:

¹ [https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-plan-1991-2011/local-plan-policies-\(1991-2011\)](https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-plan-1991-2011/local-plan-policies-(1991-2011))

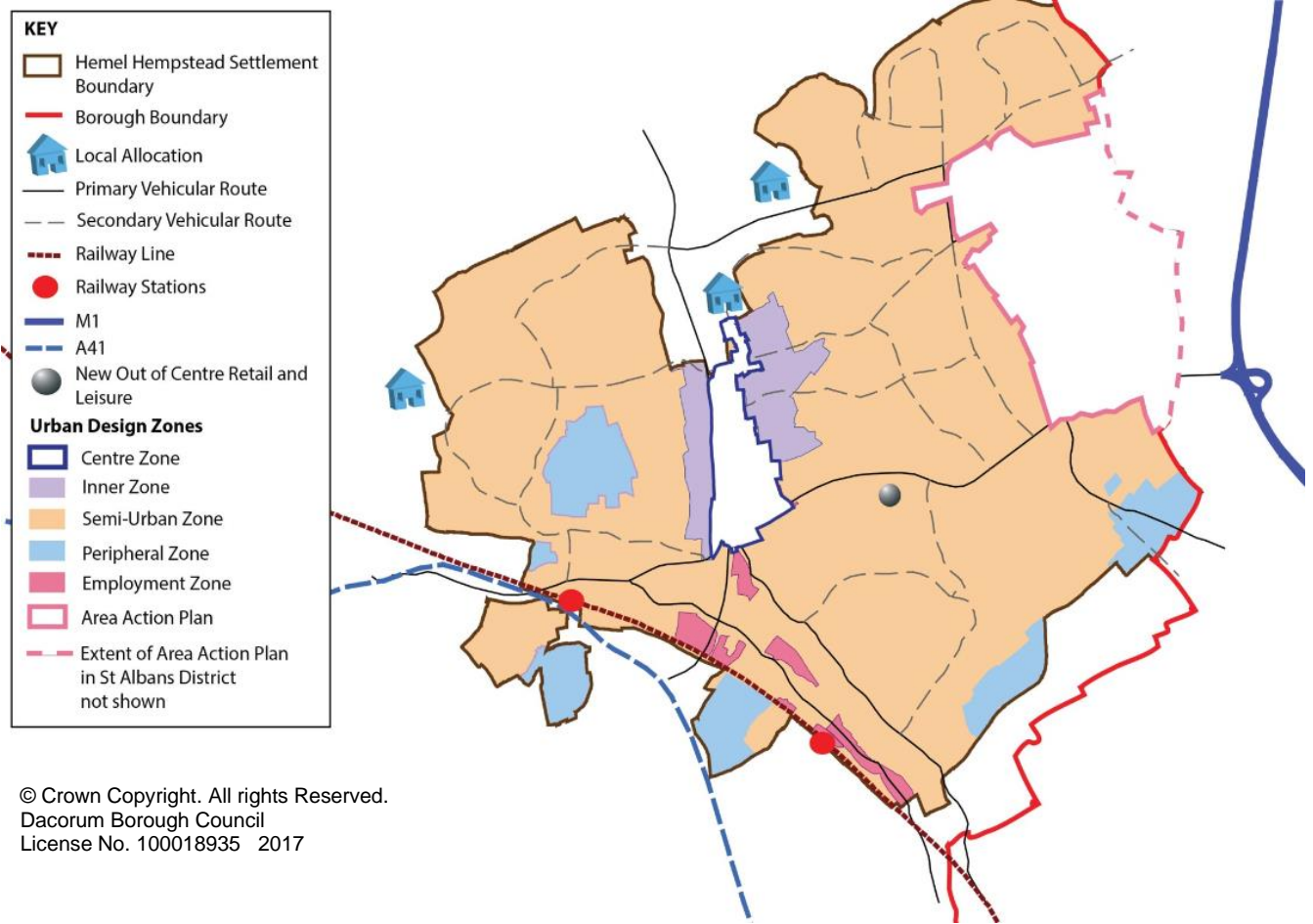
Policy Advice Note assesses the consistency of the saved policies with the NPPF.

² Available at: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/adopted-core-strategy-2013.pdf?sfvrsn=2>

Table 1: Core Strategy Extract for LA3

Location reference	LA3
Site location	West Hemel Hempstead
Proposals	<ul style="list-style-type: none"> • Up to 900 new homes. • Shop, doctors surgery and additional social and community provision, including a new primary school.
Principles	<ul style="list-style-type: none"> • A mix of two storey and three storey housing including around 40% affordable homes. • Contributions must be made towards improving local services and facilities, including provision of a new 2 form entry primary school. • The layout, design, density and landscaping must create a soft edge to the Green Belt and the extended open space. • Impact on the local road network mitigated through the promotion of sustainable travel options, including improved pedestrian links with adjoining areas. • No vehicular access from Pouchen End Lane. • Provision of new open space / playing fields. • New strategic landscaping to mitigate the impact on the Bulbourne Valley. • Local road junction improvements. • Extend Shrubhill Common Nature Reserve and create wider green infrastructure links. • Consider potential for inclusion of a new cemetery to serve the town.
Delivery	The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established.

Figure 1: Extract from Core Strategy – Hemel Hempstead Place Strategy Vision Diagram



2.8 In addition, the following policies from the Core Strategy (adopted September 2013) are the most relevant for the development at the LA3 site:

- Policy CS1: Distribution of Development
- Policy CS3: Managing Selected Development Sites
- Policy CS4: The Towns and Large Villages
- Policy CS8: Sustainable Transport
- Policy CS9: Management of Roads
- Policy CS10: Quality of Settlement Design
- Policy CS11: Quality of Neighbourhood Design
- Policy CS12: Quality of Site Design
- Policy CS13: Quality of the Public Realm
- Policy CS18: Mix of Housing
- Policy CS19: Affordable Housing
- Policy CS23: Social Infrastructure
- Policy CS25: Landscape Character
- Policy CS26: Green Infrastructure
- Policy CS27: Quality of the Historic Environment
- Policy CS28: Carbon Emission Reductions
- Policy CS29: Sustainable Design and Construction
- Policy CS35: Infrastructure and Developer Contributions

Site Allocation DPD

- 2.9 Dacorum Borough Council's Site Allocations DPD³ was adopted on 12th July 2017 and contains the more detailed policies and site specific proposals which are necessary to deliver the strategic policies in the adopted Core Strategy. The Site Allocations DPD includes a policy for the LA3 site, together with an Indicative Spatial Layout and a series of development principles (see Table 2). These are reflected and elaborated on by this master plan. This vision is outlined in section 5 of this document. Figure 2 depicts the Hemel Hempstead Place Strategy vision in the Site Allocations DPD.

Table 2: Site Allocation DPD Extract for Policy LA3**Policy LA3: West Hemel Hempstead**

Local Allocation LA3 at West Hemel Hempstead as identified on the Policies Map has been released from the Green Belt and will deliver the following:

- **900 new homes;**
- **shop, doctors surgery, and additional social and community provision, including a new primary school;**
- **a traveller site of 7 pitches;**
- **new open space/playing fields; and**
- **extension of Shrubhill Common Nature Reserve and the creation of wider green infrastructure links.**

The key development principles for the site are set out below. Further detail is in a site master plan.

West Hemel Hempstead Vision

The new neighbourhood of Pouchen End will be an attractive and distinct place. Its character will reflect the best design principles of the Chilterns area. While separate, the new neighbourhood will be integrated with other parts of the town through the use of shared services, facilities and open space. It will be an inclusive community, designed to be safe and secure. Local needs will be served. A new primary school will be part of the community's heart and focus. There will be a mix of homes, accommodating both smaller and larger households and family homes. Development will be spacious and will allow views of the countryside across the valley. Open space will permeate the neighbourhood, providing links between Shrubhill Common, the town and the wider countryside.

³ [To be inserted]

Key Development Principles

The following principles have been used to guide site master plan and will be used to assess the subsequent planning application:

(a) Homes

- Include a significant proportion of affordable homes (40%).
- Include family homes within a range of provision.

(b) Community Focus

- 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.

(c) Design

- 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.

(d) Open Space

- Meet Council standards for all types of open space as a basic aim.
- 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 network throughout the neighbourhood.
- Ensure that the layout and design of new sports provision is fit for purpose.

(e) Access to Services

- Plan good pedestrian and cycle access between neighbourhoods and to key services, such as bus stops and community facilities.
- Support the enlargement of the Parkwood doctors’ surgery (either financially or within the new neighbourhood).
- Accommodate a bus route within the new neighbourhood.

(f) Roads

- Take the main vehicular access from Long Chaulden and The Avenue.
- Support offsite road junction improvements where appropriate.
- Ensure no vehicular access from Pouchen End Lane.

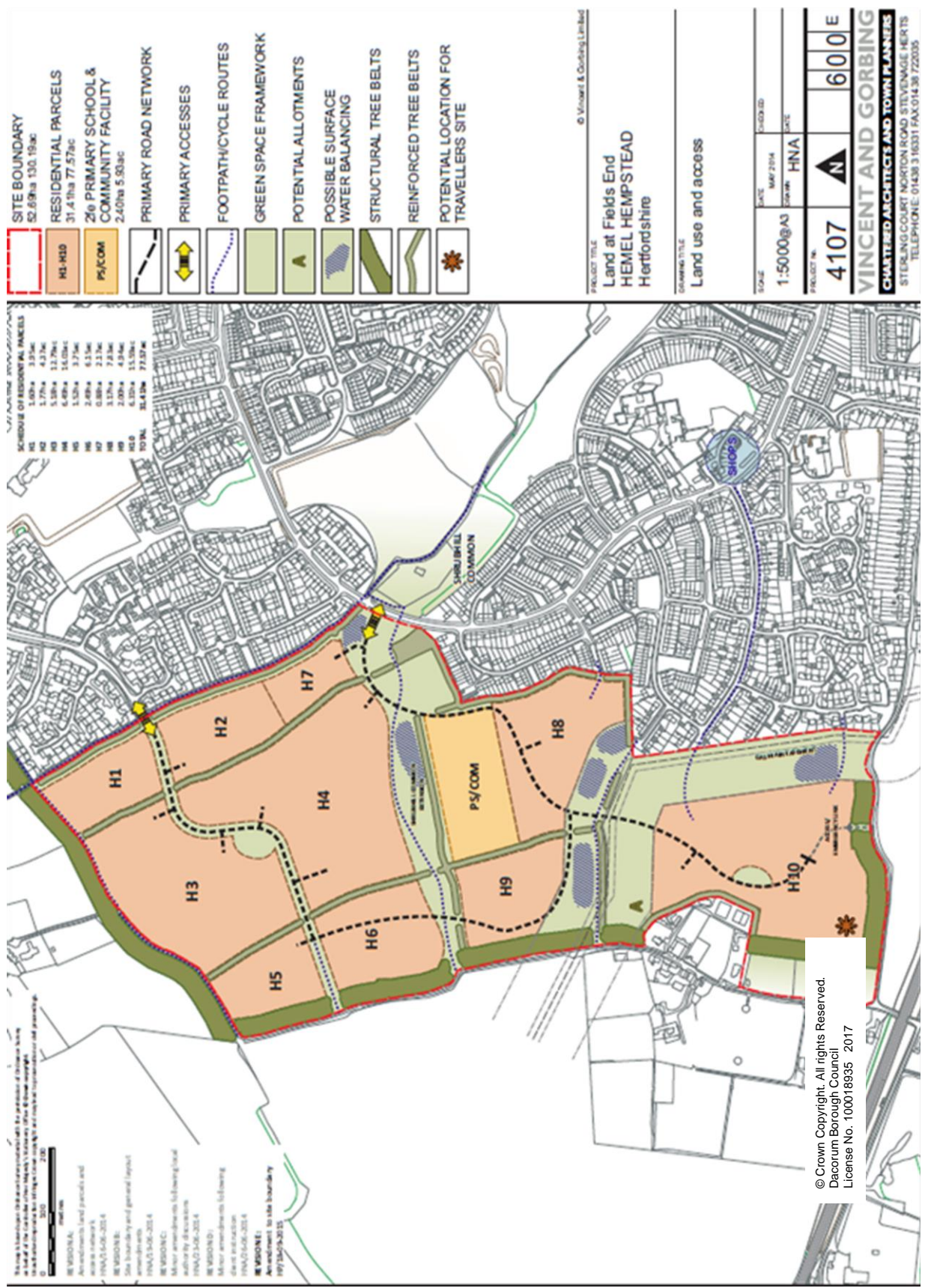
(g) Utilities

- Link utilities to existing networks.
- Provide extra capacity where needed to serve the development.
- Work with Thames Water to ensure sufficient sewerage and sewage treatment capacity.
- Protect groundwater from pollution.
- Take the opportunity to extend existing networks towards Pouchen End hamlet.

(h) Countryside

- 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.
- Prevent further vehicular access onto rural lanes.
- Provide pleasant footpath and cycle access through the site to link with Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB.
- New strategic landscaping to mitigate the impact on the Bulbourne Valley.
- Protect the amenities and character of Pouchen End hamlet.
- Retain hedgerows and trees.
- Use native species in planting schemes.

Indicative Spatial Layout



Delivery and Phasing

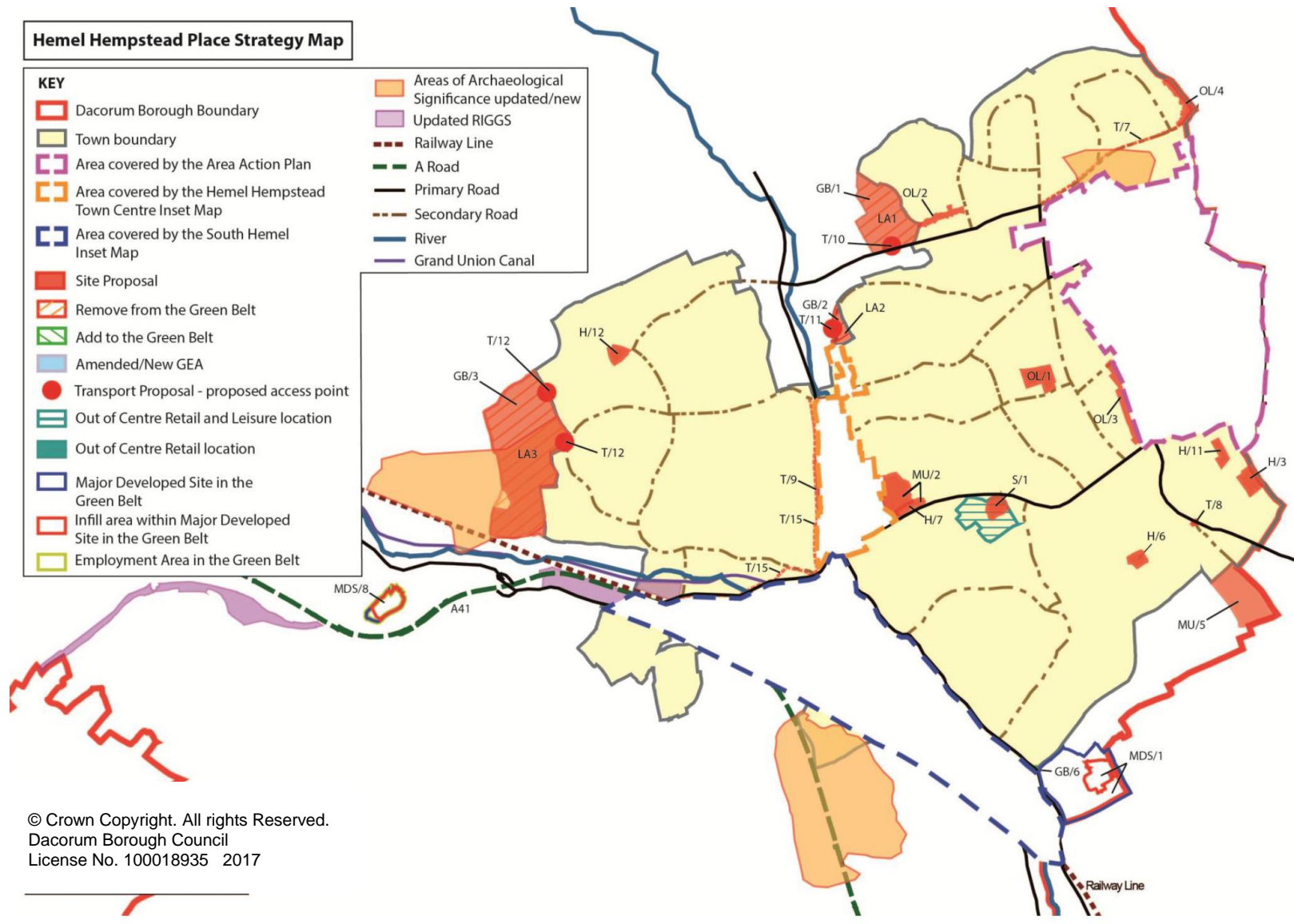
- LA3 is available for immediate development, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed in multiple phases in accordance with the master plan. The phasing of the site will seek to deliver the Gypsy and Traveller pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this master plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions. The site is located in Zone 4 within the CIL Charging Schedule for which there is no charge for residential development. Contributions will therefore be secured through Section 106.
- Key planning obligations are set out in the site master plan and include 40% affordable housing and contributions towards local social and transport infrastructure, including delivery of a new 2 form entry primary school.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (Proposal T/12), with further detail in the master plan. Long Chaulden and The Avenue are the primary vehicular access points and should be in place when development commences.
- Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades that are required as a result of the development in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.
- Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at an early stage.

2.10 In addition to Policy LA3, the following policies from the Site Allocations DPD (2006-2031) are the most relevant for the development at the West Hemel Hempstead site:

- Policy SA1: Identified Proposals and Sites
- Policy SA3: Improving Transport Infrastructure
- Policy SA8: Local Allocation
- Policy SA9: Sites for Gypsy and Travellers

2.11 Where there is any conflict between the requirements of this master plan and the Site Allocations DPD, the Site Allocations DPD will take precedence.

Figure 2: Extract from Site Allocations – Hemel Hempstead Place Strategy Vision Diagram



Statement of Common Ground

2.12 As part of the Core Strategy process, a Statement of Common Ground⁴ was agreed between the Council and those with land interests at LA3. This also provided further background on the site and has formed the basis for further work since that time. It provided a 'concept plan' which has been reviewed and used as a basis for this subsequent stage of master planning.

Dacorum Borough Local Plan (adopted 21 April 2004)

2.13 Although the Core Strategy and Site Allocations DPD have been adopted, some of the Local Plan policies are still 'saved' (i.e. they remain operational). These saved policies will gradually be superseded when the Council produces the Single Local Plan.

2.14 The following saved Local Plan policies are particularly relevant to the development of the LA3 site:

- Policy 12 Infrastructure Provision and Phasing (to be read in conjunction with Core Strategy Policy CS35)
- Policy 13 Planning Conditions and Planning Obligations
- Policy 18 The Size of New Dwellings
- Policy 21 Density of Residential Development
- Policy 54 Highway Design
- Policy 58 Private Parking Provision
- Policy 76 Leisure Space in New Residential Development
- Policy 99 Preservation of trees, hedgerows and woodlands
- Policy 100 Trees and woodland planting
- Policy 101 Trees and woodland management
- Policy 118 Important Archaeological Remains

2.15 The following Local Plan appendices are particularly relevant to the development of the LA3 site:

- Appendix 3 Layout and Design of Residential Areas
- Appendix 5 Parking Provision
- Appendix 6 Open Space and Play Provision
- Appendix 8 Exterior Lighting

2.16 The Core Strategy and Site Allocations will take precedence where there is any conflict in content.

Supplementary guidance

2.17 The Council has adopted a number of documents to supplement Local Plan and Core Strategy policies. These documents are used as material planning considerations in deciding planning applications. Where there is a conflict between their content and that of a Local Plan, the Local Plan will take

⁴ <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/la30-la3-statement-of-common-ground---aug-2012.pdf?sfvrsn=0>

precedence. The main documents relevant to the development of the LA3 site are as follows:

*Supplementary Planning Guidance (SPG)*⁵

- Accessibility Zones for the Application of Car Parking Standards – now incorporated into the Area Based Policies SPG (2004).

*Supplementary Planning Documents (SPD) and other advice*⁵

- Affordable Housing (2013)⁶
- Sustainable Development Advice Note (December 2016) and associated sustainable development checklist
- Community Infrastructure Levy (CIL) and Section 106 (S106) Contributions

2.18 Dacorum Borough Council adopted its Charging Schedule and supporting documents and policies⁷ on 25th February 2015, and thereafter implemented the charge on 1st July 2015. The Charging Schedule requires new residential and large retail developments to contribute to infrastructure via the Community Infrastructure Levy (CIL). The LA3 site is located in Zone 4 within the CIL Charging Schedule for which there is no charge for residential development. Therefore, the development on the site will not pay a CIL charge because the scale of infrastructure required on the site to support the LA3 development is better secured through the S106 mechanism (see section 7 for further information).

Community Engagement

2.19 Before and since the adoption of the Core Strategy, the Council have continued to engage with the local community. This engagement has helped develop and refine the development principles highlighted in this master plan.

2.20 A community workshop was run by specialist consultants independent of the Council and attended by selected residents and stakeholders in May 2013. This considered local issues and put forward ideas which have been reviewed in preparing this document. The results of the workshop can be found in the Report of LA3 Workshop (July 2013) (see section 7).

2.21 Following this workshop, a four-week public consultation was held during July and August 2013, giving residents and stakeholders the opportunity to get involved in influencing the form and layout of the development. As part of this consultation, a public exhibition was held at Warners End Community Centre on 22 July 2013 to seek wider feedback at which Council officers and landowner representatives were available to answer questions. The results of this consultation can be found in the Report of consultation (January 2014) (see section 8). For further information please see the relevant reports of representation and consultation on the Council's website⁸.

⁵ Available at: [http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-\(spds\)](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-(spds))

⁶ <http://www.dacorum.gov.uk/docs/default-source/default-document-library/affordable-housing-spd-2013-nbsp-.pdf?sfvrsn=0>

⁷ The supporting policies are the Regulation 123 List, Exceptional Circumstances Relief, Discretionary Charity Relief, and Instalments and Payment in Kind policies.

⁸ <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning->



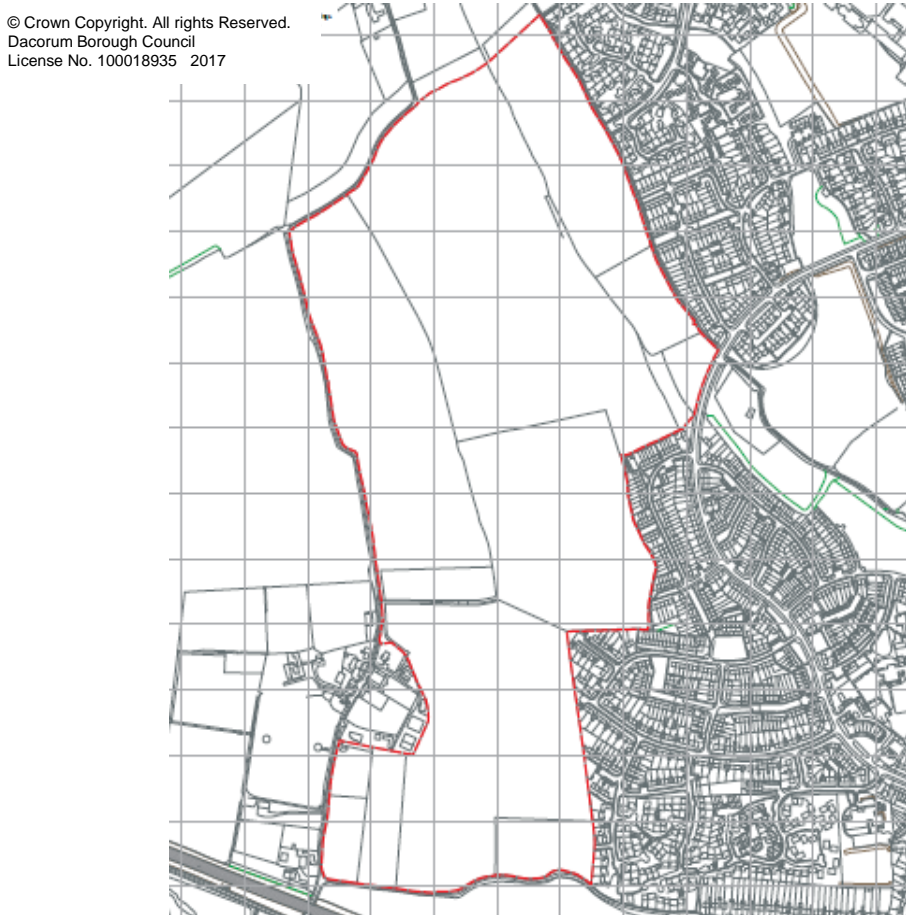
Attendees at the LA3 workshop help formulate ideas for the master plan.

3. Site Context and Analysis

Site Boundary

- 3.1 The area of the allocation (as formally defined in the Site Allocations DPD) is shown in Plan 2 master plan area.

Plan 2: Master plan area

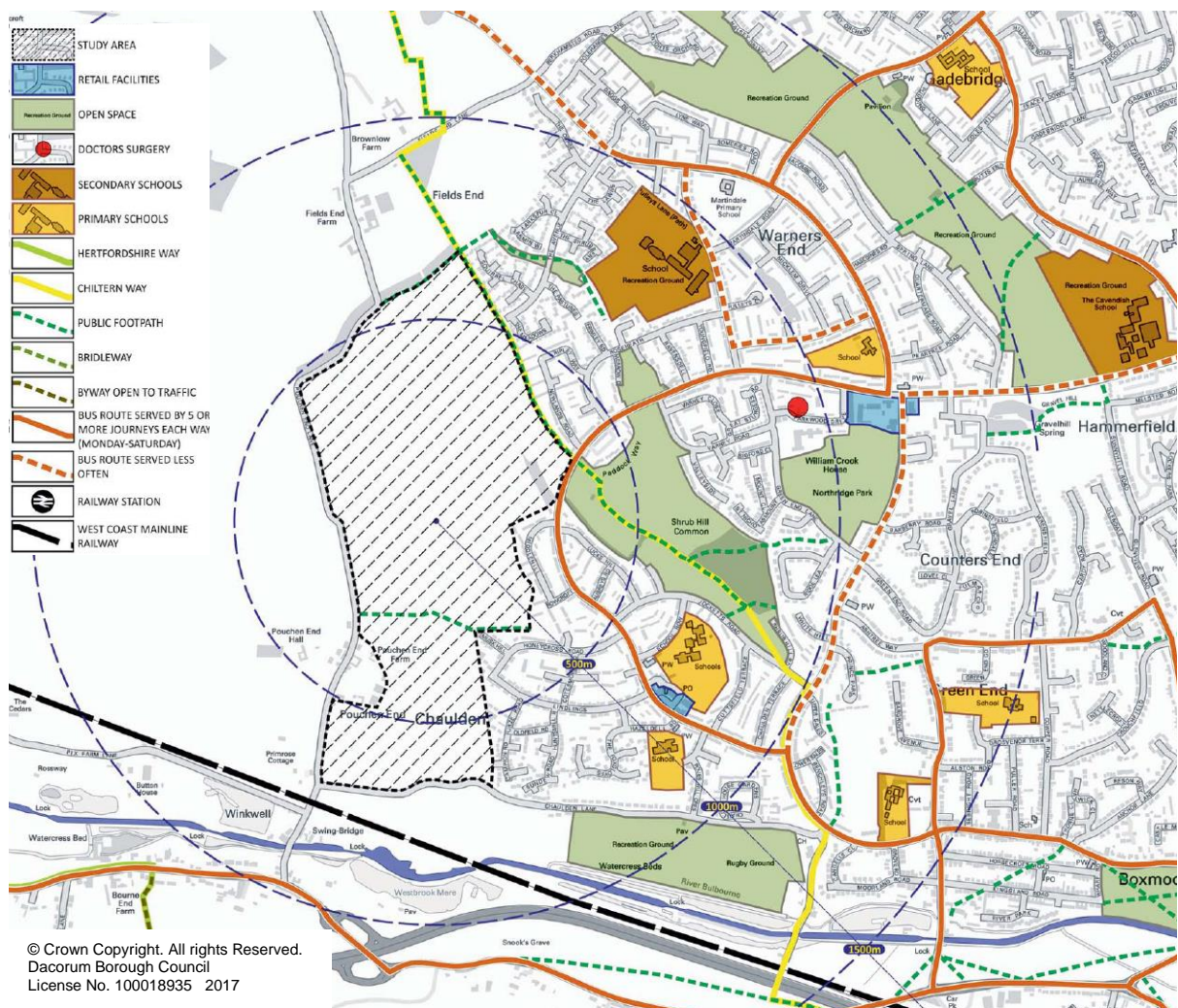


- 3.2 A series of technical studies of the site have been undertaken and are summarised below. These have comprehensively addressed the deliverability of the development and identified constraints and opportunities in order to feed into the master plan.

Location and Surrounding Area

- 3.3 The land is located approximately 2.4 kilometres from Hemel Hempstead town centre and is situated on the western edge of the town. It lies to the north of the River Bulbourne valley. The hamlet of Pouchen End lies to the west and the land adjoins agricultural land beyond to the west and north.
- 3.4 The site is a roughly rectangular-shaped area of land bounded to the east by housing at Warners End, Long Chaulden, Musk Hill and Public Footpath number 21, and to the north, south and west by existing field hedgerows and lanes (Pouchen End Lane and Chaulden Lane)
- 3.5 Plan 3 shows the local services and facilities located in close proximity to LA3.

Plan 3: Local Services and Facilities

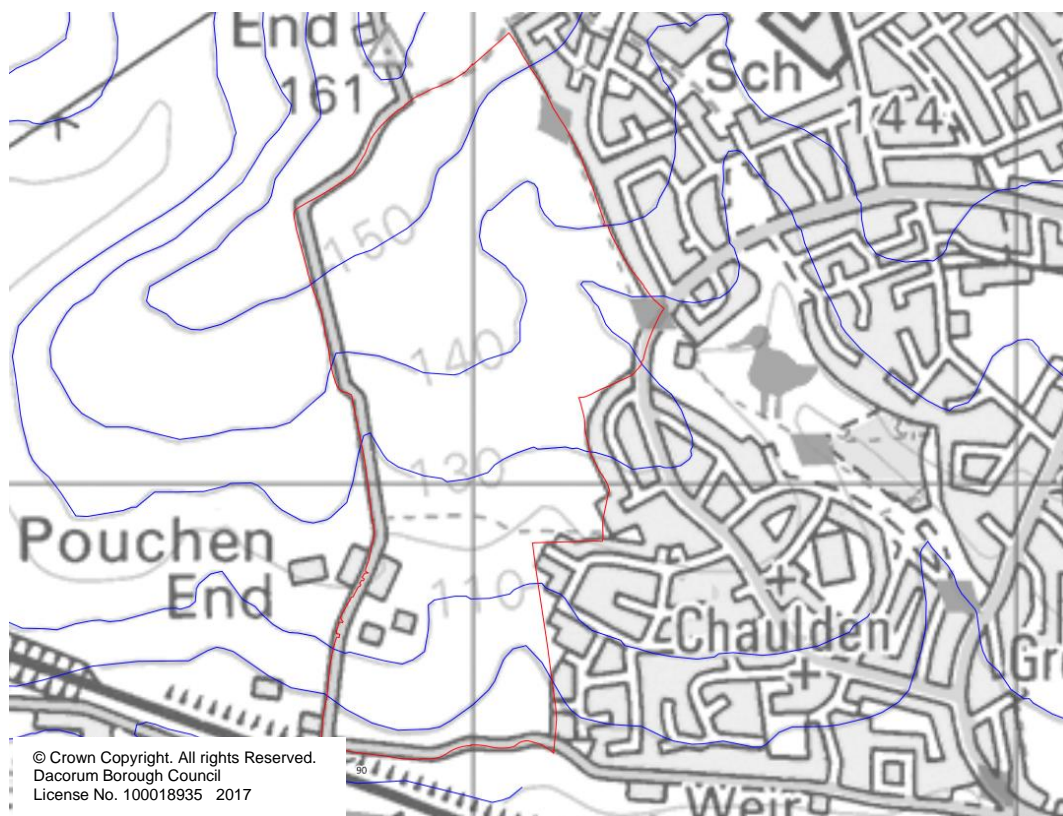


Land use and Topography

- 3.6 The land mostly contains agricultural fields predominantly in arable use, subdivided by hedgerows, hedgerow trees and fences. It has been subject to detailed landscape analysis to guide future development.
- 3.7 The land comprises a plateau of elevated land to the north, linked to the

northern slopes of the valley of the River Bulbourne. A dry valley is located within the north eastern parts of the land; this extends through the land from Shrub Hill Common situated within the built up areas of the town. The land occupying the floor and lower slopes of the river valley lie at an elevation of between 95 and 155 metres AOD (Above Ordnance Datum). The land rises to an elevation of 165 metres AOD to the north, as shown in Plan 4 below.

Plan 4: Site Topography



- 3.8 None of the land is protected by landscape designations, such as AONB. That said, the site has a recognisable character and structure of open fields and strong hedgerows.
- 3.9 The boundaries to the area are well defined by existing vegetation, largely well-developed hedgerows, and roads which together with the gently undulating topography and adjoining hedgerows and trees contain and enclose the land. However, within the site some of the existing hedgerows contain gaps and allow partial views across the land in some views. There are some alien features too, which should be replaced (e.g. a line of poplars in the south west corner of the site).
- 3.10 The existing strong framework of tall robust hedgerows and good tree cover within the wider area together with the gently undulating landform provide a high degree of visual containment within the landscape and restricts or curtails views towards and into the area, especially from Little Heath, Bourne End / Winkwell and the eastern edge of Berkhamsted.

Ecology

- 3.11 The land lies close to the Shrubhill Common Local Nature Reserve (LNR). This provides an important ecological context for the planning of the site. Further context to the on-site surveys is provided in the document *Hertfordshire's Ecological Networks*⁹ which will need to be considered in preparing proposals for the site. This will help ensure that the development seeks to protect and enhance the integrity of wider ecological networks and achieve biodiversity gains where possible, in accordance with the objectives of the NPPF.
- 3.12 Ecological surveys of the site have been undertaken in 2011. The main conclusions in respect of the land are as follows:
- All habitats and plant communities recorded in the survey area are common and widespread in a local and national context.
 - No nationally rare or scarce plant species and no UK BAP Priority Species were recorded within the survey area.
 - Existing hedgerows on site should be incorporated into the design of the development with suitable buffer zones as far as possible.
 - The hedgerows provide suitable habitat for dormice.
 - There is no suitable aquatic habitat for great crested newts on or adjacent to the study area. Suitable reptile habitats are present along the field margins of the land. Further reptile studies are recommended and the issue should be considered in detailed design of housing areas.
 - Some trees which could potentially support roosting bats are present on site and there are two active badger setts which should ideally be left in-situ, albeit these are both 'minor' or 'outlier' setts. Further studies in respect of these setts are recommended.
 - All habitats on the land are suitable for use by breeding birds, with further detailed studies recommended. Site clearance should be undertaken outside the breeding season and mitigation should be considered through the detailed design process.
- 3.13 In summary, there are no overriding ecological constraints on the land. However, it is important that biodiversity is taken in to account in master planning as part of a comprehensive approach to green infrastructure.

Heritage Assets

- 3.14 The Areas of Archaeological Significance (AAS) have been updated in the Site Allocations DPD and one of these covers the southern part of the site (Pouchen End – crop marks of occupation and finds of Roman and medieval date). While the AAS does not rule out the principle of development, it will necessitate on-going liaison with the County Council's Archaeological team as any proposals are taken forward.
- 3.15 Desk-based heritage assessments were undertaken on the site, prior to the

⁹ Prepared by Hertfordshire Local Partnership, Herts Environmental Records Centre and Hertfordshire and Middlesex Wildlife Trust

Core Strategy Examination in Public. Since that time a geophysical survey has been undertaken which indicates whether there is any potential for buried archaeology.

- 3.16 There are no designated assets within the assessment area, and only one designated asset is recorded within the wider area. The 16th century Pouchen End Hall, a Grade II Listed Building, is situated within the hamlet of Pouchen End on the western side of Pouchen End Lane, and is now associated with later 19th century farm buildings. There are no statutorily protected sites within the potential area of the LA3 allocation.
- 3.17 The geophysical survey identified a substantial number of features of possible archaeological origin, distributed across much of the site, including a possible kiln of unknown date. Although a percentage of the geophysical anomalies may turn out to be geological features, without field evaluation the County Archaeologist has advised that it should be assumed that they represent heritage assets with archaeological interest. This is supported by the large number of metal detecting finds of Roman, medieval, and early post-medieval date recovered from the site. However, the geophysics shows no evidence for a large-scale settlement. The number and type of geophysical anomalies do, however, represent significant archaeological potential, some of which may prove to be a constraint on the construction of individual properties/aspects of the development, or require mitigation through the planning process (see section 5).

Highways

- 3.18 Studies have been undertaken which have identified an appropriate access strategy, taking account of the impact of development on the surrounding road network and junctions. Central to the access strategy proposed is the maximum utilisation and promotion of non-car modes of transport to maximise the development's sustainability. The main vehicular accesses to the site will be taken from Long Chaulden and The Avenue.
- 3.19 With the land being developed and with general growth in traffic, a number of local junctions will be near capacity and require some form of improvement. The necessary junction improvement works would be relatively minor and could be accommodated within the highway boundary. This is discussed further below.

Flood Risk and drainage

- 3.20 The land is located within Flood Zone 1 according to the Environment Agency's flood risk constraints maps – i.e. where there is a less than one in one thousand year chance of flooding from fluvial sources. Therefore, in principle there are no constraints on the proposed development resulting from fluvial flooding. However, it will be necessary to complete a flood risk assessment for submission with any planning application as the site is over 1 hectare in size.
- 3.21 The Environment Agency has advised that the site also lies within a Source Protection Zone 3 (SPZ3). Any development proposal will need to ensure that further groundwater contamination does not occur as a result of this

development. Any infiltration drainage techniques will need to be carefully considered. The works must address their concerns over the quantity and quality of effluent that would be discharged into the River Bulbourne.

- 3.22 Studies have been undertaken which demonstrate a number of options for surface water drainage, including the use of on-site attenuation, SUDS and other infiltration features.

Sewerage Network

- 3.23 Some off-site reinforcement of the foul water sewerage network may be required, but this should not present an over-riding constraint to development. Thames Water is presently working on an impact study looking at the capacity of Maple Lodge Treatment Works. Investment in this plant is expected to come forward in due course and developer funded studies will be undertaken to fully determine infrastructure up-grade requirements. Thames Water has expressed support for the development strategy of a small number of large sites (including LA3) as being one that can more readily be accommodated in infrastructure planning.
- 3.24 If the need for and timescales for this investment do not satisfactorily coincide with the early phases of development at the LA3 allocation, the option of an on-site packaged water treatment works at the southern end of the land, installed for a temporary period, has been investigated and concluded as viable as an interim solution. This would be designed to ensure no loss of amenity to either existing or future residents.
- 3.25 The Environment Agency's preferred option for this site is connection to the main sewer network. If the water treatment works option is taken forward this would require an Environmental Permit from them. If they are unable to grant such a permit, then the main sewer upgrades must be complete prior to occupation of the development.
- 3.26 With regards to foul water drainage, Thames Water has indicated that new or upgraded drainage infrastructure is likely to be required as a result of the development to ensure there is sufficient capacity within the waste water network ahead of the development (see section 6 regarding delivery). Further studies will be necessary to identify capacity constraints within these existing networks and it is expected that a Drainage Strategy should be prepared by the developer to determine the exact impact and significance of infrastructure required to support the development. Initial discussions with Thames Water indicate that there may be potential for the development to discharge to the Berkhamsted Sewage Treatment Works subject to the need for some upgrading of the facilities.

Ground Conditions

- 3.27 Geo-environmental Assessments have been undertaken and indicate no identified potential sources of contamination within this area. Ground conditions are considered to be suitable for traditional strip and pad foundations and therefore no abnormal development costs are likely to arise. Further intrusive investigation may be needed in order to inform the design of more detailed drainage solutions and ensure future land stability as the

scheme progresses.

4. Development Constraints and Opportunities

- 4.1 Given the technical studies, it is clear that there are a number of issues that present either constraints or opportunities, or both.

Landscape

- 4.2 The landscape of the site represents the most important constraint and opportunity.
- 4.3 As described above, there are key landscape features within the site that need to be protected in order to ensure that the development integrates well with its surroundings. These include substantial peripheral tree belts, hedgerows within the site and the undulating nature of the landform itself.
- 4.4 In defining areas for development, close attention will need to be made to the relative prominence of different areas of the site when viewed from elsewhere, in particular views across Bulbourne Valley. This suggests reinforcing east/west open spaces and hedgerows in order to break down areas of roofscape into smaller discreet parcels. It also suggests that relative building heights will need to be carefully considered in order to maintain the treed skyline.



View from across the valley of the LA3 site: new landscaping and green spaces will be important to protect long views of the site from across the town.

Access Opportunities

- 4.5 The primary vehicular accesses to the site will be taken from Long Chaulden and The Avenue. To maximise integration with the existing urban area and encourage non-car access to local facilities, pedestrian and cycle links will be established where feasible at other locations where existing roads adjoin the boundary of the site. It is also important to promote effective linkages between key areas within the site.



One of the primary access points will need to be taken from Long Chaulden.

- 4.6 Public transport in the form of buses would be routed into the area with bus stop provision enabling all properties within the development to be within 400m of a halt.
- 4.7 There are footpaths which already cross the site or route around its edges. These should be protected and enhanced, and linked into a wide network through and across the site. Pedestrian and cycle links can be provided from a number of adjacent estate roads to provide non-car access to local facilities. It should be noted that there is restricted public access through land immediately to the west of Pouchen End Lane. Access to new footpath and cycle routes would need to be via the existing rights of way.

Utilities

- 4.8 Gas, electrical and water infrastructure can be provided to the land from the existing local network. A new 11kV electricity transformer would be required at the Warners End Primary Substation and some 740m of sewers/water pipes will require reinforcement in order to maintain quality of service to existing customers.
- 4.9 A high pressure gas main (LHP) crosses the centre of the land. The advice from the Health and Safety Executive (HSE) is that the dwellings should not be located within a 70m cordon either side of the pipeline; gardens and other open space uses are acceptable within this cordon (see Plan 5 below).
- 4.10 There are no water mains on the land. There is however, underground BT plant crossing the site, connecting to the One2One mast located on the land, and overhead cables along the western boundary. Neither the mast nor the overhead cables are considered to be a constraint to development; the cables can be relocated underground.

Relationship with Existing Area

- 4.11 The master plan needs to achieve integration with the built up area by, for example, pedestrian and cycle links, views across the site and beyond to the countryside, and functional integration by the shared use of facilities.
- 4.12 At the same time, the residential amenity of existing residents must be mitigated by good separation between existing and proposed dwellings, by landscaped margins to the new development, and by ensuring access arrangements do not unacceptably intensify traffic through existing primarily residential areas.

Sustainability

- 4.13 The development must be brought forward based on a full recognition of the varying facets of sustainable development and minimising carbon emissions. As set out in the NPPF and in the Core Strategy, there are numerous components to sustainable development. In relation to master planning, particular attention should be paid to:
- Minimising the need to travel;
 - Minimising pollution in all forms, including emissions and ground and surface water pollution and providing natural solutions to achieve this;
 - Minimising energy use through design including considering the orientation of properties at a detailed stage in order to maximise passive solar gain;
 - Protecting and enhancing biodiversity in layout and design;
 - Using land use planning and design to improve health and well-being, such as encouraging exercise by easy access to open space, provision of allotments to encourage healthy eating, and ensuring well designed neighbourhoods that reduce crime and the fear of crime;
 - The importance of the Shrub Hill Common ecological corridors; and
 - Integration of new communities with existing ones, maximising connectivity to shops and Hemel Hempstead Railway Station.

5. Master Plan Requirements

Vision

- 5.1 The following vision has been established for the LA3 site. It sets out how the development will look and relate to the wider town and countryside beyond.

Vision

The new neighbourhood of Pouchen End will be an attractive and distinct place. Its character will reflect the best design principles of the Chilterns area. While separate, the new neighbourhood will be integrated with other parts of the town through the use of shared services, facilities and open space. It will be an inclusive community, designed to be safe and secure. Local needs will be served. A new primary school will be part of the community's heart and focus. There will be a mix of homes, accommodating both smaller and larger households and family homes. Development will be spacious and will allow views of the countryside across the valley. Open space will permeate the neighbourhood, providing links between Shrubhill Common, the town and the wider countryside.

- 5.2 This master plan sets out a framework for the form that the new development will take, and includes the key requirements for when the detailed plans are drawn up as part of the subsequent planning application for the site. The challenge is to create a place that complements and enhances the existing neighbourhood and fits into the landscape.

Proposal

- 5.3 The development is expected to involve the construction of around 900 homes, accompanied by gypsy and traveller pitches, open space, sustainable transport provisions and green links. As stated in the Site Allocations DPD:

“the net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.”





- 5.4 The development will also secure 40% of the units as affordable housing (through a Section 106 agreement) and make other contributions towards on and off-site infrastructure as required (see section 8).

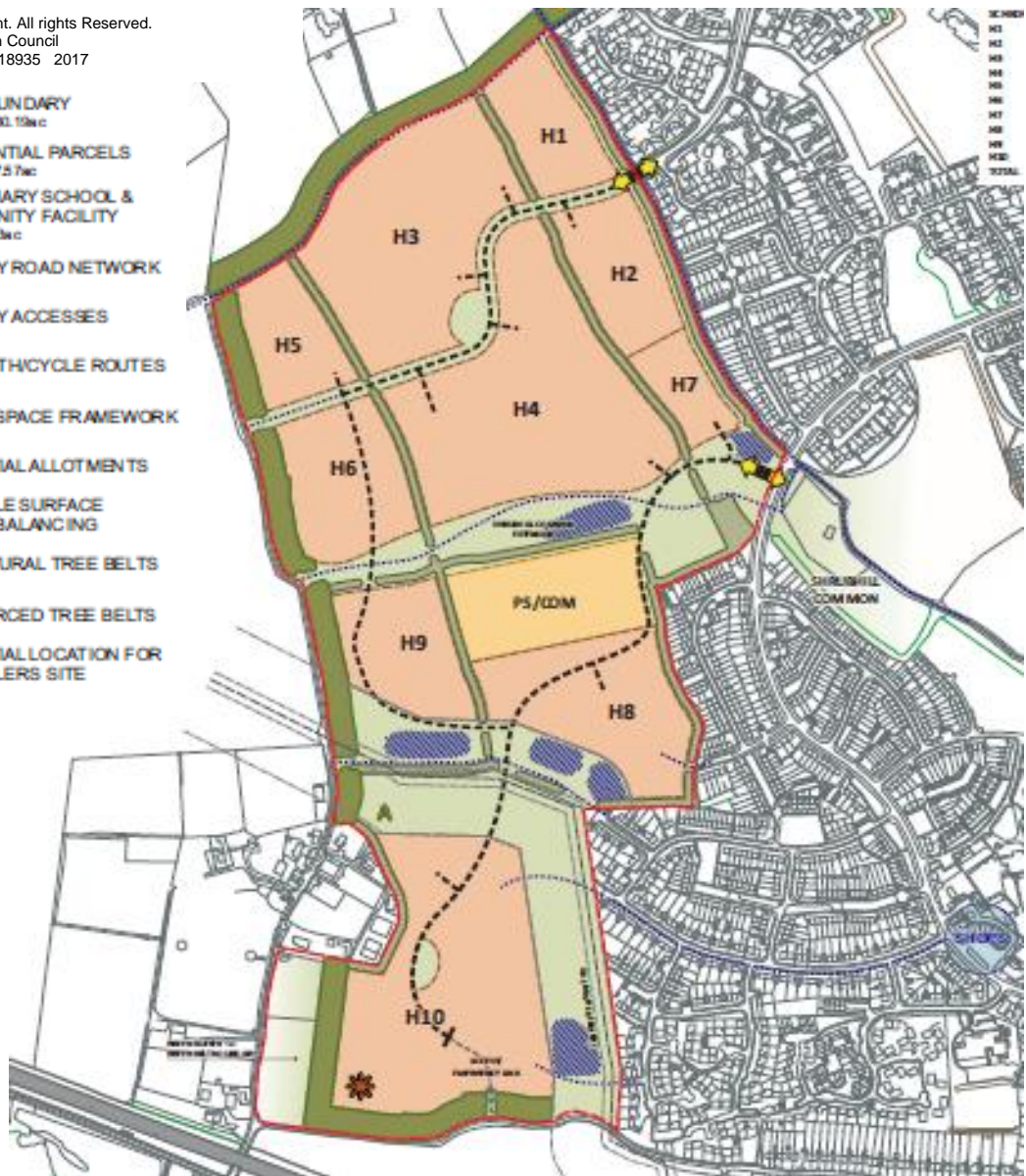
Development Principles

- 5.5 Policy LA3: West Hemel Hempstead in the Site Allocations DPD establishes a series of development principles for this site and the master plan. The main development principles are illustrated in the land use and access plan (see Plan 5 below).
- 5.6 The principles within this master plan reflect and add to those set out in Policy LA3. Key aspects of the master plan are explained in further detail below and will be used to guide the site master plan and to assess the subsequent planning application.
- 5.7 For this site the Development Principles are grouped into the following sub-headings:
- Green infrastructure;
 - Open space;
 - Access and movement strategy;
 - Homes and Neighbourhood Structure;
 - Social and community uses;
 - Design;
 - Surface water drainage;
 - Infrastructure, Services and Utilities; and
 - Green Belt Boundary, Landscape and the Countryside.

Plan 5: Indicative land use and access plan

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-  **SITE BOUNDARY**
52.89ha 130.19ac
-  **RESIDENTIAL PARCELS**
31.41ha 77.57ac
-  **2½ PRIMARY SCHOOL & COMMUNITY FACILITY**
2.40ha 5.93ac
-  **PRIMARY ROAD NETWORK**
-  **PRIMARY ACCESSES**
-  **FOOTPATH/CYCLE ROUTES**
-  **GREEN SPACE FRAMEWORK**
-  **POTENTIAL ALLOTMENTS**
-  **POSSIBLE SURFACE WATER BALANCING**
-  **STRUCTURAL TREE BELTS**
-  **REINFORCED TREE BELTS**
-  **POTENTIAL LOCATION FOR TRAVELLERS SITE**



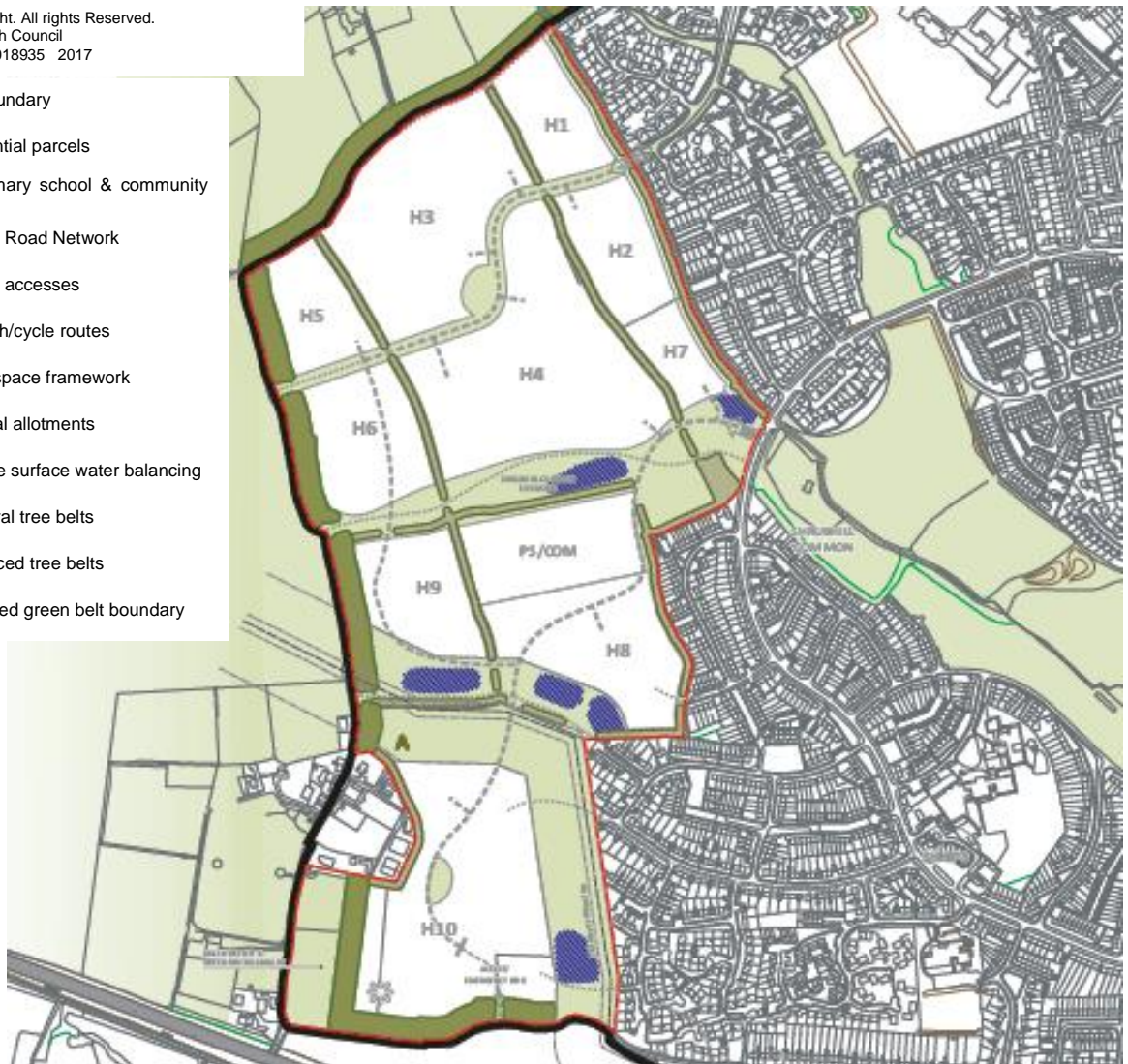
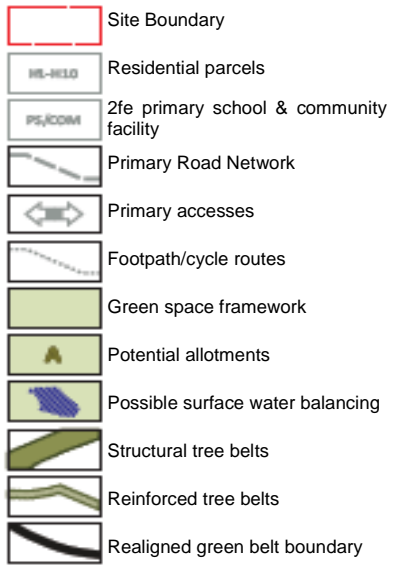
Green Infrastructure Principles

- **Create a network of green infrastructure through the area by a 'green grid' of open spaces and movement corridors that link with opportunities for direct access to the countryside.**
- **Establish a central swathe of open space across the land as a green link to Shrubhill Common with a wide tree belt which will assist in retaining a treed skyline when viewed from the south and south east.**
- **Protect a wildlife corridor along the eastern side of the development adjoining Fields End.**
- **Reinforce structural planting along existing field boundaries within the allocation to create a well-structured development of landscaped compartments with particular emphasis on enhancing existing screening and maintaining a treed skyline.**
- **Retain an area of open space and associated structural landscaping on the more exposed south facing slopes.**

- 5.8 The constraints and opportunities of the landscape of the site, and views into and from the development have been fundamental in defining the division between areas to be retained as open space, and areas to be developed.
- 5.9 The master plan illustrates a comprehensive network of green spaces including areas of public open space, green corridors and landscaped buffers which in area will exceed Local Plan standards (see Plan 6). This green grid would be multi-functional, including providing for informal recreation, biodiversity, areas of surface water attenuation, and visual amenity. The green grid then allows for the definition of a series of housing areas separated by existing and proposed landscape features, sub-dividing the site into livable neighbourhoods.
- 5.10 The advice from the County Council's Ecology advisor is that it is important to adopt a sound approach to the planning and management of the green spaces if they are to be of genuine ecological value. There should be a clear understanding of their leisure and wildlife roles and ongoing management, particularly in respect of the Shrubhill Common extension corridor which needs to be managed primarily for ecology. Any new development should maintain a sensitive relationship to the existing north-south green corridor, including maintaining an appropriate open buffer adjacent to the existing Green Lane. This would also need to be managed largely for ecology.

Plan 6: Green Infrastructure

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Open Space Principles

- **Meet Council standards for all types of open space as a basic aim.**
- **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 network throughout the neighbourhood.**
- **Ensure that the layout and design of new sports provision is fit for purpose.**

5.11 The two main areas of open space comprise a central corridor across the site which acts as an extension to Shrubhill Common, and the southern swathe, embracing south facing slopes of the land and the alignment of the gas pipeline easement (see Plan 6 above). The total amount of green space

shown on the master plan is approximately 11ha (27 acres). This is significantly in excess of the minimum recognized standard of 2.4ha/1000 people (*Planning and Design for Outdoor Sport and Play, Fields In Trust*) which based on a population of circa 2,500 people would result in a minimum requirement of 6ha. However, current standards are those set out in Appendix 6 of the Dacorum Borough Local Plan (adopted 2004). The quantum of open land will ensure that the development is spacious and well integrated into the landscape.

- 5.12 The area of open space is sufficient to provide excellent opportunities for ball games and informal recreation. Junior pitches would form part of the community hub associated with the proposed School. However, the topography of the site is generally unsuited to senior formal playing pitches due to the need to re-grade land to create suitably level areas. Such land engineering would potentially harm the natural landscape character of the land. Accordingly, it may be appropriate to improve nearby off-site playing pitches in order to enhance their quality and year-round usability. This would be dealt with through the S106 agreement.
- 5.13 In addition to the structural areas of open space, it would be expected that the housing areas themselves should provide appropriate smaller areas of local open space containing 'Local Areas of Equipped Play' (LEAPS), 'Local Areas of Play' (LAPS) for younger age groups and areas of amenity space. These areas will have the effect of further ensuring that the development is not seen as a homogenous area of housing. Some of these areas could act as smaller community focal spaces within each of the proposed neighbourhoods (see Plan 8).



New play space areas will be created within the new neighbourhoods.

Access and Movement Strategy Principles

(a) Access to Services

- **Plan good pedestrian and cycle access between neighbourhoods and to key services, such as bus stops and community facilities.**
- **Support the enlargement of the Parkwood doctors' surgery (either financially or within the new neighbourhood).**
- **Accommodate a bus route within the new neighbourhood.**

(b) Roads

- **Take the main vehicular access from Long Chaulden and The Avenue.**
- **Support offsite road junction improvements where appropriate.**
- **Ensure no vehicular access from Pouchen End Lane.**
- **Provide local road junction improvements.**
- **Develop a vehicular access strategy which maximises the integration with the existing urban area, whilst minimising impacts upon the local highway network.**

- 5.14 The access and movement strategy is based upon the technical work, consultation with the local Highway Authority, and the results of public consultation (see Plan 7). The key to a successful community is to maximise the integration of the development with the existing urban area, particularly for cyclists and pedestrians.
- 5.15 As noted above, the main vehicular accesses to the site will be taken from Long Chaulden and The Avenue. To maximise integration with the existing urban area and encourage non-car access to local facilities, pedestrian and cycle links will be established where feasible at other locations where existing roads adjoin the boundary of the site. Improved crossings on neighbouring main roads may also be needed. Emergency access may be necessary from Chaulden Lane to serve the southern area of development, an access which, subject to detailed highway assessment, may also serve a limited number of dwellings to aid integration. The applicant should enter into pre-application discussions with Hertfordshire County to agree the scope of the report.
- 5.16 The structure of the development would allow movement through the development by cycle and on foot through generous green corridors, segregated from main vehicular access routes. The corridors through and around the periphery of the land would allow for informal circular routes to be established that would enhance accessibility of greenspace to both the existing and the new population.

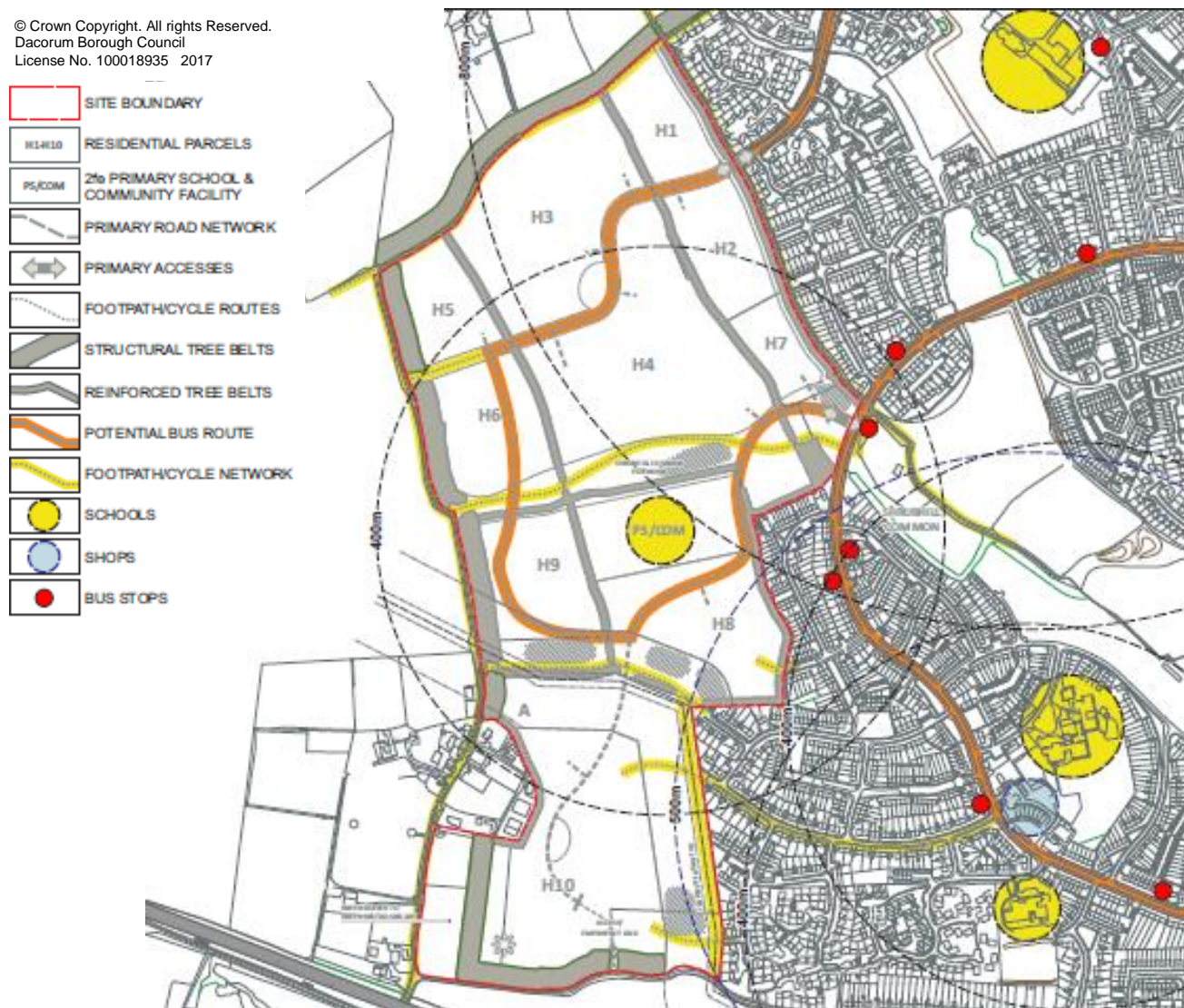


New pedestrian and cycle routes will ensure the site is well connected and accessible.

- 5.17 A bus route will link the development to locations further afield including the town centre. In consultation with the bus operating companies, it is the intention to extend the routes of services 2 and 3 into the development site via suitably designed road systems, which will conform to the Herts Design Guide. Suitable bus stops would be provided to seek to ensure that all properties would be within 400m of their nearest stop. Buses will route through the development on the primary road network, passing by the community hub to ensure easy access to this facility by all transport modes.
- 5.18 As well as the works needed to create new vehicular access to the site, off-site improvements to the road network will be needed to ensure that the development does not result in increased congestion at key junctions. The following junctions will need to be addressed:
- Long Chaulden junction with Northridge Way;
 - Long Chaulden junction with Boxted Road;
 - Warners End Road junction with Northridge Way; and
 - Leighton Buzzard Road roundabout junction with Warners End Road
- 5.19 Suitable Green Travel Plans (GTP) will be introduced for the proposed uses including the Primary School, residential development and community uses, and submitted with any future planning applications to ensure that the use of non-car modes is encouraged.

Plan 7: Access and movement strategy

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Homes and Neighbourhood Structure Principles

- **Accommodate about 900 homes.**
- **Include a significant proportion of affordable homes (40%).**
- **Incorporate 7 pitches for gypsies and travellers at the site with good access to the primary road network.**
- **Include family homes within a range of provision.**
- **Creating a clear sense of place and well defined and legible neighbourhoods.**

5.20 The resulting housing areas, defined by the structural landscape and open space strategy, naturally fall into three walkable neighbourhoods which should themselves become places that people living within and passing through can easily identify. These are defined on Plan 8 (below); the northern neighbourhood is a natural extension to Fields End, the southern-most area is

seen as reflecting the rural character of Pouchen. The central development area ('Slow Hill') will contain a mix of housing and the community hub serving the whole development.

- 5.21 Within each neighbourhood, the Indicative Spatial Layout identifies a number of discrete housing areas, separated by significant landscape features and areas of open space, all set within a peripheral necklace of structural planting. These areas have the potential to establish different character areas, with varying densities and detailed design approaches informed by their location within the development and environmental (particularly landscape) considerations.
- 5.22 The total area of land for housing is approximately 32ha. It would be expected that the average density within the site would be in the order of 25 – 35 dwelling/ha. This will deliver approximately 900 houses, with a variety of dwelling types, sizes and tenures. Development will be on principally 2 and 2½ storeys and in defining scale will take account of the location of each housing area in relation to surrounding uses and the countryside. Density will be higher around the community hub and lower around the site's edges.

Affordable Housing

- 5.23 Affordable housing will make up 40% of the total number of homes. This should comprise 75% rented and 25% shared ownership or other forms of intermediate housing (excluding shared equity housing). All affordable homes will be provided as a mix of sizes and types (flats and dwellings) to reflect local needs. At present there is an equal need for 1, 2 and 3 bedrooms units.¹⁰
- 5.24 Accommodation to provide supported housing and independent living (e.g. for the elderly and people with learning, physical and mental disabilities) may contribute towards the affordable housing element of the proposal either for social/affordable rent or shared ownership.
- 5.25 Extra care and other similar forms of housing as a whole are not considered 'affordable'. However, consideration will be given to part of the affordable housing element of the scheme being provided in the form of 'Extra Care' or 'Flexi-Care' housing, provided this is demonstrated to meet local housing need. Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. It can be delivered either by a specialist care provider, or through partnership with a traditional Registered Social Landlord. The most appropriate location for Extra Care housing on the site would be as part of, or immediately adjacent to, the community hub.
- 5.26 The Council expects affordable housing to be indistinguishable from market housing in terms of design, and to be dispersed across the site. They should be designed to the Homes and Community Agency design and sustainability standards¹¹ or their equivalent. The Council will work with Registered Providers to ensure, where feasible, a proportion of homes are delivered to

¹⁰ Subject to the latest Government guidance on the definition of affordable housing.

¹¹ <http://www.homesandcommunities.co.uk/ourwork/design-and-sustainability-standards>

meet lifetime homes standards.

- 5.27 The detailed mix of tenure and type of housing will be informed by the latest advice and technical work set out in the Council's Affordable Housing Supplementary Planning Document (SPD)¹², and the most up to date local housing needs information. Early liaison with a Registered Provider and the Council's Strategic Housing team is essential.

Gypsy and Travellers site

- 5.28 A gypsy and traveller needs assessment was completed in January 2013 together with Three Rivers District Council. In order to meet local needs and fulfil its statutory duties, the Council require that a small Gypsy and Travellers site is made available. There is a need to provide homes for gypsies and travellers, and LA3 is an acceptable location in planning policy terms, provided that certain criteria are met.
- 5.29 Policy LA3 in the Site Allocations DPD requires that 7 pitches are provided and that the phasing of the site seeks to deliver the Gypsy and Traveller Pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision.
- 5.30 The site should be designed in accordance with the Department for Communities and Local Government design guidance or any replacement advice (available at):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11439/designinggypsites.pdf).
- 5.31 The location of the site is shown indicatively in the south west corner of the land (see Plan 9) and it is assumed that access will be secured directly from Chaulden Lane, subject to final confirmation at the planning application stage regarding road capacity. The reference to 'potential location' in Plans 5 and 9 refers to the location of the gypsy and traveller pitches within the site rather than the potential for such provision at site LA3. The exact area of land will be dependent on detailed design but is likely to be in the order of 0.5ha.

¹² www.dacorum.gov.uk/ahspd

Plan 8: Indicative neighbourhood structure



Social and Community Uses Principles

- 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.

5.32 A central community hub will be created at the heart of the development. This will be located in a visually prominent location when entering the development and will be directly accessible to the bus route, pedestrian and cycle links.

5.33 The hub will incorporate a community square with a hall, shop and other commercial spaces. There will be a new 2 form entry primary school and support for new GP provision. GP provision may be in the form of an off-site extension to Parkwood Surgery, provision of an on-site satellite surgery for Parkwood, or accommodation for a new GP practice on-site. This follows

consultation with NHS Hertfordshire and the Local Education Authority. The final decision on which GP option to take forward lies with the NHS/CCG.

- 5.34 The majority of the development would be within 400m of this facility, a distance over which pedestrian and cycle journeys can be easily encouraged with appropriate facilities.
- 5.35 The community hub will include a 2 form entry (FE) Primary School with playing fields. This will typically require 2.5 hectares of land. In accordance with local planning policy, dual use of the School's facilities with the community will be expected and may be formalised through a Community Use Agreement.
- 5.36 The advice from NHS Hertfordshire is that the site will have an impact on other services that they commissions i.e. dentist, pharmacy, optometry and the services which are commissioned by Herts Valley Clinical Commissioning Group (HVCCG) i.e. acute, community, mental health etc. Therefore, the community hub could also provide opportunities to serve other local medical needs.



The existing Parkwood Surgery: local health services will need to be improved as part of the new development.

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.**
- **Ensure sufficient, well-located parking.**
- **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.**
- **Sensitively plan the interface with existing built development including landscaped buffers where appropriate.**
- **Positively address views out of the site along defined ‘view corridors’.**
- **New houses to help create a positive enclosure of internal open green spaces through the overlooking of village greens, ‘pocket parks’ and similar 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.**

- 5.37 As set out in Policy LA3 of the Site Allocations DPD, ensuring that the development meets high standards of design is essential.
- 5.38 The design of the new housing should be based on a development block structure that is shaped by green spaces and a legible primary movement route. The dwellings should front onto streets and spaces, ensuring the creation of an attractive and safe place to live.
- 5.39 Development will be required to comply with the highest standards of sustainable design and construction. The requirements on principles of sustainability are contained in Policies CS28, CS29, CS30 and CS31, and Table 10 of the Core Strategy and the Sustainable Development Advice Note 2016¹³. This deals with requirements relating to reducing carbon dioxide emissions, energy and water efficiency. Other factors of environmental sustainability should comply with Building Regulations. Developers will be expected to complete a sustainability statement in support of the development. Further advice on how to meet the requirements can be seen in the Core Strategy and Hertfordshire’s Building Futures design guide¹⁴.
- 5.40 The development will follow best practice in urban design and the principles

¹³ Available at: <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/sustainable-development>

¹⁴ <http://www.hertslink.org/buildingfutures>

set out in *Building for Life 12*¹⁵. The principles should be demonstrated as part of any planning application submission.

- 5.41 Further archaeological field evaluation, through trial trenching, will be undertaken to inform the planning application process. A minimum of 3% trenching will be required at the outline application stage. Further targeted evaluation may be required prior to a planning application.

Surface Water Drainage Principles

- **Provide locations for sustainable surface water drainage attenuation and appropriate locations depending on the extent of infiltration within the land as a whole.**

- 5.42 Appropriate sustainable drainage systems (SuDS) need to be implemented within any new development where technically feasible. This will ensure that the drainage concept and design is considered at an early stage, allowing space to manage surface water, improve water quality and provide amenity and biodiversity value. Pre-application discussion on the drainage strategy and SuDS design is recommended with the local planning authority, as well as Hertfordshire County Council as Lead Local Flood Authority, to establish an appropriate surface water drainage strategy and SuDS design for the site. . The Environment Agency is likely to require that run-off rates are no more than the site presently generates in its greenfield state.
- 5.43 Particular consideration needs to be given to the following aspects in relation to surface water management:
- use of a comprehensive design to integrate with the overall layout of the site; and
 - ensuring that the adjacent edge of Hemel Hempstead is not adversely affected by surface water run-off.
- 5.44 The development will utilise the latest design options for dealing with surface water drainage, including the use of on-site attenuation, SuDS and other infiltration features. The availability of significant areas of open space, coincident with appropriate locations, means that sustainable drainage systems (SuDS) can be implemented within any new development and be used positively to increase biodiversity. In addition, water conservation should be carefully considered by, for example, installing water butts in all gardens.
- 5.45 Surface water drainage is of local concern. A flood risk assessment will be required as part of the planning application for the site. However, it is important that any technical work takes into account the need, not only to deal with run-off from the development itself, but also that from surrounding land. The Council will need to be satisfied that wider run-off can be mitigated.

¹⁵ Available at: <http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12>

Infrastructure, Services and Utilities Principles

- **Link utilities to existing networks.**
- **Link to existing network to provide access to local services and facilities.**
- **Provide extra capacity where needed to serve the development.**
- **Work with Thames Water to ensure sufficient sewerage and sewage treatment capacity exists prior to the occupation of the development.**
- **Protect groundwater from pollution.**
- **Take the opportunity to extend existing networks towards Pouchen End hamlet.**

- 5.46 As highlighted above, there are no over-riding services constraints to development of the land.
- 5.47 The presence of the High Pressure Gas Main across the land is recognised by the adoption of a worse case 70m buffer to any built development, albeit, gardens and other open uses could be accommodated within this buffer.
- 5.48 All services would be provided from surrounding infrastructure with some reinforcement.
- 5.49 There may be the temporary need for an on-site packaged water treatment works at the southern end of the site to deal with foul water (see section 3 for further information). This facility will be dependent on the network capacity at the time the development comes forward.

Green Belt boundary, Landscape and Countryside Principles

- Reinforce and enhance the existing structural landscape features adjoining Pouchen End Lane to enable a new, clear and defensible Green Belt boundary to be defined, and to reduce further the limited views of the development from the west.
- Soften views of housing from the countryside by use of tree planting, by retaining appropriate tree belts and by siting open space carefully (particularly in 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.
- Prevent further vehicular access onto rural lanes.
- Provide pleasant footpath and cycle access through the site to link with Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB.
- New strategic landscaping to mitigate the impact on the Bulbourne Valley.
- Protect the amenities and character of Pouchen End hamlet.
- Retain hedgerows and trees.
- Use native species in planting schemes.
- Maintain the rural character of Pouchen End Lane and Chaulden Lane.

5.50 The proposals shown in the master plan will result in a soft edge to the extended urban area. They will also offer the potential for a new, clear and defensible Green Belt boundary that will form the western limit of Hemel Hempstead. The Green Belt boundary is along Pouchen End Lane; as established through the Site Allocations DPD.

5.51 The degree of visual containment of the land and the mitigation of landscape and visual impacts will clearly assist in avoiding harm to the wider Green Belt from either adverse impacts on visual amenity or 'unrestricted sprawl'. The Green Belt will continue to maintain the separate identities of Hemel Hempstead, Berkhamsted and the intervening villages. Existing public rights of way and the potential to create new access routes, will provide improved opportunities for access to the countryside from the urban area. There will be no impact on the special character areas within Hemel Hempstead nor the historic areas within Berkhamsted, as there is no inter-visibility between these areas and the site.

6. Indicative Spatial Layout

- 6.1. The principles that are important to the success of the development are represented on the Indicative Spatial Layout plan below (Plan 9). The spatial principles are agreed and should be followed. However, there is some scope for the detailed design and internal road layout to be amended (as part of a full planning application) following conclusions from relevant technical studies.
- 6.2. The Indicative Spatial Layout plan (Plan 9) has been established to address the development principles. These should be incorporated into the plans that are submitted for subsequent planning applications. Where details have not been established on the spatial layout, the planning application should appropriately address these, reflecting the development principles for the site. Such items will include the design of individual buildings and the surfacing of roads. Some matters will be subject to the policy guidance in place at the time.

Supporting information:

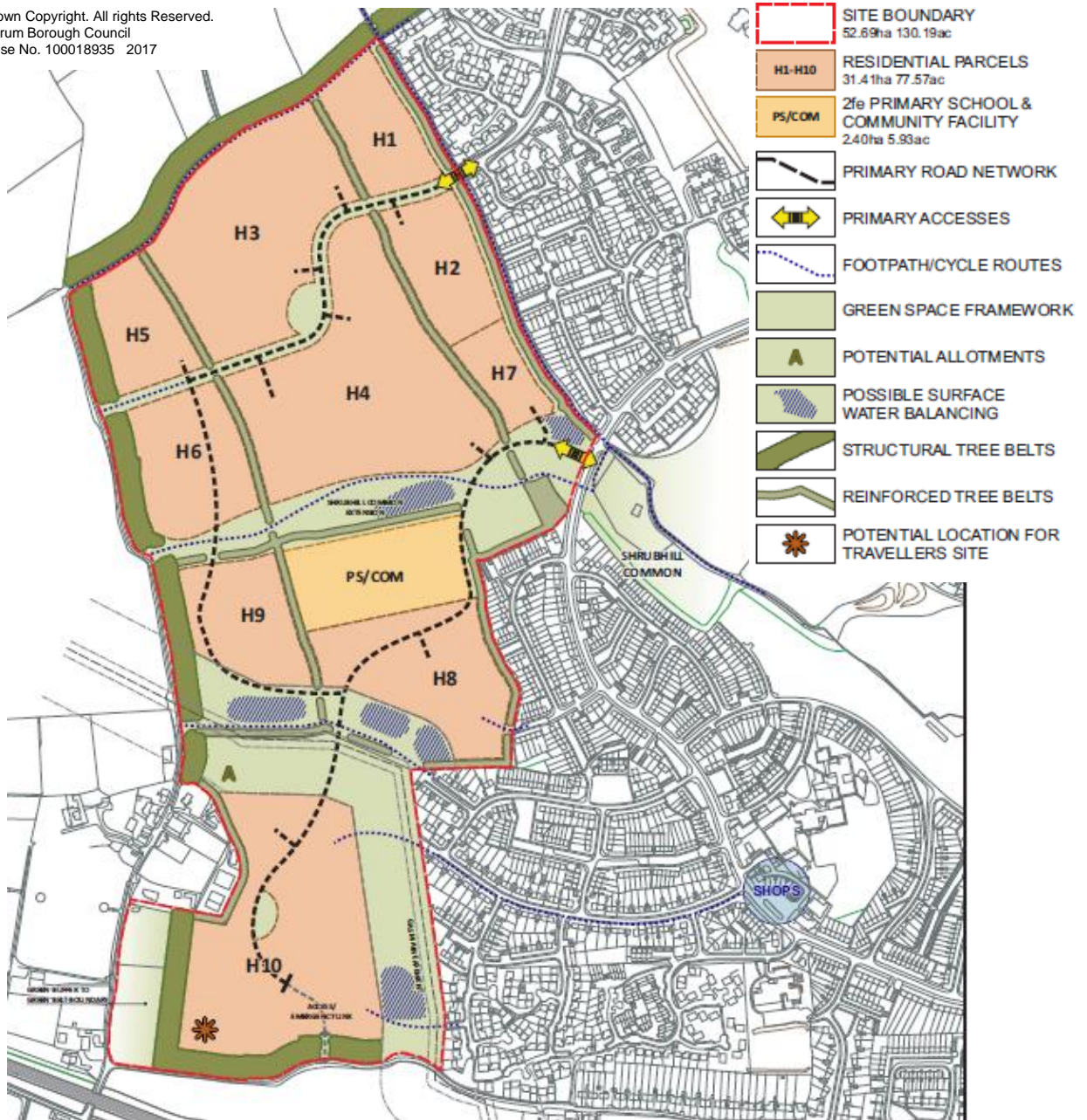
- 6.3. In addition to plans and drawings the following supporting studies will be required as part of the planning application process for reasons set out within this master plan. However, this is dependent on the validation requirements at the time of submission:
- Neighbourhood Notification Sheet
 - Planning Statement
 - Sustainable Development Checklist
 - Site Waste Management Plan
 - Tree Survey/Arboricultural Report
 - Environmental Impact Statement¹⁶
 - Transport Assessment
 - Archaeological Assessment
 - Updated Phase 1 Habitat Survey
 - Phase 2 Vegetation Survey
 - Hedgerow Survey
 - Protected Species Surveys and Assessments
 - Land Contamination Assessment Phase 1 Report
 - Lighting Assessment
 - Open Space Assessment
 - Design and Access Statement with Crime Prevention Measures
 - Drainage Strategy
 - Affordable Housing Statement
 - Planning Obligations – Draft Heads of Terms
 - Heritage Statement
 - Landscape and Visual Impact Assessment

¹⁶ Subject to the conclusion of any Screening Opinion.

6.4. Further advice relating to validation requirements, together with any specific requirements for this site, is available from the Council's Development Management team.

Plan 9: Indicative Spatial Layout - land use and access

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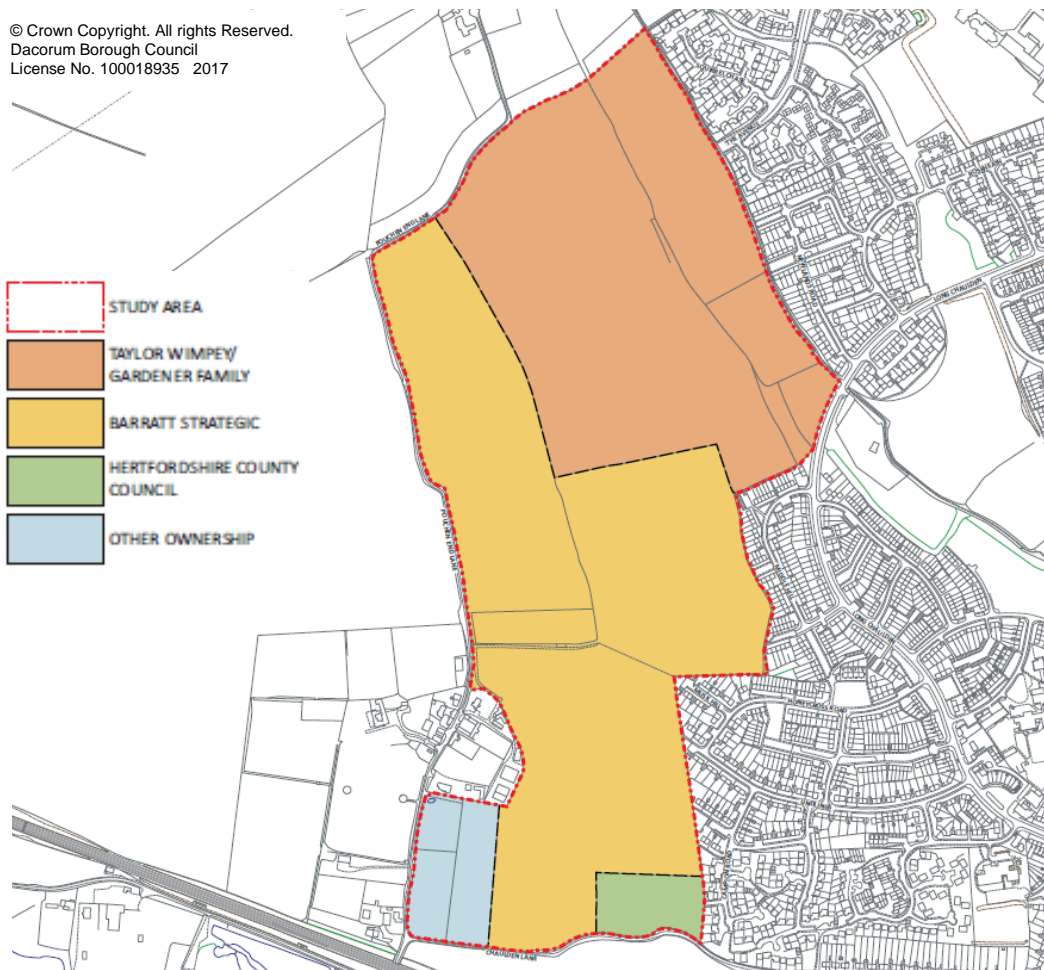
7. Delivery

7.1 This master plan will be used as a framework to help guide future development on the site. It elaborates on the requirements set out in the Site Allocations DPD.

Site Ownership

7.2 The site is currently under the ownership of four key parties: Taylor Wimpey, Barratt Homes, Hertfordshire County Council and a private individual. The extent of these ownerships is illustrated in Plan 10.

Plan 10: Land Ownership and Developer Options



7.3 The land is promoted by Taylor Wimpey and Barratt Homes through land ownership and options with co-operating landowners, although a small part of the allocation within the south eastern and south western corners are currently in third party ownership. Neither affects overall site capacity or delivery, and the latter land is suggested as logically forming part of a green buffer to the development and adjoining open countryside.

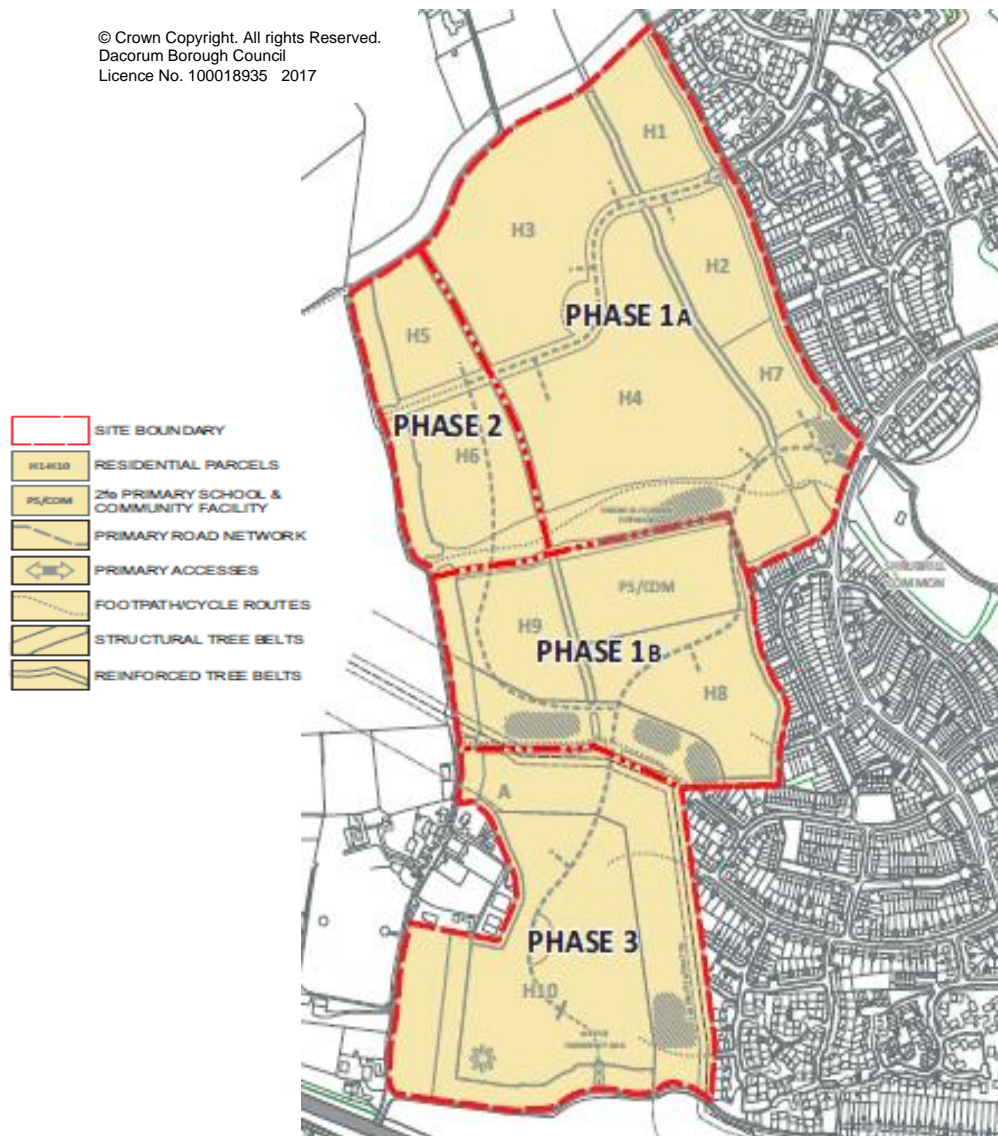
Phasing

7.4 The development will be constructed in phases, with an indication of this shown on Plan 11. It is assumed that development will progress from both The Avenue and the Long Chaulden accesses, allowing two or more housing

'brands' to operate sales outlets at any one time, thereby offering choice in the type of housing available.

- 7.5 The Primary School and community hub is shown in the first phase of development, recognising the need to create a heart to the development at any early stage. The exact timing of the opening of the school itself will depend on pupil yields and existing capacity and will need to be subject to detailed discussions with the education authority nearer to the time of delivery, which will in turn dictate the provision of land and infrastructure. However, the draft Master plan assumes delivery close to the beginning of the development.
- 7.6 The phasing of the site will seek to deliver the Gypsy and Traveller Pitches within an early phase, subject to technical and viability considerations, to ensure a 5 year supply of Gypsy and Traveller provision. The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this master plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.

Plan 11: Indicative phasing of Local Allocation LA3



Timing

- 7.7 The Core Strategy housing trajectory assumed that delivery of development (i.e. completion of new homes) would commence in 2021 and be completed by 2031, the end of the current plan period. The development could be commenced earlier, but only if the monitoring of housing land supply indicated a shortfall against housing targets (as set out in Core Strategy Policy CS3: Managing Selected Development Sites).
- 7.8 However, the Site Allocations DPD now identifies Local Allocations LA3 as available for immediate development, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites. Therefore, the West of Hemel Hempstead site can come forward earlier than 2021. It is expected that, depending on economic conditions, the LA3 site would yield some 100 to 120 units per year, with the delivery of housing therefore taking 7.5 to 9 years to complete.
- 7.9 The net capacity figure specified provides an estimate of expected capacity and should not be treated as a maximum. The final dwelling capacity will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.

Planning Process

- 7.10 As the Site Allocations DPD has been adopted, a formal planning application is anticipated shortly with the following key milestones:
- Environmental Impact Assessment Screening and Scoping;
 - Outline planning application(s);
 - Details of Reserved Matters Approvals;
 - Discharge of planning conditions;
 - Enabling infrastructure provided;
 - Commencement of development.
- 7.11 It is not unusual at a large site such as LA3 for this process to take 3 to 5 years.
- 7.12 In the meantime, encouragement will be given to advanced structural planting (parts of which have occurred already) to assist with a maturing landscape context once development progresses.

Planning Obligations

- 7.13 There are no known or identified abnormal development costs which would undermine the ability of this site to pay appropriate contributions towards infrastructure.
- 7.14 The development will be subject to Section 106 agreement(s) to provide the necessary infrastructure to meet the needs of the new residents of the scheme. The Council introduced its Community Infrastructure Levy (CIL), in

July 2015. This site is however zero CIL rated on the basis that a comprehensive Section 106 agreement(s) will cover all on-site and off-site infrastructure provision. This will include, for example, education, community services, open space provision and maintenance, bus service contributions and off-site highways improvements, as well as affordable housing. The Section 106 agreement will also define the timing of essential infrastructure to ensure that this is provided in parallel with the delivery of housing.

7.15 The main items identified to be funded as a result of the impact of the proposed development from a Section 106 agreement include:

- *Affordable housing* - the individual composition of the tenure will be determined at the time of the application in accordance with the Affordable Housing SPD;
- *On-site and off-site junction improvements* – Long Chaulden and The Avenue are the primary vehicular access points and should be in place when development commences. The timing of improvements to be determined following advice from the local Highway Authority at the planning application stage;
- *Sustainable transport contributions* - as advised by the Passenger Transport Unit at the County Council and Local Highway Authority relating to potential improvements to the cycle/footpath network;
- *New 2 form entry school and education contributions* – to secure land for the school site and appropriate contributions towards the school as advised by the Local Education Authority;
- *Other education and community contributions* - as advised by the Local Education Authority and County Council;
- *Delivery of a new doctors' surgery or contributions towards enlargement of the Parkwood surgery* – support for new GP provision, which may be in the form of an off-site extension to Parkwood Surgery, provision of an on-site satellite surgery for Parkwood, or accommodation for a new GP practice on-site. Dependent on advice from the NHS/Clinical Commissioning Group (CCG) as to how best to meet local health needs.
- *Land for other community/commercial uses within the community hub.*
- *Open space and play areas* – including the provision of Locally Equipped Play Areas (LEAPs) and Local Areas of Play (LAPs) on the site and contributions toward other facilities where a need is identified. Consideration should be given to the Fields in Trust (formerly known as the National Playing Fields Association) standards¹⁷. Early liaison is encouraged with Sports England regarding advice on the provision and management of related sports pitches and, where justified, other facilities.

¹⁷ Guidance for Outdoor Sport and Play, Beyond the Six Acre Standards, 2015

- 7.16 Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades that are required as a result of the development in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.
- 7.17 Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at an early stage.
- 7.18 The detailed scope and level of requirements will be determined at the planning application stage and in accordance with policies in operation at that time.

8. Supporting Documents

8.1 The following background documents have helped with the preparation of the master plan:

- Land at Pouchen End West Hemel Hempstead – Report on landscape and visual matters (July 2012)
- Means of Access and Transport Appraisal for Land at Fields End, Hemel Hempstead (May 2012)
- Land West of Hemel Hempstead – Flooding and Drainage Assessment (July 2012)
- Land at West Hemel Hempstead (LA3) – Planning Stage Utilities Statement (June 2012)
- Archaeological Desk Based Assessment – Land West of Hemel Hempstead (August 2012)
- Land at Pouchen End , Hemel Hempstead – Extended Phase 1 Habitat Survey (April 2012)
- Ecological Survey of land at Fields End, Hemel Hempstead (May 2011)
- Combined Phase 1 and Phase 2 Geo-environmental Assessment, Fields End, Hemel Hempstead (June 2011)
- West Hemel LA3 Community Workshop Final Report (July 2013)
- Report on the Consultation event held in July 2013: “Shaping the Masterplan” for Proposal Local Allocation LA3: West Hemel Hempstead (January 2014)
- Statement of Common Ground in respect of Local Allocation LA3 Land at West Hemel Hempstead (August 2012)
- Hertfordshire’s Ecological Networks: A report on the current situation and priorities for restoration, Hertfordshire Local Nature Partnership (2013).
- Dacorum Community Infrastructure Levy: Viability Study, DBC (July 2013)
- Dacorum Borough Council Community Infrastructure Levy: Strategic Sites Testing, BNP Paribas (October 2013)
- Dacorum Borough Council Site Allocations DPD: Update to Development Viability Testing for Local Allocations (July 2016)
- Dacorum Borough Council Affordable Housing SPD (September 2013)

8.2 Many of these documents can be viewed on Dacorum Borough Council’s website using the following two links:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/localallocations/la3-west-hemel-hempstead>

8.3 The following documents prepared by the local Highway Authority are also relevant:

- the Local Transport Plan;
- Hemel Hempstead Urban Transport Plan (January 2009);
- Roads In Hertfordshire highway design guide;

- the Planning Obligations Toolkit; and
- Hertfordshire Travel Plan Guidance for Business and Residential Development.
- Hemel Hempstead Transport Model Update (2015)