



**DACORUM'S  
SITE ALLOCATIONS  
DEVELOPMENT PLAN DOCUMENT**

***ISSUES & OPTIONS PAPER***

**November 2006**

## Tell us what you think....

This document has been prepared for consultation purposes and is available for public comment from 29 November 2006.

Any comments you wish to make on this document should be sent to the Development Plans team at Dacorum Borough Council by **16 February 2007**.

You do not have to answer all of the questions raised. We would welcome your comments on those issues that you consider to be of particular importance to you.

To assist in submitting comments, a response form is available as a separate sheet. Where possible, we would appreciate comments being submitted on-line using the Council's specially designed web page [www.dacorum.gov.uk](http://www.dacorum.gov.uk).

Comments can be posted, faxed or emailed to:-

**On-line** [www.dacorum.gov.uk](http://www.dacorum.gov.uk)

**By post** Development Plans  
Planning & Regeneration  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

**By fax** 01442 228771

**By email** [Development.plans@dacorum.gov.uk](mailto:Development.plans@dacorum.gov.uk)

A separate sustainability appraisal report has been prepared on an independent basis by consultants for the Councils, C4S and Halcrow. This document appraises the environmental, social and economic implications of the options. Although we have not prepared a consultation form, your comments on the sustainability appraisal report are welcome: they may be sent by post, fax or e-mail.

Full copies of the sustainability report and main Issues and Options Paper are available on the Council's website [www.dacorum.gov.uk](http://www.dacorum.gov.uk), at Dacorum Council offices and in libraries.

All responses will be considered and used to prepare a Preferred Options document in 2007, which you will have a further opportunity to comment on.

If you have any questions regarding this document, please contact a member of the Development Plans team on 01442 228660, or via the above email address.

Please note that if you are intending to comment on 'Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006)', the closing date for comments on this Paper is 19 January 2007.

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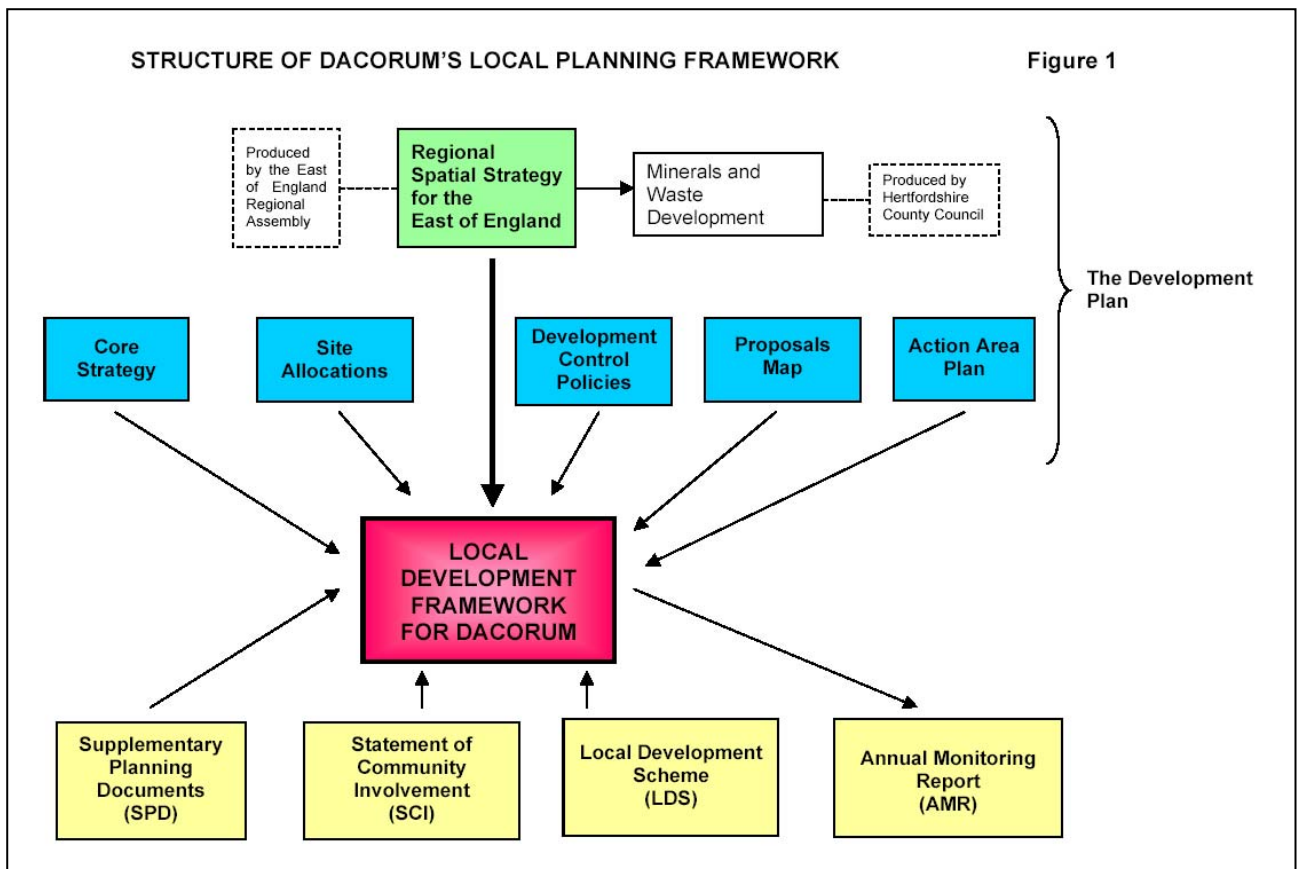
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# INTRODUCTION

## Background and Context

The Council is in the process of preparing a new 'Local Development Framework' or LDF for Dacorum Borough. This will replace the existing Local Plan which was adopted in 2004.

The LDF is made up of a series of documents, each one capable of being prepared and reviewed independently of the others (see Figure 1).



For more information regarding the detailed structure and content of the Council's LDF, please refer to the Local Development Scheme, which can be downloaded from [www.dacorum.gov.uk/planning](http://www.dacorum.gov.uk/planning).

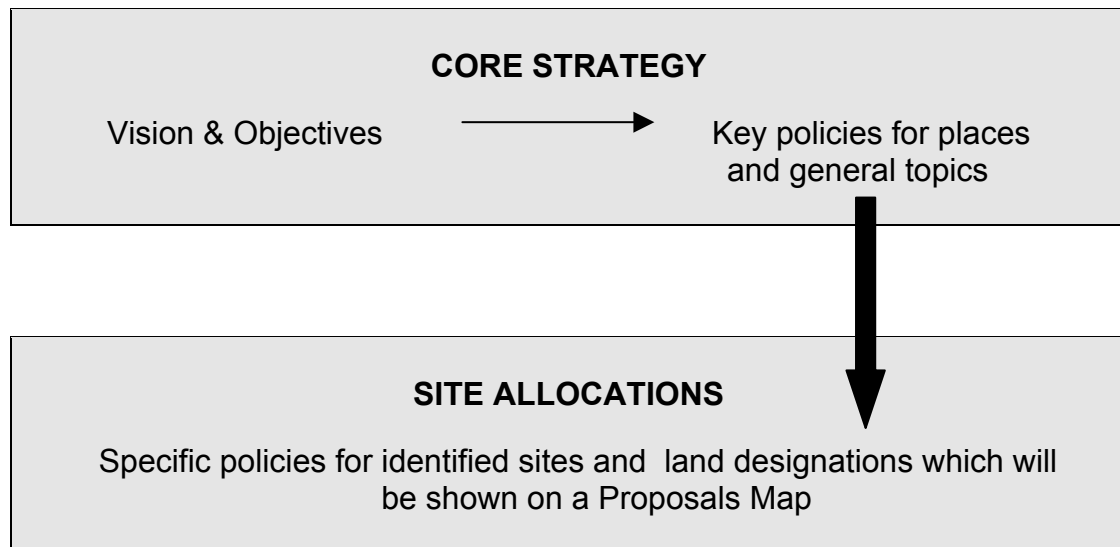
## Where are we now?

Having considered the Issues and Options for the Core Strategy during May / June 2006, the Council must now look at the detailed proposals which will enable the Core Strategy to be implemented. This 'Site Allocations - Issues and Options Paper' is part of the first phase of this process. It is not a draft version of the Site Allocations document. It sets out, in very broad terms, the issues which the Council believes should be considered when identifying land, and suggests a number of options for tackling these issues. It looks both at specific sites that may be promoted for particular use(s) such as housing or

employment, and also broader designations such as the location of town and village boundaries and the extent of local centre designations. Where no changes are proposed, it is assumed that these sites and designations will remain unchanged from the current Local Plan.

In addition to this Site Allocations Issues and Options Paper, the Council is also consulting upon a **Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006)**. This document has been published to seek your views on the potential for growth at Hemel Hempstead. Fundamental changes to the East of England Plan are recommended in an independent report following an examination of the draft Plan. Major growth is proposed at Hemel Hempstead, requiring new building in the Green Belt in Dacorum and St Albans. Both Councils disagree with this aspect of the recommendations. However, if approved by Government, the Councils will be required to implement the final East of England Plan and achieve the best form of development possible. The final version of the East of England Plan is due for publication in Summer 2007. Depending upon its content, it may require the Council to take a further look at major site development options.

The diagram below illustrates how the Core Strategy and Site Allocations documents fit together.



### **Who have the sites been suggested by?**

Prior to the publication of this Issues and Options Paper, the Borough Council invited members of the public, landowners, developers, Town and Parish Councils and other departments within the Borough Council to put forward sites for consideration. This invitation was issued in the form of a letter to key landowners and developers in November 2005 and also through an article in the Dacorum Digest (the Winter 2005/2006 edition). A request for sites to be submitted was also posted on the planning pages of the Council's website.

Some proposal sites contained within the existing Local Plan have not been implemented. It is appropriate to consider whether they should continue to be designated for their current use(s). Sites assessed at the previous Local Plan Inquiry, but which were not taken forward, may now also be reconsidered.

An initial assessment of all of the sites considered for this Issues and Options Paper is set out in the **Schedule of Site Appraisals** (November 2006). Please refer to this document for further information. Many of the recommendations regarding sites come from the technical studies carried out by specialist consultants on behalf of the Council and do not necessarily have the support of landowners.

### **What area does this Site Allocations consultation cover?**

This Site Allocations Issues and Options Paper looks at the whole of Dacorum Borough, apart from the area of land to the east of Hemel Hempstead shown in Figure 2 below. This area will be the subject of detailed assessment through the **East Hemel Hempstead Town Gateway Action Area Plan**. Consultation on detailed policies and sites for this Action Area Plan (AAP) may begin during 2007. Any sites that fall within this area that have already been submitted to the Council for consideration will be considered at this time.

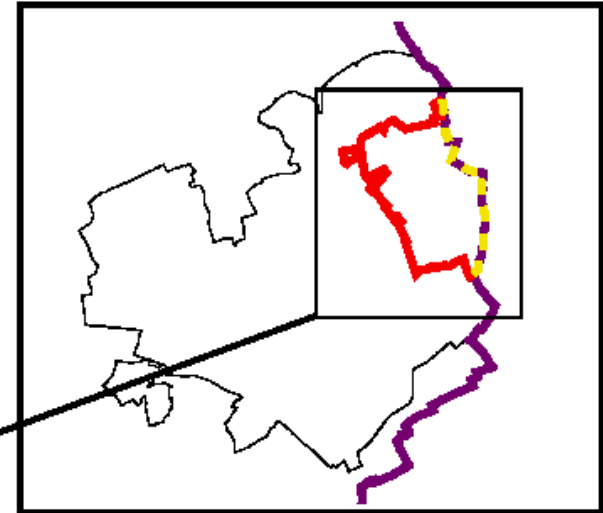
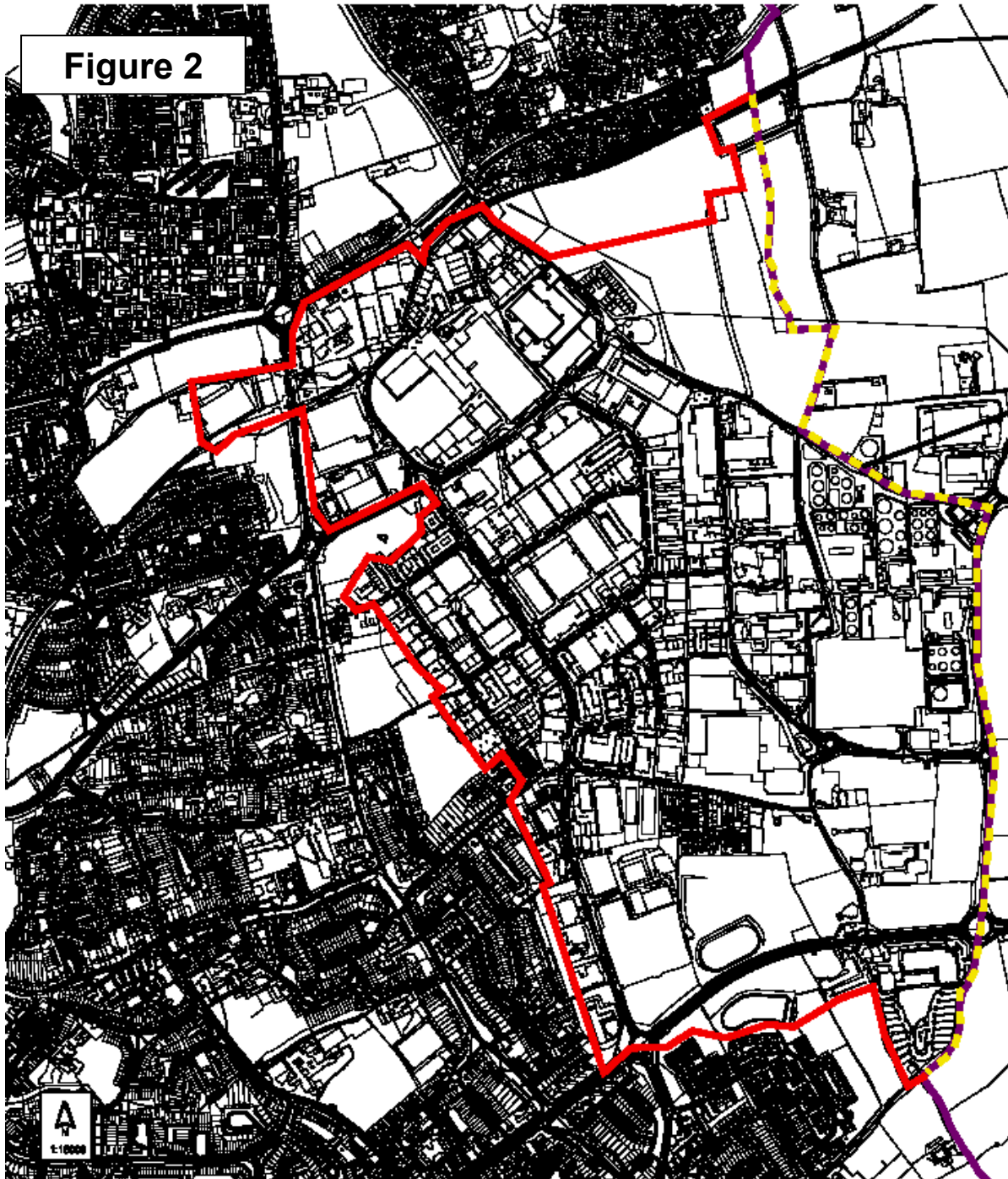
### **Format of this Document:**

The Paper consists of a number of separate chapters:

1. Settlement Strategy (including Green Belt designations)
2. Housing
3. Employment
4. Retailing
5. Transport and Infrastructure
6. Community Development
7. Leisure and Recreation
8. Landscape, Biodiversity and Historic Heritage
9. Design

Each chapter provides a summary of the site allocation issues relating to that topic and suggests a number of potential options that the Council could pursue. Your opinions regarding these options are sought through a series of questions.

Figure 2



### Extent of East Hemel Hempstead Town Gateway Action Area Plan

KEY

- Gateway Action Area Plan boundary with St. Albans District Council
- Extent of East Hemel Hempstead Town Gateway Action Area Plan
- Dacorum Borough Boundary

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## **How your comments will be used**

All relevant written comments received by the end of the consultation period will be acknowledged in writing. We will then read and analyse all responses and prepare a report for consideration by the Council's Cabinet. This report will outline the main issues raised and make recommendations regarding what the Council's Preferred Options should be. These Preferred Options will be published for consultation in late 2007, dependent upon the content of the East of England Plan. The Preferred Options document will explain why certain sites have been selected and others rejected.

The Preferred Options document will be accompanied by a Sustainability Appraisal report which assesses the social, economic and environmental impacts of developing the sites.

## **How Will We Choose Sites?**

When drawing up its Site Allocations document, the Council must ensure that the sites accord with regional and national planning policies. New building should be achieved through the redevelopment of existing 'brownfield' sites and making better use of existing sites; (i.e. using previously developed land).

In most cases the Council will also apply what is known as the 'sequential test.' This means using previously developed land before greenfield sites.

The sites put forward in the final Site Allocations document must also conform with the approach set out in the Council's Core Strategy.

## **How Do I Put Forward Additional Sites?**

Additional sites for development or conservation can still be put forward to the Council. We would however urge you to submit these as soon as possible, so that they can be given early consideration.

At this stage submissions should include a site plans and description of the use(s) proposed. This site plan should ideally be on an Ordnance Survey base and at least A4 sized so that the boundaries of the site and its location are clear. It would also be helpful to include a short written description of the site, your proposal and a brief discussion of issues such as transport accessibility, land ownership and any known site constraints.

## Chapter 1: SETTLEMENT STRATEGY

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The broad location of new development within the Borough is guided by a set of policies which we term the 'Settlement Strategy.' The adopted Dacorum Borough Local Plan 1991-2011 contains policies and shows boundaries on the Proposals Map for the following:

### 1. Green Belt

The Green Belt has:

- (a) an inner boundary – which is the same as the boundaries of the towns and large villages (with the exception of a small area at Markyate);  
and
- (b) an outer boundary – which has a common boundary with the Rural Area

Within the Green Belt there are separately defined core (developed) areas of villages and major developed sites.

### 2. Rural Area (beyond the Green Belt)

Within the Rural Area there are separately defined villages

### 3. Towns and Large Villages

The general approach we propose is for the extent of the Green Belt, Rural Area and towns and large villages to remain as set out in the Local Plan. Where any changes are required to these boundaries, it will be for one of three reasons -

**Reason 1)** To enable the strategic growth of Hemel Hempstead, if required by the East of England Plan.

**Reason 2)** To enable limited settlement expansion to meet local exceptionally justified development needs.

Both of the above would link with proposals for new building - especially housing and employment. Many of the potential boundary changes are therefore likely to arise as a result of answers given in response to questions raised elsewhere in this paper - particularly Chapters 2 (Housing) and 3 (Employment). The following settlement strategy issues should therefore be considered within this broader context.

**Reason 3)** To remove existing boundary anomalies and provide more clearly defined and defensible boundaries. Whilst the majority of such

anomalies have been removed through previous Local Plan reviews, it is possible that further small changes may be justified.

The issue of strategic growth locations has already been considered through the **Core Strategy Issues and Options Consultation (May 2006)** and is being considered further through the Council's **Core Strategy Supplementary Issues and Options Paper - Growth at Hemel Hempstead (November 2006)**, which is also being consulted upon.

This paper focuses upon the latter two of these reasons for change.

### **ISSUE 1 - Selected Small Villages in the Green Belt**

The current Dacorum Borough Local Plan identifies Chipperfield, Potten End and Wigginton as 'Selected Small Villages in the Green Belt.' These designations mean that although development within these villages is restricted due to their countryside location, some exceptions are made. These exceptions relate to minor housing proposals (i.e. for those people needing to live and/or work in the Green Belt) and facilities to meet local needs. We can consider whether the existing boundaries of these three village cores remains appropriate, or whether they should be extended outwards to accommodate locally generated growth or create a more readily identifiable Green Belt boundary.

**Q 1 Is any change required to the existing boundary of the following selected small villages within the Green Belt to enable them to meet local development needs?**

**a) Chipperfield**

**b) Potten End**

**c) Wigginton**

### **ISSUE 2 - Major Developed Sites in the Green Belt**

Government guidance in **Planning Policy Guidance Note 2: Green Belts** enables local planning authorities to identify major developed sites which are suitable for redevelopment and/or limited infilling. In this context infilling means the filling of small gaps between the existing built development.

The current Local Plan identifies six 'Major Developed Sites in the Green Belt' - Ashlyns School, Berkhamsted Hill, Bourne End Mills, Bovingdon Brickworks, Bovingdon Prison and Kings Langley Secondary School. These sites are subject to the same controls as other development within the Green Belt. The following criteria were used to identify these sites. They:

- i) are substantial in size;
- ii) contain a significant amount and scale of built development;
- iii) can accommodate further development without prejudicing Green Belt objectives; and
- iv) help to secure economic prosperity or achieve environmental improvement.

The Council's view is that the existing Major Developed Sites should be retained. However, you may consider other pieces of land should be covered by this designation. The Site Allocations document gives an opportunity to review the detailed boundaries of all these sites, if necessary.

### Bourne End Mills

Bourne End Mills is currently designated both as a Major Developed Site in the Green Belt and an 'Employment Area in the Green Belt,' where partial or complete redevelopment retaining the existing employment use may be acceptable, subject to certain criteria. These two designations recognise the important role that the site plays in providing employment land within the Borough, whilst also acknowledging its Green Belt location. Two submissions (from prospective developers) have been received regarding this site. The first proposes the redevelopment of the site for a private continuing care retirement community. The second suggests a mixed-use development on the site, involving predominantly housing, with a small element of employment space retained. Both proposals seek development of the site beyond the current defined inner 'infill' boundary. This inner boundary was put in place to limit the visual impact of the site through the provision of a landscaped buffer and control the area of building.

### **Q2 Which of the following two options do you support for the Major Developed Site at Bourne End Mills?**

**Option 1** retain current boundaries

**Option 2** extend the infill boundary to enable additional future development within the site

Consideration of whether the employment use should be retained or other uses allowed is set out in the Employment section.

### Bovingdon Prison

Within the UK there is a recognised need for new prisons or the replacement of existing outdated and inadequate facilities. This should be identified through the planning system. Existing prisons are experiencing serious overcrowding and the

National Offenders Management Service (NOMS) is seeking to maximise capacity at existing prisons through refurbishment and the construction of new house blocks and temporary units. Many prisons however are already operating at capacity and there is limited potential to increase the number of places. NOMS have indicated that expansion may be required at The Mount Prison in Bovingdon. They have therefore requested that the Prison be retained as a Major Developed Site in the Green Belt with consideration given to expanding the current boundaries in order to allow for potential future expansion. Like Bourne End Mills, the inner 'infill' boundary was put in place to limit the extent of future development within the site and reduce its visual impact on the Green Belt.

**Q 3 Which of the following three options do you support for the Major Developed Site at Bovingdon Prison?**

- Option 1** retain current boundaries
- Option 2** extend the infill boundary to enable additional future development within the site
- Option 3** extend the external boundary to extend the overall size of the site

**Q 4 Are there any other sites you wish the Council to consider for designation as Major Developed Sites in the Green Belt?**

**No                      Yes**

**ISSUE 3 - The extent of the Green Belt and Rural Area**

The **Panel Report into the Draft East of England Plan** suggests that if significant losses of Green Belt land are required around Hemel Hempstead to accommodate the growth of this settlement, the Council could consider whether it is appropriate to make any compensatory additions. As all of the Borough's countryside that is not within the Metropolitan Green Belt falls within the Rural Area, this compensatory approach would involve the replacement of Rural Area designation with Green Belt designations. Whilst the principle of such an approach could be supported, there are considered to be few locations where such a change in designation would be appropriate. Previous reviews of the Hertfordshire County Structure Plan have considered such changes and have discouraged general overlap between the Green Belt and Chilterns Area of Outstanding Natural Beauty (AONB) designations<sup>1</sup>.

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<sup>1</sup> The boundary of the Chilterns AONB is not defined through the Council's Local Development Framework and so cannot be considered within this paper.

Any changes would have to comply with the stated purpose(s) of Green Belt designations as set out in **Planning Policy Guidance Note 2 (PPG2): Green Belts**. These are:-

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

PPG2 also gives guidance on defining boundaries.

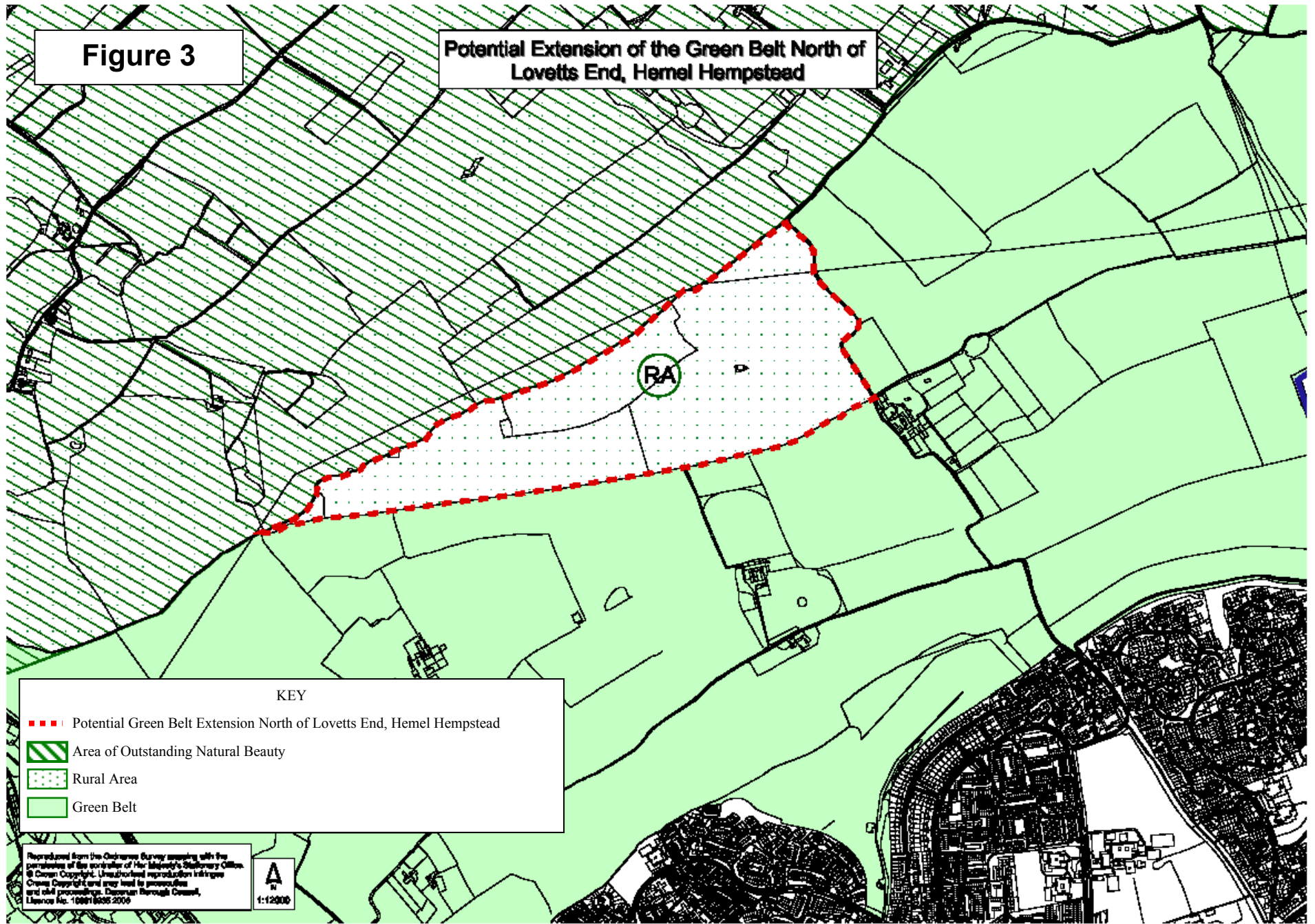
One small area of land north of Lovetts End to the north of Hemel Hempstead would be consistent with the above considerations, being near to Hemel Hempstead and currently within the Rural Area but outside of the AONB. This area of land is illustrated in Figure 3. If taken forward, the Council would have to consider very carefully what would be the most suitable boundary for the Green belt on the ground. Some overlap with the AONB may be appropriate in this instance.

**Q 5 Which of the following options do you support with regard to compensatory Green Belt designations?**

- |                 |  |
|-----------------|--|
| <b>Option 1</b> | Make no changes to the existing Green Belt boundary                            |
| <b>Option 2</b> | Redesignate an area of land north of Lovetts End from Rural Area to Green Belt |

Figure 3

Potential Extension of the Green Belt North of Lovetts End, Hemel Hempstead



KEY

- Potential Green Belt Extension North of Lovetts End, Hemel Hempstead
- ▨ Area of Outstanding Natural Beauty
- Rural Area
- Green Belt

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#### **ISSUE 4 - Selected Small Villages in the Rural Area**

The Rural Area comprises the area to the north and west of the Metropolitan Green Belt that lies outside of the towns and large villages. Although it has a different role from the Green Belt, development is still controlled to prevent damage to the intrinsic quality and purpose of the countryside.

Aldbury, Long Marston and Wilstone are designated as 'Selected Small Villages in the Rural Area.' Small-scale development for housing, employment and other purposes is permitted within these villages, provided that it helps maintain the vitality of the settlement and its surrounding area and causes no damage to its existing character.

Feedback from consultation on the Core Strategy Issues and Options Paper indicates that there is some support for the release of limited areas of open countryside around rural settlements for development that meets identified small-scale local needs. There may therefore be instances where small parcels of land should be excluded from the village boundaries to create a clearer boundary on the ground and/or to specifically allow for future development.

**Q 6 Is any change required to the existing boundary of the following selected small villages in the Rural Area?**

- a) Aldbury**
- b) Long Marston**
- c) Wilstone**

#### **ISSUE 5 - Towns and Large Villages**

A number of sites on the edges of these settlements have already been put forward by landowners and developers, predominantly in the form of housing proposals. These are set out in the **Schedule of Site Appraisals (November 2006)**. A number of these proposals are discussed in more detail in the housing and employment sections.

If any development proposal is taken forward on the edge of a town or large village, the boundary of the settlement would be amended as a result (i.e. for Reasons 1 and 2 as stated in the introduction to this Chapter).

However, you may consider that the boundary of a town or large village should be amended purely to create a more clearly defined and defensible boundary on the ground (Reasons 3 as stated in the introduction to this Chapter).



**Q 7 Are any changes required to the existing boundaries of the Borough's towns or large villages for the sole reason of creating more easily identifiable boundaries on the ground?**

- a) Hemel Hempstead**
- b) Berkhamsted**
- c) Tring**
- d) Kings Langley**
- e) Bovingdon**
- f) Markyate**

## Chapter 2: HOUSING

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The **East of England Plan** will provide strategic guidance for the Council to prepare its local planning policies over the period 2001 to 2021. In June 2006 the Report by a Panel of Inspectors was published into objections to the draft version of the Regional Plan. The Panel's report contains a series of recommendations that will be considered by Government before they publish proposed changes to the draft Plan in November 2006.

The Panel Report has made a number of key recommendations that have major implications for the level of housing growth and other development needs in the Borough, and in particular Hemel Hempstead. In summary these are:

- Hemel Hempstead is to be a "Key Centre for Development and Change".
- Dacorum is expected to provide for 12,000 new dwellings, a significant proportion of this will be through a Green Belt review of Hemel Hempstead. Such a review should aim to provide for growth in new dwellings, jobs and other associated needs beyond the Plan period to 2031.
- Dacorum will need to increase current levels of housing completions to 530 units per year for 2001-2006, rising to 620 per year over the remaining Plan period. Currently about 345 dwellings a year are being built.

The amount of additional development will also require joint working with St Albans City & District Council to tackle housing growth and Green Belt review around Hemel Hempstead. More detail on this can be found in the **Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead**.

A range of issues was considered through the previous consultation on the Core Strategy including:

- The level of housing land the Borough should provide for, the type of land to be released, and its broad location.
- How and where higher density development could be accommodated.
- The need to cater for a balance of housing types in terms of size and meeting specific housing needs, Provision for gypsies and travellers.

The purpose of the Site Allocations document is to consider more specific matters relating to allocating land for housing and not to deal with strategic matters raised by the Core Strategy.

Llewellyn Davies carried out an **Urban Capacity Study (January 2005)** (UCS) on behalf of the Council. This looked at the potential for accommodating new housing sites in the built up areas of settlements in the Borough. The study suggested that a figure of 5,994 new dwellings could be achieved over the period 2001 to 2021. The capacity estimate has since been amended to delete those sites that have been implemented. A list of the

current sites can be found at Appendix A, and these are all mapped in the original Urban Capacity Study document.

This chapter concentrates on issues relating to the source, location and broad appraisal of housing land. The conversion and redevelopment of land that was previously in non-residential use for housing can also have implications for the supply, designation and development opportunities of land for other uses. Therefore this particular issue is also raised in other related chapters in the Site Allocations document. For example, changes to employment designations and a review of unimplemented employment proposals could offer options to secure additional housing (see the Employment chapter).

## **ISSUE 1 – Selecting Housing Sites for the Site Schedules**

A steady supply of land needs to come forward to enable the Borough's housing obligation to be satisfied, to provide for a spread of development and to address specific housing needs. We expect that this will be met from a variety of sources. It would not prove possible to take all potential sites forward for detailed appraisal in the Site Allocations document, and therefore we need to have a broad framework in place to prioritise (or discount) groupings of sites.

Government advice in **Planning Policy Guidance Note 3: Housing (PPG3)** clearly points towards giving highest priority to housing sites within the urban areas and on previously developed (brownfield) land, before greenfield sites and urban extensions. On this basis, we would give priority to those sites identified by the **Urban Capacity Study (January 2005)** and similar sites that already benefit from planning permission within the urban areas. There may also be potential for other sites which should also be encouraged to come forward in the built up areas, particularly larger sites such as the Civic Zone and the Kodak tower sites in Hemel Hempstead.

The Local Plan already identifies a number of opportunities for housing through specific proposal sites and designations that would allow the conversion of employment land to residential. The latter is considered in the Employment chapter. In particular, there are several proposal sites involving greenfield land that are still likely to be needed to ensure a steady housing supply. Development briefs are being prepared for these (see Issue 3 below). We anticipate that all the existing Local Plan sites will be carried forward.

During the Public Local Inquiry into the current Local Plan (held in 2000/01) the Inspector considered a number of potential new housing sites. Some were supported by him but not carried forward by the Council into the Local Plan, while others were rejected. There may be advantages in revisiting this source of sites given their previous detailed assessment and possible changes in their relative merit and local circumstances since this time.

The Panel Report on the draft East of England Plan recommends additional housing growth for Hemel Hempstead. If such growth is required in the final Plan approved by the Government, then priority will need to be given to

identifying new greenfield housing sites (urban extensions) on the edge of the town to accommodate the growth. Government guidance in PPG3 considers that such planned extensions to existing urban areas are likely to be a sustainable option after building on appropriate sites within urban areas. However, the East of England Plan does not signal the need or any justification for development options on greenfield sites on the edge of other settlements outside of Hemel Hempstead, and these if they were to come forward would have to be justified on the basis of exceptional circumstances by the Council.

While we therefore do not support a wholesale review of the Green Belt around all settlements within the Borough, there may be scope for some limited change to accommodate a local housing need or to achieve other benefits for the settlement as a whole. This may be to allow, for example, a specific type of planned development to meet an identified local need, such as affordable housing in a village (see introductory text to Settlement Strategy).

There may be other sites that do not come from one of the above identified sources.

In preparing this Issues and Options Paper, we have asked landowners and developers if they have sites that they would want to promote for development (see Issue 4 below). These will require careful appraisal to ensure that, if required, options for potentially suitable sites are taken up.

We need to consider options for how sites are identified and the assumptions that need to be made for smaller sites that will not be carried forward as specific proposals. It is important that we understand your preferences for these site options and how we take forward potential areas of land.

## **ISSUE 2 – Unimplemented Local Plan Housing Proposal Sites**

The Local Plan contains a number of sources of housing land including unimplemented housing proposal sites, sites where the conversion of employment land to residential is encouraged, and land the subject of more detailed supplementary planning guidance (development briefs and concept statements) (e.g. Deaconsfield Road and Ebbens Road in Hemel Hempstead, and Western Road, Tring).

We will be looking to carry forward the remaining and as yet unimplemented supply of housing proposal sites in the current Local Plan. They are a valuable supply of housing to meet the future housing requirement of the East of England Plan, and in certain instances have been delivering higher levels of dwellings than that indicated in the Local Plan. The sites have also been tested through a Public Local Inquiry and supported by an Inquiry Inspector.

However, a small number of sites remain unimplemented:

<b>Part I: Sites proposed for development in the Plan Period, which can be brought forward at any time – Outstanding Proposals 01.04.06</b>			
<b>Plan Ref.</b>	<b>Address</b>	<b>Net capacity</b>	<b>Progress</b>
<b>H2</b>	Land at Gossoms End/Stag Lane, Berkhamsted	140	Full application submitted for 150 dwellings.
<b>H9</b>	Bury Garage, Hemel Hempstead	9	Outline planning permission has expired.
<b>H12</b>	Land at Fletcher Way, Wheatfield, Hemel Hempstead	8	Planning application on the site has been withdrawn.
<b>H17</b>	St George's Church, Long Chaulden/School Row	23	
<b>H18</b>	Land at North East Hemel Hempstead	350	Development Brief being prepared.
<b>TWA1</b>	Breakspear Hospital allergy testing centre, 162-192 and land to rear of 194-238 Belswains Lane	92	46 units completed on part of the site.
<b>TWA3</b>	Land to the north west of the Manor Estate, adjoining Manorville Road, Hemel Hempstead	30	Full planning permission for 325 dwellings approved subject to completion of legal agreement.
<b>TWA4</b>	Land to the south west and south east of the Manor Estate, Hemel Hempstead	270	
<b>TWA5</b>	Gas Board site and land to the rear London Road, Hemel Hempstead	150	41 flats completed on part of the site accessed from Stratford Way and adjacent to railway line.
<b>TWA8</b>	Public car park and land adjoining London Road.	Not specified	Application delegated with a view to approval subject to signing of a legal agreement.
<b>H25</b>	55 King Street, Tring	10	2 units constructed some years ago, no further activity on the site since.
<b>H31</b>	Harts Motors, 123 High Street, Markyate	9	Outline planning permission expired.

<b>Part II: Sites Reserved for implementation between 2006 and 2011</b>			
<b>Plan Ref:</b>	<b>Address</b>	<b>Net Capacity</b>	<b>Progress</b>
<b>H36</b>	New Lodge, Bank Mill Lane, Berkhamsted	50	Development brief to be prepared in 2007.
<b>H37</b>	Land at Durrants Lane/Shooterway,	100	Development brief to be prepared in 2007.

	Berkhamsted		
<b>H38</b>	Buncefield Lane/Green Lane, Hemel Hempstead	80	Development brief to be prepared in 2007.
<b>H39</b>	Land to the rear of Ninian Road and Argyll Road, Hemel Hempstead	11	Concept statement to be prepared in 2007.
<b>H40</b>	Paradise Fields, Hemel Hempstead	40	Outline scheme submitted for mixed hospital/commercial and residential uses. Subject to s.106 agreement.
<b>H41</b>	Land South of Redbourn Road, Hemel Hempstead	30	Development Brief being prepared.
<b>H42</b>	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	50	Development brief to be prepared in 2007.
<b>H43</b>	Land rear of Watford Road, Kings Langley	17	Concept statement being prepared.
<b>H44</b>	Land at Manor Farm, High Street, Markyate	40	Development Brief being prepared.

H12 formed part of a land swap to allow housing on an existing site in community use and for the latter to be relocated to an alternative site. The parties involved no longer wish to pursue this proposal. There are options as to whether the housing designation should remain or whether the site should be retained in community use (see Community Development chapter). Two of the larger greenfield sites (H18, TWA3 / TWA4) while not implemented are being progressed either through a Development Brief or as a planning application.

Some of the proposal sites form part of the housing land reserve to ensure that land can come forward in a phased manner and to give priority to brownfield sites. Consequently they are at an early stage in the development process. Three of these sites are currently the subject of more detailed joint working with landowners/prospective developers (H41, H43 and H44), through the preparation of Development Briefs / Concept Statements. These are due to be completed by early 2007. Several others will be subject to a similar process in 2007 (H36, H37, H38, and H42). One site is complicated by decisions on the downsizing of hospital services (H40).

Overall, we expect that these sites can be delivered and will continue to contribute to the supply of future housing. Unless there is a valid reason, these remaining sites should therefore form part of the Sites Allocation document. As with the sites identified through the Urban Capacity Study (see Issue 3 below), even if a few were to ultimately fail to be implemented, other unidentified sites coming forward are likely to offset them.

**Q 8 Do you agree that we should carry all of the existing unimplemented housing proposal sites forward?**

**No                      Yes**

### **ISSUE 3 – Urban Capacity Sites**

Whatever share of housing is ultimately confirmed in the East of England Plan, the Urban Capacity Study is going to represent a key component of potential housing sites to meet the Borough's housing requirements. It will form a major part of identified sites (i.e. sites of five or more dwellings) making up the Site Allocations document (see Appendix A for list of sites), and includes a number of Local Plan sites and large sites with planning permission. It will also provide for capacity estimates coming from the smaller sites.

It is important that the potential from urban capacity is achieved and other development opportunities brought forward. Such sites will help reduce the pressure for or scope of greenfield sites, and the overall need for Green Belt review and settlement boundary change to accommodate new housing.

The methodology underpinning the work has been design-led and has followed best practice for this type of assessment. The design solutions assume development opportunities on vacant and under-utilised land and the demolition of non-residential buildings. They do not assume the demolition of existing residential properties. The study comprises a combination of identified sites of five or more units and estimates for smaller sites from a variety of sources, including past completion rates, flat conversions and reusing commercial buildings. All are based on reusing previously developed land and buildings in built-up areas and exclude greenfield sites. Densities on sites are generally assumed to be higher than current policies and standards set out in the Local Plan.

The Council believes the methodology is robust and the sites identified are achievable although challenging, particularly the smaller sites. We would usually assume that all urban capacity sites are carried forward. Even in the event that some sites are not developed, experience has shown that other unidentified sites emerge to counter balance them. The Council believes that other opportunities for housing land could also come forward through, for example, town centre redevelopment, changes to hospital services and the redevelopment of school buildings as part of the Primary School Review. The implication of the latter two processes on site allocations is discussed in more detail in the chapter on Community Development.

**Q 9 Do you think that there should be any exclusions to sites carried forward in the Urban Capacity Study?**

**No**

**Yes**

The Council will add large sites with planning permission to the Urban Capacity Study list.

Large sites are currently defined as sites that can accommodate 5 or more residential units. However, we question whether that is the best approach, and for those new sites identified through the Urban Capacity Study and those put forward by landowners / developers we propose only to specifically identify those which could accommodate 10 or more units. This approach will avoid a proliferation of very small identified housing sites, for which it is hard to establish detailed planning and implementation requirements and which cannot be easily identified on the Proposals Map. We would make an assumption about the supply of sites with 5-9 dwellings based on the possibilities in the Urban Capacity Study and past performance.

**Q10 Do you agree that we should only specifically identify new housing sites which have the potential to accommodate 10 or more units?**

**Yes                  No**

#### **ISSUE 4 – New Sites**

New sites have come forward from a number of sources, including landowner suggestions and those raised at the last Local Plan Inquiry.

We have encouraged a range of organisations and individuals at the early stage in the preparation of this Issues and Options Paper to provide us with details of potential development sites. A large number of sites have now been identified for housing either directly or as part of a mix of uses, and a list of these sites is to be found in Appendix B. An initial broad appraisal of each of these specific sites has been undertaken in the **Schedule of Site Appraisals (November 2006)**. Some of the sites put forward are for affordable housing.

Not all of these sites will be needed to ensure an adequate supply of housing up to 2021, and indeed many may prove to be unsuitable in terms of location, impact on important environmental designations and in sustainability terms etc. Therefore, we do not intend to bring all of them forward.

**Q 11 Are there any particular new sites put forward for consideration that you support?**

**Yes                  No**

When considering which new sites to take forward we will give priority to brownfield sites over greenfield ones. We are also looking to discount sites that have a detrimental impact on any key environmental designations (such as the Chilterns Area of Outstanding Natural Beauty, Sites of Special Scientific Interest and Scheduled Ancient Monuments), or that have a poor sustainability assessment.



**Q 12 Do you agree with this approach to prioritising new sites?**

**No                      Yes**

**ISSUE 5 – Greenfield Sites**

The term ‘greenfield’ refers to sites that are undeveloped. It includes land within towns and villages – such as playing fields and public open space – as well as sites within the countryside. Not all greenfield sites are within the Green Belt.

The Core Strategy consultation on the housing growth in Hemel Hempstead puts forward a number of options for accommodating the levels of new housing envisaged in the Panel Report to the East of England Plan if the Panel’s recommendations are accepted by the Government. This includes urban extensions into the Green Belt around the town, either through the creation of new neighbourhoods or smaller extensions to existing neighbourhoods.

There may be cases where smaller urban extensions or minor changes to settlement boundaries could be justified outside of Hemel Hempstead on the basis of meeting a demonstrable local need for housing (see the Settlement Strategy chapter).

There are two forms of local need covering (a) the local need for affordable housing; and (b) housing needed to meet local demand i.e. through Green Belt review. An update to PPG3 entitled ‘Planning For Sustainable Communities’ was published in January 2005. This advises that local planning authorities can specifically identify sites for local affordable housing through a rural exceptions policy. We have had several sites put forward by landowners that may fall within this category (see Appendix B). Issues around housing to meet local demand are covered within the Settlement Strategy chapter.

**ISSUE 6 – Other Sites**

As explained above, the Council will need to assess a variety of opportunities for housing. We believe these represent a comprehensive pool of potential development options to take forward at this stage. There could also be other land released directly for housing or as part of a mix of uses as a result of considering options for other land uses.

However, we must consider if we have omitted other potential sources or areas of land for housing.

**Q 13 Are there any other sites the Council should consider?**

**Yes                      No**

## ISSUE 7 - Gypsy and Traveller Sites

Government guidance in **Circular 1/2006: Planning for Gypsy and Traveller sites** is clear: *“Local Authorities must allocate sufficient sites ... in Site Allocations DPDs.”*

An assessment of the **Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire** was completed by consultants, the Centre for Urban and Regional Studies (CURS), in April 2005. The study covered half the county – the districts of Dacorum, Hertsmere, St Albans, Three Rivers and Watford. The level of need identified, taking into account natural growth between 2011 and 2021, would exceed 200 pitches. While this may seem a lot, housing growth in this part of the county is recommended as 33,400 dwellings (**Panel Report: Examination in Public on the Draft East of England Plan, June 2006**). The CURS Report recommends a normal site size of about 15 pitches (using about one hectare of land). This is a relatively significant land take and compares with a Government recommended guideline for housing (in PPG3: Housing) of 30-50 dwellings per hectare as a norm. Smaller sites are favoured by the consultants because they are easier to integrate with the surrounding community and environment.

The Council is working with neighbouring district authorities and the County Council to consider how much of the need should be provided and, in terms of a district distribution, where.

The East of England regional assembly is currently reviewing the East of England Plan with the intention that targets for gypsy site provision will be included. Targets are most likely to be set for individual council areas in accordance with Government guidance.

Whatever the share or target for Dacorum, there is a significant issue. The challenge is to find the best sites not only for the gypsies and travellers themselves but also for the settled community.

Government guidance indicates factors to take into account, such as preference to locations in or near existing settlements with access to local services such as shops, doctors and schools. Alternatives to Green Belt locations are preferred, although given the various planning constraints affecting Dacorum and its neighbours it looks likely that some sites would have to be in the Green Belt.

The Core Strategy Issues and Options Paper (May 2006) asked whether provision should be planned:

- (a) alongside any major new development, or
- (b) at other locations.

The majority feedback preferred “other locations”. Where in Dacorum are these locations? it is important we understand the site options and your preferences.<sup>1</sup>

**Q 14 Do you agree that new provision for gypsy and traveller sites should be located:**

- a) With good access to local services and facilities**
- b) In order to avoid local concentrations**
- c) On previously developed land in preference to greenfield sites?**

**Q 15 Do you consider locating gypsy and traveller sites near any of the following settlements would be unsuitable?**

- a) Hemel Hempstead**
- b) Berkhamsted**
- c) Tring**
- d) Bovingdon**
- e) Kings Langley**
- f) Markyate**

**Q 16 If Hemel Hempstead is proposed for an area of growth in the East of England Plan, should we consider options for gypsy and traveller sites in the new development area(s)?**

**Yes            No**

**Q 17 Are there particular sites or locations you consider suitable for gypsy and traveller sites?**

**Yes            No**

Notes:

1. Extract from circular 1/2006 (para. 36)

*"...local planning authorities should facilitate early involvement in the preparation of [Development Plan Documents] DPDs (front-loading) by consulting with the community and all stakeholders. Front-loading is particularly important when the DPD is dealing with site allocations. Local planning authorities should ensure that sites are brought forward early in the process so that the community can be consulted, and they can be subjected to sustainability appraisal. Gypsies and travellers (or other site developers) may also bring forward sites through the DPD process. Those wishing to do so should also ensure sites are brought forward early."*

## Chapter 3: EMPLOYMENT

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### The main economic challenges facing Dacorum are:-

- ensuring sufficient land and a range of development opportunities are safeguarded to meet the economic needs of the Borough in the long term;
- promoting confidence in Hemel Hempstead by ensuring a range of appropriate employment opportunities within the town to support the regeneration of the town and further develop its vibrant economy;
- determining the appropriate policy framework to deal with employment sites and land which are surplus to meeting employment needs.

A number of key issues relating to employment policy were also raised through the Core Strategy Issues and Options Consultation Paper. These included:-

- The overall amount of employment land that should be designated within the Borough;
- Where this employment land should be broadly located;
- Whether the principle of mixed-use and live/work schemes should be supported; and
- If any new employment land needs to be designated between now and 2021 and broadly where this land be.

The role of this Site Allocations document is to look at the detailed issues relating to employment designations, rather than revisit these previous questions.

When we use the term 'employment' we are referring to jobs within the office, industrial and storage and distribution sectors, and land set aside for these uses. Whilst other types of uses, such as shops, do offer employment opportunities, these are subject to their own specific policies and designations.

The **South West Hertfordshire Employment Space Study** (January 2005), carried out for the Council by specialist planning consultants Roger Tym concluded that Dacorum has a small surplus of employment land compared to forecast demand up to 2021.

This situation may change as a result of the emerging East of England Plan. The Panel Report into the draft of this Plan recommends that Hemel Hempstead is designated as a 'Key Centre for Development and Change' and the focus for a significant increase in housing development (see *Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead for further information*). This regional plan has yet to be finalised by central government. However, if levels of housing growth within the town do have to substantially increase, we must also provide sufficient employment land to support the provision of locally based jobs, both up to 2021 and beyond.

We must also ensure that we provide appropriate opportunities for businesses of all types to locate within the Borough, and opportunities for local businesses to expand into larger premises.

## **ISSUE 1 – Employment Area Boundaries**

There are currently twenty one designated General Employment Areas (GEAs) within the Borough. These are illustrated on the Proposals Map of the current Dacorum Borough Local Plan 1991-2011. Five of these GEAs are located in the eastern part of Hemel Hempstead and will therefore be considered further through the East Hemel Hempstead Town Gateway Action Area Plan. The remaining GEAs are as follows:-

### HEMEL HEMPSTEAD:

Apsley  
Apsley Mills  
Corner Hall  
Doolittle Meadow  
Frogmore  
London Road  
Nash Mills  
Paradise  
Two Waters

### BERKHAMSTED:

Billet Lane  
Northbridge Road  
River Park

### TRING:

Icknield Way  
Akeman Street  
Brook Street

### MARKYATE:

Markyate (Hicks Road)

Bourne End Mills and Bovingdon Brickworks are also currently designated as Employment Areas Within the Green Belt.

The amount and distribution of employment land, hence the issue of whether these sites should remain for employment uses, is being considered through the Council's Core Strategy. You may feel that some changes are appropriate to the specific boundaries of the areas listed above, either to include additional areas of land, or exclude existing parts of the sites. Nash Mills, Bourne End Mills and the Icknield Way General Employment Area are considered further under Issues 2 and 3.

**Q 18 Should any changes be made to the detailed boundaries of the existing General Employment Areas?**

**Yes                  No**

**ISSUE 2 – Types of Employment Designations**

Each General Employment Area is designated for a particular type, or types, of employment use. This differentiation is required to reflect each site's locational characteristics and ensure that appropriate amounts of land are available for different employment uses. Some GEAs, like the largest one at Maylands, Hemel Hempstead, can be used for the full range of employment activities i.e. offices, industrial and storage and distribution uses, (provided that appropriate planning permission is in place). Others are set aside for a more restricted range of uses.

**Nash Mills General Employment Area**

Nash Mills General Employment Area (GEA) in Apsley is designated for business and industrial uses. Until recently the site was the UK headquarters of Sappi Graphics, who are moving their operations elsewhere. The majority of the site is now vacant and the land may soon be for sale. Consideration therefore needs to be given to what is the most appropriate future use for this site.

Several submissions regarding this site have already been received by the Council. These set out the case for the redevelopment of the site for housing. Summaries of these submissions and the Council's initial assessment of them are contained in the published Schedule of Site Appraisals (November 2006).

The are a number of options that we can consider for this site –

- Option 1**      retain existing General Employment Area designation over the whole site
- Option 2**      redesignate for residential use
- Option 3**      redesignate for a mix of employment and residential uses

**Q 19 Which of the above options do you support for the Nash Mills General Employment Area?**

**Bourne End Mills**

The current Local Plan identifies two 'Employment Areas in the Green Belt' – Bourne End Mills and Bovingdon Brickworks. These designations recognise the substantial contribution that both sites make to employment within the Borough. Both sites are also identifies as 'Major Developed Sites in the Green Belt'. This designation is considered further in the Settlement Strategy (Chapter 1).

Two submission have been received by the Council regarding the Bourne End Mills site. Both seek the redevelopment of the site for predominately non-employment uses. The first proposes residential development with an element of employment land retained. The second proposal relates to the development of the site for a continuing care complex for the elderly (see **Schedule of Site Appraisals**).

We would like to know what you think the future role of this site should be. There are three key options:

- Option 1** site retained for current employment use
- Option 2** site redeveloped for residential use
- Option 3** a mix of the above

The South West Hertfordshire Employment Space Study did not recommend that this site should be redeveloped for non-employment uses. Nor did it suggest that it was surplus to requirements. The Study considered that the site provides an important source of employment land within the Borough and should be retained. Bourne End Mills is currently only accessible from the A41, which although appropriate for employment traffic, would have to be reconsidered if residential development were pursued. This could have significant implications for traffic levels on the local road network.

**Q 20 Which of the above options do you support for the Bourne End Mills site?**

Apsley Paper Trail

The Apsley Paper Trail is both a registered company and a registered charity. Their aims are to develop a visitor centre at Apsley Mills and Frogmore Mill, highlighting Hemel Hempstead's historic role as a centre for the paper making industry; and retain Frogmore Mill as a working paper manufacturing site.

Both sites are designated as employment areas within the current Local Plan. Frogmore Mill is in the Frogmore General Employment Area (GEA) and the Paper Trail's offices comprise part of Proposal Site TWA7, designated for the creation of the visitor centre and museum and related development for a mix of uses creating local employment opportunities.

Trustees of the Paper Trail have asked the Council to consider the potential redesignation of part of the TWA7 site for residential purposes. They consider that through this scheme the Apsley Mills development could be completed and the whole project completed by 2010. The Council must assess the realism of this approach given progress to date. The Paper Trail concept would be scaled back, but perhaps more achieved in a shorter time-span. Possible long term expansion (i.e. after 2010) would be prevented. Encouraging residential use would have knock-on effects for other businesses and the future of the proposed office site next to the hotel would have to be

considered. The South West Hertfordshire Employment Space Study concluded that this employment area as a whole provides a valuable source of small commercial units; is fit for purpose and should be retained in its current use. An alternative would be to propose non-residential or employment. This might include retailing. Alternative non-residential uses would more readily fit with the original concept of a vibrant mix of uses and exciting place to visit , and offer the long term prospect of further expansion of the Paper Trail if it proves successful.

There are therefore considered to be three options for this site:

- Option 1** retain current Local Plan designation for the Paper Trail
- Option 2** allow redevelopment of part of site for residential purposes
- Option 3** allow redevelopment of part of site for non-residential / employment purposes

**Q 21 Which of the above options do you support for the Paper Trail site?**

### **ISSUE 3 – Unimplemented Employment Proposals**

Four employment sites identified in the current Local Plan have yet to be implemented, or have only been partly implemented. Three of these sites are in the Maylands business area and will be covered by the East Hemel Town Gateway Action Area Plan. The fourth site is at Miswell Lane, Tring, part of the Icknield Way General Employment Area (GEA). This site, and the wider GEA, is allocated for business, industry, storage and distribution uses.

We would like to know what you think the future of this site should be. There are a number of possible options –

- Option 1** site retained for employment use
- Option 2** site redesignated for residential use
- Option 3** site redesignated for residential use with a new reserve of land allocated to enable the expansion of the GEA westwards.

Option 3 could provide a number of benefits. Although requiring the release of a small area of Green Belt land, it would enable the Miswell Lane site which is surrounded on two sides by existing housing to be used to help meet future housing demand within Tring. This approach would also provide a reservoir of employment land for businesses who may wish to relocate from older or smaller premises in more central areas of the town, thus ensuring a continuing supply of land for local businesses.

**Q 22 Which of the above options do you support for the undeveloped employment land at Miswell Lane, Tring?**



#### ISSUE 4 – Other Potential Employment Sites

We will look at opportunities for employment in Hemel Hempstead within the East Hemel Hempstead Town Gateway Action Area Plan. We must also consider whether there are any other potential areas of land suitable for employment uses elsewhere within the Borough. A distribution of employment sites will assist in dispersing traffic and reducing traffic congestion.

**Q 23 Are there any other areas of land that you would like us to consider designating for employment uses?**

**Yes                      No**

#### ISSUE 5 - Conversion of Employment Land to Other Uses

The current Local Plan identifies five specific sites within the Borough's towns and large villages where the conversion of employment land to housing is specifically supported. These sites are listed below, together with a summary of their current position:

<b>Site</b>	<b>Position</b>
Gossoms End (West), Berkhamsted	Planning permission granted for residential use. Under construction.
Gossoms End (East) / Stag Lane (East), Berkhamsted	Subject to an application for residential development. Development Brief adopted as supplementary planning document (October 2005).
Ebberns Road, Apsley, Hemel Hempstead	Part implemented. Part remains in employment use. Development Brief adopted as supplementary planning guidance (April 2003).
Western Road, Tring	Part implemented. Part remains in employment use. Concept Statement adopted as supplementary planning guidance (February 2006).
London Road, Markyate	Remains in a range of employment uses

Whilst the issue of whether any additional sites should be added to this list will be considered through consultation on the Core Strategy, the Site Allocations document can consider whether the boundaries of these existing sites should be left as they are, or amended in any way.

**Q 24 Should any changes be made to the boundaries of the above sites?**

**Yes                      No**

## **ISSUE 6 – Potential Locations for Live/Work Uses**

Live/Work is a form of mixed-use development that combines business and domestic functions within a self-contained unit. Feedback from the Core Strategy consultation indicates that many people are generally supportive of this type of development, although current demand is low.

Different locations can be considered for example, employment sites within residential areas or sites within town centres. Diversification within the Maylands business area could include Live/Work units.

**Q 25 Where you do consider Live/Work units could be successfully accommodated?**

- **Maylands business area**
- **Other locations**

## **Chapter 4: RETAILING**

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### **ISSUE 1 –Town and Local Centre Boundaries**

Government guidance on retailing is set out in **Planning Policy Statement 6: Planning for Town Centres (PPS 6)**. It expects local planning authorities to define the extent of established centres such as town and local centres taking into account the main shopping area and areas of predominantly leisure, business and other main town centre uses within and adjacent to this. These boundaries are an important consideration in terms of the appropriate location of new retail development (and other main town centre uses). There are at present 3 town centres and 19 local centres defined on the Proposals Map to the Dacorum Borough Local Plan 1991 – 2011.

The role that each centre plays in terms of the retail hierarchy is being considered separately through the Council's Core Strategy. Furthermore, there may be potential to create a new local centre to serve the Maylands business area as part of wider regeneration goals for employment and the town. This is to be considered through the East Hemel Hempstead Town Gateway Action Area Plan. However, you may feel that some minor changes to specific boundaries, to either include or exclude land, is justified.

**Q 26 Are there any changes required to the detailed boundaries of the existing town and local centres that the Council should consider?**

**No                      Yes**

### **ISSUE 2 – The Extent of the Primary Shopping Area**

Government advice in PPS 6 also requires local planning authorities to define a core (or what they term a "primary") area of shopping in each centre where retail development is concentrated (usually based around the principal shopping frontages). These are not currently defined on the proposal maps to the existing Local Plan. In smaller shopping areas the boundary of the centre is likely to be similar to the extent of the current defined shopping area.

However, in the town centres the Council intends to closely follow the existing spread of mixed and main frontages (see Issue 3 below) in defining the boundary of the primary shopping area.

**Q 27 Do you agree with the Council's approach to defining the primary shopping area in the town centres?**

**Yes                      No**

### **ISSUE 3 – Town Centre Shopping Frontages**

The Council has identified a shopping area for each of the three town centres of Hemel Hempstead, Berkhamsted and Tring. Within these shopping areas a

balance needs to be maintained between safeguarding shopping as a primary role of the town centre and encouraging a lively mix of other activities. These activities can complement the role of the centre; are often what shoppers and visitors expect to find there; they can appeal to a range of users; they encourage multi-purpose trips; and can also help promote an evening economy. There have already been a number of submissions to the Core Strategy supporting an approach that encourages a mix of uses in town centres.

To ensure that this diversity is retained parades in shopping areas are divided into “main shopping frontages” where no further loss off shops is permitted, and “mixed shopping frontages” where a greater mix of retail and non-shop uses is acceptable. Making this distinction between frontages helps keep shopping areas compact and convenient for shoppers.

The current spread of frontages is set out below:

<b>CENTRE</b>	<b>MAIN SHOPPING FRONTAGES</b>	<b>MIXED FRONTAGES</b>
<b>Hemel Hempstead</b>	172-218 and 220-254 Marlowes Quality House, Marlowes 147 Marlowes Marlowes Centre 239-245 Marlowes	150-170 Marlowes 197/199-227 Marlowes which are between the two Marlowes Centre entrances
<b>Berkhamsted</b>	160-252 High Street	124-158 and 254-280 High Street 1-43 and 2-30 Lower Kings Road
<b>Tring</b>	Dolphin Square	High Street, north side between the Library and Frogmore Street High Street, north side between Frogmore Street and The Old Forge High Street, south side between the Baptist church and Akeman Street

These frontage allocations reflect a number of factors including changes in the shopping area, the location of car parks and bus services, the level of shops in parades, rental values and customer and pedestrian convenience. It is important that the nature and distribution of the frontages continue to remain appropriate to the character and function of each of the centres.

Donaldsons, consultants working on behalf of the Council, have undertaken an analysis of town centre retail frontages in the **Retail and Leisure Study**

(January 2006). The study broadly supports the existing pattern of frontages although it does recommend that in certain parades a more flexible approach to uses, particularly to accommodate cafes and restaurants, could be acceptable.

**Q 28 Are there any changes to the type and spread of shopping frontages in the town centres of Hemel Hempstead, Berkhamsted and Tring that the Council should consider?**

**No                      Yes**

The Riverside scheme is a new shopping development in Hemel Hempstead town centre. It is anchored by a department store and provides a range of fashion and specialist retailers together with a mix of restaurants / cafes and a hotel. It represents a key shopping location and attraction within the town centre. We believe the mix of uses there needs to be safeguarded to ensure that the level of retailing is maintained and that uses continue to complement each other. Consideration therefore needs to be given as to the appropriate degree of control over uses within individual parades.

There are several options that we can consider for the Riverside development:

- Option 1** – designate all the parades as main shopping frontages.
- Option 2** – designate all the parades as mixed shopping frontages.
- Option 3** – designate a mix of main and mixed frontages.

**Q 29 Which of the above options do you support for the Riverside development?**

**ISSUE 4 – Local Centre Shopping Frontages**

The Council considers that it is important to protect the level of shops within the shopping areas of the local centres. These should continue to be capable of providing a range of basic goods close to where people live. However, there is still a need to be flexible so as to allow for a mix of other services and facilities that can complement these shops and make the centres more attractive.

The Local Centre shopping frontages defined within the current Local Plan are as follows:

<b>CENTRE</b>	<b>SHOPPING AREA</b>
Adeyfield	2-52 Queens Square, 88-114 Longlands
Apsley	18-98 London Road (excluding the community centre)

Bennetts End (Bennettsgate)	1-43 Bennettsgate and 128-132 Bennetts End Road.
Bovingdon	33-37A, The Bell PH - 81A, 24-44, 62, and 88 - The Wheatsheaf PH High Street
Boxmoor (St John's Road)	25-33, 43-49A, 67, 67A, 218-220, 228-232A, and 252-256 St John's Road
Chaulden	38-54 Long Chaulden
Gadebridge (Rossgate)	1-17 Rossgate and 300-304 Galley Hill
Grovehill	1-16 Henry Wells Square
Highfield (Bellgate)	1-10 Bellgate
Highfield (The Heights)	1-6 The Heights; 105-109 Jupiter Drive
Kings Langley	11A-13C Hempstead Road; 2 - The Red House, 34-42, 1-5, 15-25, and 31-67 High Street
Leverstock Green	1-8 Village Centre
Markyate	38-48, 66, 73-75, 91- 99 High Street
Miswell Lane / Western Road, Tring	2-18 Miswell Lane, 48-76 Western Road
Nash Mills (The Denes)	1-7 The Denes
Northchurch	129-137 High Street
Warners End (Stoneycroft)	13-38 Stoneycroft
Woodhall Farm	1-5 Shenley Road

Whilst the Council does not intend to make any significant changes to the designated shopping areas, some minor revisions to the extent of the shopping areas might be justified in certain instances to reflect local changes in these centres.

**Q 30 Are there any changes to the extent of the defined shopping areas of local centres you would like the Council to consider?**

**No                      Yes**

### **ISSUE 5 – The Future of Current Shopping Proposal Sites**

There are seven shopping proposal sites in the Local Plan, four of which have yet to be implemented. These unimplemented sites are:

Site ref.	Address	Proposal	Progress
S1	Land off High Street/Water Lane, Berkhamsted	Town centre redevelopment scheme for a food supermarket	Subject to an approved feasibility study and draft concept statement.
S3	Jarman Fields, St Albans Road, Hemel Hempstead	Mixed use scheme including shopping, offices, leisure, catering establishments and residential. Non-food retail warehousing also acceptable as part of mix or as a stand alone park.	Advanced discussions held over development of site with the likelihood that an application would be submitted shortly.
TWA8	Public car park and land adjoining, London Road, Hemel Hempstead	Local centre development	Outline planning application submitted for a mixed development comprising residential, retail units, GP surgery and associated highway works. Subject to the completion of a legal agreement.
TWA9	62 – 110 London Road, Apsley	Local centre development	
TWA10	Land at and adjoining 18-56 London Road and the River Gade, south east of Durrants Hill Road, Hemel Hempstead	Local centre development	

Site TWA8 is at an advanced with a planning application submitted and awaiting final approval of a detailed scheme. Site S3 in comparison is less advanced, but there is strong developer interest in the site and a good prospect of an application being submitted in the short term.

Site S1 is a more complicated town centre site located in a Conservation Area and involving multiple ownership and an existing public car park. The Council has commissioned consultants, Tibbalds Urban Planning & Design, to consider the feasibility of bringing this site forward (**Land off High Street and Water Lane, Berkhamsted Feasibility Study (June 2006)**). The consultants have acknowledged the difficulties of development, but consider that a mixed-

use scheme anchored by a supermarket could be accommodated on the site. The viability assessment concluded that a scheme would provide a positive land value and could prove viable subject to a number of measures including compulsory purchase, a partnership agreement and other options to improve its viability. The Study also concluded that the redevelopment of this site could occur in two distinct phases.

**Q 31 Do you agree with the Feasibility Study's conclusion regarding how Proposal Site S1 should be brought forward?**

**Yes No**

Proposals TWA9 and TWA10 relate to the Apsley local centre. No progress has been made on the implementation of either proposal. We consider that the objectives of both proposals could be better achieved through design advice rather than through their continued inclusion as shopping proposal sites.

**Q 32 Do you agree with the Council's proposed approach to Proposal Sites TWA9 and TWA10?**

**Yes No**

#### **ISSUE 6 – New Shopping Location in Hemel Hempstead Town Centre**

The **Donaldsons Retail and Leisure Study (January 2006)** has highlighted the possibility of land on the west side of the Marlowes between Bridge Street and the Riverside scheme, being suitable to accommodate future development opportunities for non-food floorspace in a town centre location. This would be a longer-term proposal after 2016.

The site would be in a central location and could be seen as a continuation of the Civic Zone development and wider town centre regeneration. The Civic Zone scheme comprises the redevelopment of an area of land at the north western end of Marlowes. The Council are promoting this and has chosen a developer partner, Thornfields, to take forward the project. The proposal is for a mix of civic, commercial, leisure and residential uses and is the subject of an adopted development brief (**Hemel Hempstead Civic Zone Development Brief Supplementary Planning Document (November 2005)**).

However, the area would be complicated to develop given the number of existing shop/commercial premises, multiple ownership problems, the presence of the high quality landscaped area and water features around the Water Gardens and the location of key town centre car parks.

**Q 33 Do you agree that the Council should allocate land bounded by Bridge Street, Leighton Buzzard Road (south of Bridge Street) and Marlowes (Riverside end) for future shopping floorspace?**

**Yes No**



## **ISSUE 7 – New Shopping Location in Tring Town Centre**

The **Donaldsons Retail and Leisure Study (January 2006)** has also highlighted the possibility that there could be sufficient forecast capacity to support a small supermarket in Tring town centre. The study has suggested the Cattle Market and adjoining public car park as a potential site. This type of development could complement existing food stores in the town and would lie close to the core of the town centre.

Donaldsons do recognise that such a location has its problems and the Council shares this view. Donaldsons feel that the need for the development, whilst demonstrable, is not so pressing as to override other important considerations such as its effect on the historic environment of the town centre, the loss of the Tring Market and impact on the public car parking. The existing Budgens store in the town centre is now closed and it may be more appropriate to concentrate on encouraging take-up of this site rather than trying to promote a new store.

**Q 34 Do you think that the Council should allocate land in the Cattle Market site and Forge Car Park for a new supermarket in Tring?**

**Yes                  No**

## **ISSUE 8 – Main Out of Centre Retailing**

The Local Plan currently identifies a number of out of centre retailing sites. These sites mostly comprise the larger and established retail warehouses and food superstores in the Borough, such as the Apsley Mills Retail Park and Sainsbury store in Apsley, Hemel Hempstead. The issue of the status of these sites in terms of the retail hierarchy is being assessed separately through the Council's Core Strategy.

National and local planning policies would generally discourage the expansion of shopping on these sites in favour of more central locations, and the majority of responses to this issue in the Core Strategy agreed with this approach. The **Donaldsons Retail and Leisure Study (January 2006)** did not specifically identify the need to expand out of centre sites to meet future floorspace forecasts. However, there may be scope to make minor amendments to boundaries to improve the servicing and access arrangements and possibly other operational requirements of such units.

**Q 35 Should any changes be made to the detailed boundaries of the main out of centre retail locations to encourage their expansion?**

**No                      Yes**

## **Chapter 5: TRANSPORT AND INFRASTRUCTURE**

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There are currently 25 short term and 15 long term transport proposals illustrated on the Proposals Map and in the transport diagrams in the current Dacorum Borough Local Plan 1991-2011. Many of these have been implemented, or superseded, or are under construction. Transport interchanges (such as railway stations) are proposed to be safeguarded. This approach will be continued. Work has commenced on **the West Hertfordshire Area Transport Plan**, and Transport Plans will be prepared for each town, with Hemel Hempstead having priority. Existing programmes for highways improvements will continue

### **ISSUE 1 – Road Proposal Schemes**

The current plan includes several highway improvements which have not yet been implemented. The majority are in the Maylands Business Area, and are to be brought forward alongside new development proposals. They will be considered as part of the Hemel Hempstead Eastern Town Gateway Action Area Plan.

Two longer term schemes which could be reconsidered are:

- Ti A4146 Leighton Buzzard Road - Water End Bypass
- Tiii Tunnel Fields, link to New Road, Northchurch

The first of these appeared in the previous Dacorum Borough Local Plan, and was identified in the County Council's Transport Plans & Programmes, i.e. its transport policy and action plan prior to the Local Transport Plan process. The A4146 might come under increased pressure as a result of developments north of the Borough. The bridge over the River Gade is single track and a bottleneck. No line has been identified and there would be adverse nature conservation impacts.

The Tunnel Fields proposal would enable traffic on New Road to avoid Northchurch Conservation Area, but would lead to increased traffic through the Chiltern Park Estate. Financial contributions are held for the construction of the final link of the road.

### **Q 36 Do you think the following proposals should be retained?**

<b>Proposal</b>		
<b>Ti</b>		
<b>Tiii</b>		

## **New Road Proposals**

The consultation on the Core Strategy Issues and Options Paper raised questions about the capacity of the A4251 in Apsley. The approach taken in the current Local Plan to the A4251 in Apsley is to improve junction capacity rather than widen the highway. The closure of the Storey Street junction (in connection with the redevelopment of the car park and adjoining land – ref. Proposal TWA8 described in the Retail Chapter) will for example help. The construction of Fourdrinier Way was planned as an access road (not as a cul de sac) so that the option of linking through to the traffic lights at Weymouth street would not be foreclosed. New traffic lights at the Durrants Hill Road junction would be considered in the light of future development proposals.

The County Council's **Local Transport Plan** identifies the Chesham Road junction on the A41 as a congestion problem area.

The Plough Roundabout will come under increasing pressure as a result of proposals in Hemel Hempstead Town Centre. Works to the roundabout and provision of a northern bypass were considered as part of the **Hemel Hempstead Transportation Plan**. However there is little spare land at the roundabout and improvements may be difficult to achieve. The bypass proposal was rejected due to the impact on the landscape and its cost.

The scale of development proposed in the East of England Plan raises further concerns regarding highway capacity in Dacorum.

### **Q 37 Should new road schemes be included for:**

- (a) increased capacity on the A4251?**
- (b) increased capacity at the Plough Roundabout?**
- (c) A41 Chesham Road junction?**

The issue of the Hemel Hempstead Northern Bypass is linked to potential growth of the town and is specifically referred to in Core Strategy Issues and Options Paper – Growth at Hemel Hempstead.

## **ISSUE 2 – Parking**

This will be covered in the Core Strategy with standards included in the Development Control DPD. The consultation on the Core Strategy Issues and Options Paper did not put forward any additional locations for public parking. Generally the view of the respondents was that such provision would encourage car use.

One respondent raised the issue of lorry parking around the Frogmore Employment Area in Hemel Hempstead. There is a lorry park in the Maylands Business Area which is safeguarded.

The current Local Plan contains proposals for Parking Management Schemes (which have been implemented, with extension of the Hemel Hempstead

scheme currently being considered), and for decking of the Water Gardens North Car Park. The latter preceded the Civic Zone proposals which will need to consider parking provision in the Town Centre.

There is currently very high demand for public car parking within Berkhamsted town centre. However, opportunities for additional spaces are limited. The Council has recently commissioned consultants Tibbalds to undertake a **Feasibility Study for Land off High Street and Water Lane, Berkhamsted (June 2006)** The site is allocated in the current Local Plan, under Proposal S1, for a high quality supermarket-led redevelopment, incorporating other supporting land uses and car parking. This Feasibility Study concluded that further parking could potentially be accommodated within the new development. This would be through additional parking in the basement of the proposed new supermarket.

**Q 38 Should additional car parking provision be made in Hemel Hempstead Town Centre?**

**Yes                  No**

**Q 39 Should additional car parking provision be made in Berkhamsted Town Centre?**

**Yes                  No**

**Q 40 Is any additional site needed for overnight lorry parking?**

**Yes                  No**

### **ISSUE 3 – Accessibility**

The response to the Transport section of the Core Strategy Issues and Options Paper supports the emphasis on sustainable transport<sup>2</sup> and agrees with the range of measures for achieving an improved modal split. The need for improved passenger transport services was emphasised, especially additional park and ride schemes. Provision of bus and rail services is in the hands of private operators, and site allocations have a limited role in influencing them. The current Local Plan includes a proposal for a park and ride service on the eastern side of Hemel Hempstead. Tring Station is already safeguarded and is a candidate for improvement. Network Rail is proposing the expansion of the safeguarded area to provide additional car parking, thus intercepting long distance commuting trips that might otherwise be made entirely by car. This would be located in the Green Belt and Chilterns Area of Outstanding Natural Beauty. There are already proposals to deck the existing car park, and ways of improving access by non-car modes are being considered.

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<sup>2</sup> The term 'Sustainable transport' covers trains, buses, walking and cycling.

**Q 41 Should a Park and Ride scheme be promoted on the eastern side of Hemel Hempstead, particularly to serve the Maylands Business Area?**

**Yes                  No**

**Q 42 Should Tring Station Car Park be extended?**

**Yes                  No**

Provision for walking and cycling can help reduce the number of shorter (and most polluting) car trips. The current Local Plan contains Pedestrian and Cycle Networks for Hemel Hempstead alone. A Cycling Strategy for the whole of Dacorum is close to completion, but there is as yet no equivalent Walking Strategy. It is proposed that once complete these strategies can form supplementary advice.

Detailed proposals will often consist of relatively minor, but important, improvements such as safe crossings or dropped kerbs. There will however be strategic proposals such as Sustrans National Routes 57 (from Bovington to Harpenden via the Nicky Line) and 66 (mostly along the canal towpath). Regional Route 32 from Dunstable to Berkhamsted will link to the latter route.

**Q 43 Should the line of strategic cycle routes be identified in the Site Allocations DPD?**

**Yes                  No**

The current Local Plan contains cycle route proposals in Two Waters and Apsley and Tring, a footway improvement in Kings Road, Berkhamsted, and improvements to the footpath network in Two Waters and Apsley. Of these, we intend to retain the Two Waters and Apsley proposals. We suggest the following proposals are deleted. The route to Tring Station should be considered further along with the station access proposals; the Miswell Lane cycle route no longer has full local support; and the details of the Kings Road, Berkhamsted proposal should be re-examined in the context of the Transport Plan for the town.

**Q 44 Do you agree with the approach to carry forward the existing proposals?**

**Yes                  No**

#### **ISSUE 4 – Infrastructure: Utilities**

Few matters were raised apart from water supply and sewers in the consultation on the Core Strategy Issues and Options Paper. Thames Water indicated that it would be easier to provide services for a small number of large sites than a large number of small sites. Neither they or the Environment Agency identified a need for new facilities.

## Chapter 6: COMMUNITY DEVELOPMENT

The provision of social and community facilities is essential to create and maintain a balanced community. The term 'Community Facilities' covers a range of different facilities across the Borough, such as education, health, worship, childcare, residential care and environmental services (such as the disposal of household waste). The Borough also contains special community facilities such as the prison accommodation in Bovingdon, which is located within the Green Belt.

Many social and community facilities are located within broader key designations such as open land, residential areas and town centres therefore it is not possible to identify every existing building performing a social and community use within the Borough. The Council generally supports the safeguarding of these sites from alternative development. Some social and community facilities are looked at in more detail in other chapters e.g. Bovingdon Prison (see section on Major Developed Sites in the Green Belt in the Settlement Strategy)

This Chapter focuses on existing social and community facilities proposal sites, whether any new sites should be identified or any existing sites should be redesigned for alternative uses.

### ISSUE 1 - The Future of Current Social and Community Facilities Proposal Sites

There are currently seven Social and Community Facility proposal sites identified within the Adopted Local Plan, as outlined in the table below.

Site ref.	Address	Proposal
C1	Land at Durrants Lane/Shootersway, Berkhamsted	Replacement school with dual use playing fields
C2	Cambrian Way, Hemel Hempstead	New Youth Centre.
C3	Astley Cooper School, Hemel Hempstead	New Church and meeting room
C4	Highfield House, Jupiter Drive/Queensway, Hemel Hempstead	Social and Community facility, or housing
C5	West Herts Hospital, Hemel Hempstead	Expansion of Hospital and associated staff accommodation
C6	Woodwells Cemetery, Hemel Hempstead	Land safeguarded for cemetery
TWA20	Land between Featherbed Lane and Two Waters Way	Small scale facility meeting a local community need arising from the enlargement of the Manor Estate

Of these seven sites, Proposal Site C4 has been developed for housing and Sites C1 and C6 should be retained for their planned use. We would like your

views on the remaining proposal sites. Due to the wider issues surrounding the Hospital, Proposal Site C5 is considered further under Issue 2.

### **Linked Proposal Sites C2 and C3 (and H12)**

Since the designation of these sites with the Local Plan the specified uses identified are no longer required. The sites are linked with Housing Proposal Site H12 located at Fletcher Way/Wheatfield, Hemel Hempstead which became available on the basis that the youth centre reserved for the site be relocated. The youth centre was proposed to be located adjacent to Bellgate Local Centre at Cambrian Way (Proposal Site C2) and the church reserved for this site would have the opportunity of locating in Open Land along St. Agnells Lane (Proposal Site C3). Following recommendations made by the Inspector following the previous Local Plan Inquiry, this land was subsequently removed from Open Land designation.

There are a number of options we can consider for these sites :

#### Proposal Site C3:

**Option 1** – retain proposal site C3 for a general social and community use.

**Option 2** – delete proposal site C3 and reinstate the Open Land designation.

#### **Q 45 Which of the above options do you support for Proposal Site C3 (land at St Agnells Lane, Hemel Hempstead)?**

#### Proposal site H12:

**Option 1** – retain site for 100% affordable housing

**Option 2** – reallocate for Social and Community use

**Option 3** – allow for open market housing

#### **Q 46 Which of the above options do you support for Proposal Site H12 (land at Wheatfield, Hemel Hempstead)?**

The land at Proposal Site C2 has always offered an opportunity for a social and community function. Given its location adjacent to the Local Centre the site would be appropriate to retain for this purpose.

#### **Q 47 Do you agree that Proposal Site C2 (land at Cambrian Way, Hemel Hempstead) should be retained for a general social and community use?**

**Yes**

**No**

## **Proposal Site TWA20**

This site was set aside to meet social or community needs arising from the enlargement of the Manor Estate. However provision is now expected to be incorporated within the actual residential area and we propose that a new site, adjacent to Two Waters School, is incorporated into the Site Allocations DPD. The land comprising TWA20 may therefore not be required for its current allocated use.

On the basis that a site will be made available for social / community needs within the Manor Estate, there are a number of options we can consider for TWA20. These should take account of the land's current inclusion within the Green Belt.

**Option 1** - delete the existing Local Plan proposal; or

**Option 2** - retain for other community or leisure needs arising from the enlargement of the Manor Estate, or

**Option 3** - some other special need (e.g. religious meeting place to serve a wider area.

**Q 48 Which of the above options do you support for Proposal Site TWA20?**

## **ISSUE 2 - West Herts Hospital**

Land surrounding the hospital is reserved in the current Local Plan for its expansion and associated staff accommodation. The West Herts NHS Trust intends to change the function of the hospital over the next 10 years and this will take less land. This will have implications for both the site of the existing hospital as a whole and the land reserved for its expansion. The Council's position is that it is opposed to the loss of hospital services from Hemel Hempstead.

We expect increased pressure to allow the land originally designated for expansion of the hospital to come forward for other uses. The landowner of the site, English Partnerships, has suggest the land should be reallocated for residential use (see Schedule of Site Appraisals). There is however an identified need for a mental health care facility in Hemel Hempstead and the provision of at least two treatment centres located in the Borough is being investigated. There may also be a demand for a new doctors surgery if substantial growth takes place in the central area of Hemel Hempstead or for private health car facilities. The site surrounding the Hospital may be an appropriate location to accommodate these health facilities.

There are a number of possible options for consideration:

**Option 1** - retain the existing Local Plan proposal

**Option 2** - reallocate the land for residential development

**Option 3** - designate the site for a mix of social/community and residential uses

**Option 4** - keep the land in open uses



**Q 49 Which of the above options do you support for the undeveloped social and community proposal site (C5) surrounding the hospital?**

As a result of the changing function of the hospital some of the existing hospital buildings could become surplus to requirements. This may allow for the release of land for alternative use such as residential or alternative social and community uses.

**Q 50 If West Herts NHS Trust decides that some of the Hospital land is surplus to requirement what use would you support**

- **Residential**
- **Alternative Social and Community uses**
- **Mix of Social and Community and Residential**
- **Other**

**ISSUE 3 - Other Potential Social and Community Facility Proposal Sites**

Social and community uses are generally permitted within residential areas, town and local centres and through the reuse of existing buildings in rural areas, the Green Belt and open land. It is recognised however that it is difficult to secure sites for social and community uses, especially for charitable institutions or voluntary groups when competing in the land market. The Social and Communities Facilities Technical Study identified that there is an increasing demand for facilities for religious and cultural groups. Through the Site Allocations DPD we can set a side land for social and community facilities. However it is not possible to identify sites which favour one particular group or organisation over another.

**Q 51 Are there particular areas of land that you would like us to consider designating for social or community uses?**

**No                      Yes**

**Gas Board Site, London Road, Hemel Hempstead**

Hemel Hempstead Community Church has one of the largest religious premises within the Borough. The Community Church operates from Haven House, London Road, Apsley, part of the former British Gas Site. This premise provides a large hall for approximately 400 people, several smaller halls, kitchen, crèche, training and youth facilities. As such this facility is not solely important for its religious contribution, but also for additional activities including childcare. The current permission for this use however is temporary because the site falls within Housing Proposal Site TWA5 and is intended to contribute towards the Council's identified housing land supply.

The Community Church has put forward a proposal to reallocate the land for mixed residential and social and community uses allowing for the retention of

the existing community facility as part of a comprehensive redevelopment of the site. To determine the appropriateness of this proposal, consideration needs to be given to the impact the inclusion of a new Social and Community facility would have on the overall dwelling capacity of the site and potential parking/access issues. The Council must therefore assess whether this is the most appropriate mix of uses for the site or whether the existing residential designation should remain. Any reduction in the housing expected from the site would effectively need to be compensated for elsewhere.

**Q 52 Which of the following options do you support for the Gas Board Site, London Road, Hemel Hempstead?**

- a) Residential development
- b) Mix of residential and community use

**ISSUE 4 - Release of Existing Land in Social and Community Use**

**Education facilities**

The Children, Schools and Families (CSF) Department at Hertfordshire County Council, have undertaken a review of Primary Schools in Hemel Hempstead due to the decline in the number of children of primary school age. There is a current primary school place surplus of 17.5% across Hemel Hempstead, which is forecast to rise to 21.1% by 2012. As a result the review has identified possible options which may result in the closure of a number of schools. This would allow opportunities for the reuse of these buildings or sites for alternative uses. Alternative uses could include redevelopment for residential use or other social and community facilities, specifically there is an identified need for two replacement doctors surgery, Highfield and Parkwood Drive, Warners End.

The Primary Schools Review takes account of development proposed through the existing Dacorum Borough Local Plan 1991-2011, but has not factored in any additional development that the town may have to accommodate as a result of the East of England Plan. It does not preclude the development of new primary schools in alternative locations to serve new neighbourhoods on the edge of the town, if required in the future.

The school sites identified for release are at Barncroft, Pixies Hill, Martindale and Jupiter Drive. Of these four site only Martindale is currently located within the Residential area and would therefore be acceptable for development for other uses. Martindale is currently designated as a "Lead Agency" and is currently working towards becoming a Children's Centre. It is proposed that this would continue to be provided in this area. There are a number of options to consider for this site if schools should close.

- Option 1** - retain and designate for social and community reuse, including the provision of a Children's Centre.
- Option 2** - designate the site for residential reuse, or
- Option 3** - designate for a mixed residential and social and community/

leisure use, including the provision of a Children's Centre.

**Q 53 Which of the above options do you support for the possible redevelopment of Martindale?**

The other three sites identified within the Schools Review are located within designated Open Land. The current Local Plan permits the reuse or redevelopment of vacant educational facilities in Open Land for other social and community or recreational purposes. The playing fields or grounds however should remain as green space where any building development should not have a significant adverse impact on the character and environment of the site or open land setting. The Local Plan Inspector at the previous Local Plan Inquiry supported this view stating that it is reasonable that the principles which determined that educational uses were acceptable in open land areas should continue to apply to any re-use or redevelopment of these sites. The Open Land designation would have to be removed, if building was to be permitted on the green space. This green space is of course important because it contributes to leisure facilities, visual amenity, nature conservation and the general environment.

There are a number of options to consider for Pixies Hill, Barncroft and Jupiter Drive school sites. The first consideration is whether the existing playing fields should remain in open use.

**Q 54 Do you consider the existing playing fields should remain in open use at the Pixies Hill, Barncroft and Jupiter Drive sites?**

**Yes                  No**

The whole of each school site or the area excluding the playing fields will then be available for another use. The second consideration is what you think that use should be.

**Option 1** – use the site for residential purposes,

**Option 2** – use the site for social and community purposes,

**Option 2** – use for a mix of residential and social and community purposes

Different options may be appropriate for different sites. For example given the proximity of Jupiter Drive Primary School to the existing Local Centre and doctors surgery, this site would offer an opportunity for the relocation and extension of Highfield Surgery.

**Q 55 Which of the above option do you support for the possible redevelopment of:**

- i)          Pixies Hill**
- ii)        Barncroft**
- iii)       Jupiter Drive**

## Chapter 7. LEISURE AND RECREATION

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Leisure is a major land user and demand for recreational and sports facilities is growing and diversifying. Access to leisure facilities is an important requirement of the community. Provision may be close to homes or a significant distance away, depending upon the nature of the activity and land availability. Leisure facilities can be both; open uses including pitches and open land, and also built uses such as sport centres.

Most leisure space is part of open land, which is owned and managed for the purposes of active sport, informal recreation or children's play. It includes land in public and private ownership and is subject to the operation of standards on a town-wide basis.

Government guidance on leisure and recreation is set out in **Planning Policy Guidance 17: 'Planning for Open Space, Sport and Recreation'** (PPG17). PPG 17 highlights the importance of open space, sport and recreation to people's quality of life and outlines the role that well designed and implemented planning policies can have in supporting urban and rural renewal, promoting social inclusion and community cohesion, health and well being, and promoting sustainable development. Open space, sport and recreational facilities of high quality or particular value to a local community should be protected.

### ISSUE 1 - Open Land Boundaries

Much leisure space is protected from development because it is designated as public open space, and required to meet accepted standards of provision recommended by the National Playing Fields Association (NPFA). Other urban open land is more vulnerable to development pressures, but can be especially valuable for informal recreation, or to the local environment. There is a need to assess the contribution made by such spaces (including the potential for improvement) and weigh it carefully against demands for development.

Open Land designated within the current Local Plan comprises contiguous sites of 1 hectare or more used as:

- leisure space;
- schools (where the playing fields contribute to the urban structure or are in areas where there is a shortage of leisure space)
- woodland;
- nature conservation sites;
- lakes;
- allotments
- churchyards & cemeteries;
- amenity land & walkways; and
- the Grand Union Canal.

No right of public access is implied by this definition. Open land falling within the Local Plan's Open Land Strategy is protected as part of the urban structure.

The issue of the future role of the playing fields associated with primary schools currently being considered by Hertfordshire County Council's schools review is covered in the Social Community Facilities chapter.

The current Local Plan Proposals Map illustrates the location and boundaries of designated Open Land.

Responses to the Council's Core Strategy Issues and Options consultation indicates that there is general support for the retention of existing Open Land and its protection from other types of development. The council supports this broad approach. The preliminary findings of the Council's **Open Space Study** indicate that Dacorum has a reasonable level of open space, however, much of this is in the form of private sport facilities that are not accessible to all.

Any changes that are required to the boundaries of existing open land are likely to occur for one of two reasons:

**Reason 1** To enable limited development brought about through a specific development proposal.

**Reason 2** To remove any existing boundary anomalies and provide more clearly defined boundaries on the ground.

Changes that may arise as a result of **Reason 1** are dealt with in more detail below and elsewhere within this paper.

**Q 56 Should any changes be made to the existing designated open land to make their boundaries more clearly defined?**

Yes                      No

The Council is sometimes asked to consider whether existing Open Land can be used to accommodate built sport facilities. The current Local Plan assesses each of these proposals on a site by site basis, rather than through the inclusion of a general policy. The reason is to protect the openness of the green space which invariably contributes to the character of the open land. We would like to know whether you agree that this approach should be continued.

**Q 57 Do you agree that proposals for built sport facilities on open land should continue to be assessed on a site by site basis?**

Yes                      No

## **ISSUE 2 - New Open Land Sites**

Through the Site Allocations DPD we will need to consider whether there are any other potential areas within the Borough that could be designated as Open Land. Sites put forward for consideration should be 1 hectare or more in size and used as leisure space or public amenity space.

### **Q 58 Are there any additional areas of land that you would like us to consider designating as Open Land?**

**Yes                  No**

Dacorum is well provided for in terms of playing pitches, with over 150, catering for the main sports of football, cricket, rugby (both union and league) and hockey, as well as baseball and lacrosse. In addition there are 84 tennis courts, 32 netball courts and 8 bowling greens.

The **Outdoor Sports Facilities Study** (October 2006) assesses the quality of facilities, identifies pitches that are being overplayed and areas where there is unmet (latent) demand. The findings show that if pitches and ancillary facilities were all of good quality, current and latent demand could be accommodated. In addition the number of schools making their facilities available to the public could be expanded. This may be possible under the 'Extended Schools' Programme. The emphasis is therefore on protecting existing facilities and investment to make best use of them. If major new residential development is to take place around Hemel Hempstead, additional playing pitches would be required.

Under government planning policy in **Planning Policy Guidance Note 2: Green Belts**, essential facilities for outdoor sport and outdoor recreation are acceptable in the Green Belt. This means that sports clubs' expansion needs can be generally be supported, unless there is conflict with other designations such as the Chilterns Area of Outstanding Natural Beauty.

### **Q 59 Are there any sites you wish the Council to consider for specific designation for a Leisure proposal?**

**Yes                  No**

## **ISSUE 3 - New Potential Leisure Sites**

The **Indoor Facilities Assessment Report (March 2006)** assesses the supply and demand for indoor sport facilities and their ancillary facilities in the Borough. The report concludes that there is not a need for extra sites within the Borough as any extra demand for leisure uses within the Borough can be met by surplus capacity on existing sites. The **Indoor Facilities Strategy and Action Plan (March 2006)** accompanies the Indoor Facilities Assessment Report and sets out a vision for the next 10 years in relation to the provision and improvement of indoor facilities for sport and active recreation.

Community Centres in Dacorum are provided by the Council and managed by volunteers. The Strategy Action Plan highlights that there are currently no community centres in Berkhamsted, although the town does have two small community hall facilities. However, the study concludes that it may not be appropriate for this shortfall to be met through new build and that further investigation should be carried out to identify if current facilities and services in the area could be extended or further developed. They highlight that provision does not have to be in the form of DNC managed / owned facilities, but may be provided as the result of developing relationships with town and parish Councils and privately managed facilities.

**Q 60 Are there any sites within Berkhamsted that you would like the Council to consider for community provision?**

**Yes                      No**

The provision of community facilities is covered in more details within the Community Development Chapter (Chapter 6).

The Strategy Action Plan also recommends extensions of the sports facilities of Kings Langley School and Ashlyns School. Both these sites are designated as Major Developed Sites in the Green Belt. The Council will need to decide whether these can be constructed within the 'infill' areas of these Major Development Sites in the Green Belt (Major Development Sites in the Green Belt is covered in the Development Strategy Chapter).

The Strategy and Action Plan suggested that there are some gaps in the provision of fitness equipment. Such a requirement is small scale and can be incorporated in small fitness sports halls, and fitness clubs, and does not require the allocation of land.

However, if significant levels of new housing are required due to East of England Plan, then levels of leisure provision will need to be reassessed, and new sites may be required to meet the extra demand.

The Core Strategy Issues and Options Paper asked if any new leisure facilities should be considered. A new town stadium was widely suggested, this is dealt with in Issue 4. This Site Allocations Paper will consider where any such sites should be located.

**Q 61 Are there any new areas of land that you would like us to consider designating for indoor leisure facilities?**

**Yes                      No**

**ISSUE 4 - Hemel Hempstead Town Stadium**

The allocation of a town stadium site on the former Lucas Sports Field site off Breakspear Way was considered at the Public Local Inquiry into the current Local Plan. Hemel Hempstead Town Football Club have put this site forward

for consideration again (see **Schedule of Site Appraisals**). A town stadium has the potential to be shared with Leverstock Green football club who are also looking to relocate and possibly with the Hemel Stags Rugby League Club.

Any potential expansion of Hemel Hempstead required through the East of England Plan may open up new opportunities regarding the most appropriate location for any such town stadium, as part of new residential neighbourhood(s) on greenfield sites around the town.

**Q 62 If a town stadium is proposed for Hemel Hempstead, which of the following locations would you prefer?**

- a) Within Hemel Hempstead settlement**
- b) Within the Green Belt surrounding Hemel Hempstead**
- c) Former Lucas Sports Field**

The current Hemel Hempstead Town Football Club ground is off Vauxhall Road in Hemel Hempstead and is currently designated as Open Land.

It is an obvious opportunity to accommodate housing growth, that may be required in the town if the football ground was relocated. However, there are a number of other potential options we can consider for the re-use of the existing site.

- Option 1** – retain the existing Open Land designation
- Option 2** – reallocate the land for housing
- Option 3** – designate the site for social/community uses
- Option 4** – develop site for alternative leisure use
- Option 5** – a mix of the above

**Q 63 Which of the above options do you support for the Hemel Hempstead Football Club site?**

If Leverstock Green Football Club were to move to a town stadium site, there are also a number of potential options for their existing site. The site is currently within a residential area where the principle of residential development is acceptable. It could therefore be specifically designated for housing to help accommodate any necessary growth with the town. This could involve a link with the existing Local Plan Housing site (H42) The options are therefore summarised as:

- Option 1** – allocate specific housing proposal site
- Option 2** – designate for social/community uses
- Option 3** – develop site for alternative leisure use(s)
- Option 4** – a mix of the above

**Q 64 Which of the above options do you support for the Leverstock Green Football Club site?**



## **ISSUE 5 - Bunkers Park Caravan Site**

The existing Local Plan safeguards the Buncefield Lane Caravan site for touring, camping and caravan site from alternative development. The Caravan Club is looking to move the existing site to a new site at Bunkers Park, within the Green Belt (off Bedmond Road, Hemel Hempstead). A planning application for the site has been submitted and a decision is due in the future. Options for the existing Buncefield Lane site will be covered in the Hemel Hempstead Town Gateway Action Area Plan. This site is within the urban area and covered by open land designation. Camping and caravanning sites provide important leisure facilities and support local tourism. The Council considers that, if permitted, the new site should be protected from alternative development. The site's current Green Belt designation may be sufficient, but we could consider safeguarding its use through a specific leisure designation.

**Q 65 Should the new Bunkers Park Caravan site be covered by a leisure designation to safeguard it from alternative development?**

**Yes**

**No**

## Chapter 8. LANDSCAPE, BIODIVERSITY AND HISTORIC HERITAGE

The general approach we should follow is guided by regulations and by Government advice in **Planning Policy Statement 7: Sustainable Development in Rural Areas**, **PPS9: Biodiversity and Geological Conservation**, **Planning Policy Guidance Note 15: Planning and the Historic Environment** and **PPG16: Archaeology and Planning**. A good practice guide supplements PPS9.

The Council is able to use a variety of designations (with supporting policies) to protect, conserve and promote different aspects of the natural environment and historic heritage. The areas, to which the designations apply should be shown on a map. In nearly all cases this should be the Proposals Map: see Table 1 for a fuller explanation:

<b>Table 1 Designations to be shown on the Proposal Map</b>			
Designation	Whether shown on the Proposals Map		
	Current Plan	For the next Plan	
		Advised	Optional
<i>Landscape</i>			
Chilterns Area of Outstanding Natural Beauty	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape Character Areas			<input type="checkbox"/>
Local Landscape Designation			<input type="checkbox"/>
Article 4 Direction <sup>1</sup>	<input type="checkbox"/>		<input type="checkbox"/>
Regionally Important Geological or Geomorphological Site	<input type="checkbox"/>		
<i>Biodiversity</i>			
Natura 2000 site <sup>2</sup>		<input type="checkbox"/>	
Site of Special Scientific Interest	<input type="checkbox"/>	<input type="checkbox"/>	
Local Nature Reserve	<input type="checkbox"/>	<input type="checkbox"/>	
Wildlife Site		<input type="checkbox"/>	
Ancient (Semi-natural) Woodland		<input type="checkbox"/>	
<i>Historic Heritage</i>			
(Registered) Historic Parks and Gardens	<input type="checkbox"/>	<input type="checkbox"/>	
Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>	
Scheduled Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>	
Area of Archaeological Significance	<input type="checkbox"/>	<input type="checkbox"/>	
Wider historic landscape			<input type="checkbox"/>

**Notes:** <sup>1</sup>Article 4 directions are used to bring specified categories of permitted development in the General Permitted Development Orders under planning control.

- <sup>2</sup> Natura 2000 sites: i.e. sites identified through international conventions and European Directives. In Dacorum the Chilterns Beech Woodlands, termed a “Special Area of Conservation”, is the only site falling into this category.

There are some matters we are asking you questions about below and some we are not.

The boundaries of the designations indicated in Table 2 with an X are not determined through the Site Allocations DPD or Local Development Framework. They will be included on the Proposals Map as a matter of fact and not put forward for specific discussion.

<b>Table 2 Designations which are not determined through the Local Development Framework</b>	
<b>Designations</b>	<b>Designations not determined through the Local Development Framework</b>
<b><i>Landscape</i></b>	
Chilterns Area of Outstanding Natural Beauty	X
Landscape Character Areas	
Local Landscape Designation	
Article 4 Direction	X
Regionally Important Geological or Geomorphological Site	
<b><i>Biodiversity</i></b>	
Natura 2000 site	X
Local Nature Reserve	X
Wildlife Site	
Ancient (Semi-natural) woodland	
<b><i>Historic Heritage</i></b>	
(Registered) Historic Parks and Gardens	X
Conservation Area	X
Scheduled Ancient Monument	X
Area of Archaeological Significance	
Wider historic landscape	

## **ISSUE 1 - Landscape**

Landscape Character Assessment has been carried out across Hertfordshire. Consultants, the Landscape Partnership Ltd conducted an assessment for Dacorum for the Council with the support of the County Council and Chilterns Conservation Board. The process of landscape characterisation and assessment has been developed through the work of the Countryside Agency and English Nature (now part of Natural England). Thirty different Landscape

Character Areas have been identified in the **Landscape Character Assessment for Dacorum (May 2004)**, which has been adopted as supplementary planning guidance by the Council. The assessment covers physical influences such as geology, topography, vegetation and wildlife, as well as historical and cultural influences such as the field pattern and settlement form. Areas are analysed and appropriate strategies and guidelines set out. A significant proportion of Dacorum falls within the Chilterns Area of Outstanding Natural Beauty. Many of the Council's partner organisations, including the Hertfordshire Countryside Management Service, Herts & Middlesex Wildlife Trust, Hertfordshire Biological Records Centre, and the Chilterns Conservation Board prepare management plans for countryside areas.

Consideration is being given as to how the Landscape Character Assessment should be incorporated into the Local Development Framework. The Council considers that the detail is best left, and reviewed as appropriate, as supplementary advice. However there is a choice over the depiction of the (boundaries of the) landscape character areas:

**Option 1** - retain in the supplementary advice (as now)

**Option 2** - show on the Proposals Map (with the accompanying text as supplementary advice)

Our preference is for Option 1, as a balance needs to be struck between making the Proposals Map as comprehensive as possible, yet ensuring it is clear and easy to read. It is the approach followed by the other Hertfordshire authorities.

**Q 66 Do you agree with the Council's suggested approach for Landscape Character Assessment Areas?**

**Yes**

**No**

The Government advises in PPS7 that carefully drafted, criteria-based policies, utilising tools such as landscape character assessment, should provide sufficient protection for areas of landscape that are particularly highly valued locally, but fall outside of nationally designated areas (like the Chilterns Area of Outstanding Natural Beauty). Such policies remove the need for rigid local designations that may unduly restrict acceptable, sustainable development and the economic activity that underpins the vitality of rural areas. 'Landscape Conservation Areas' were removed from the last Local Plan following direction within the Hertfordshire County Structure Plan. We therefore only propose to include local landscape designations when there are very special reasons. We have yet to be advised on the implications of the Hertfordshire Landscape Characterisation work recently published by the County Council, but it is not expected that this will necessitate any special local designation(s).

**Q 67 Are there any parts of the Borough that you wish the Council to consider for any local landscape conservation designation?**

**No**

**Yes**

We are advised of Regionally Important Geological and Geomorphological Sites (RIGGS) by the Hertfordshire County Council. **Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** recognises the important role that these sites have in meeting overall biodiversity targets; contributing to the quality of life and well-being of the community and in supporting research and education. We know about two sites in the Borough: pingoes on Boxmoor and puddingstone boulders at Castle Hill, Berkhamsted. Both sites are illustrated on the Proposals Map and protected through policy.

**Q 68 Are there any other sites that you would wish the Council to consider as a Regionally Important Geological or Geomorphological Site?**

**No                      Yes**

## **ISSUE 2 - Biodiversity**

### **Wildlife Sites**

There are over 200 non-statutory Wildlife Sites identified in the **Habitat Survey for Dacorum**, some of which overlap with other designations. The list is updated whenever new sites are identified or existing sites lose their nature conservation value. Decisions regarding these changes are made annually through the Hertfordshire Wildlife Sites Partnership. This Partnership is led by the Herts and Middlesex Wildlife Trust and Hertfordshire Biological Records Centre, and includes representatives from English Nature; Hertfordshire Countryside Management Service; Farming and Wildlife Advisory Group; Environment Agency; Department of Environment, Food and Rural Affairs and the Chilterns Conservation Board.

Wildlife Sites have not been shown on the Local Plan Proposals Map or listed in the accompanying policy text due to this yearly updating process and the high number of sites involved. All sites receive protection through a policy which cross-refers to the Habitat Survey. The (updated) Habitat Survey constitutes supplementary planning guidance but has not been subject to full public consultation. Fuller recognition can be given to Wildlife Sites by inclusion on the Proposals Map. As this is the approach now favoured by Government as best practice, we wish to follow it.

**Q 69 Do you agree with the Council's proposed approach to Wildlife Sites (by identifying them on the Proposals Map)?**

**Yes                      No**

### **Ancient Woodland**

Ancient woodland is a valuable biodiversity resource, both for the range of species it supports and for its longevity as woodland. Once lost it cannot be recreated. PPS9 therefore requires local planning authorities to identify any

such areas within their boundaries that do not already have statutory protection (e.g. through designation as a Site of Special Scientific Interest). Many of the Borough's areas of Ancient Woodland are already designated as Wildlife Sites. There may be other areas that you feel need this additional protection and wish to put forward for consideration.

**Q 70 Are there any other areas of Ancient Woodland you wish the Council to consider protecting?**

**No                      Yes**

### **ISSUE 3 - Historic Heritage Designations**

Historic and archaeological sites and finds form an important part of our area's heritage. Dacorum has 30 Scheduled Ancient Monuments, 61 Areas of Archaeological Significance, 23 Conservation Areas, over a thousand Listed Buildings, and 3 designated Historic Parks and Gardens. These are valuable culturally, educationally, as recreational attractions and as features of local pride and interest. These designations are therefore protected through planning policies to ensure that they are not needlessly or thoughtlessly destroyed. English Heritage (Natural England), the Historic Buildings and Monuments Commission for England and Hertfordshire County Council's Archaeological Unit are involved in making the relevant designations.

#### **Areas of Archaeological Significance**

All sites currently advised by the County Archaeologist are shown on the Proposals Map and protected through policy. Policy does not necessarily prevent new development, and often its importance is often in ensuring local survey prior to that development. There may be potential sites you wish to draw our attention to.

**Q 71 Are there any other sites that you would wish the Council to put forward for consideration as Areas of Archaeological Significance?**

**No                      Yes**

#### **Historic Parks and Gardens**

In addition to the currently designated Historic Park and Gardens at Ashridge; Tring Park and Markyate Cell Park, there are a number of other historic parklands of local importance which are not "registered" and which could be given recognition. These are:

- Beechwood House, near Markyate
- Chipperfield Manor
- Cheverells, Markyate
- Rossway, south of Berkhamsted

- Gaddesden Place
- Abbots Hill, Kings Langley
- Westbrook Hay, near Hemel Hempstead
- Shendish Manor, near Hemel Hempstead
- Gadebridge Park
- Champneys, near Wigginton
- Amersfort, Potten End
- The Golden Parsonage, Bridens Camp near Hemel Hempstead
- Haresfoot, south of Berkhamsted

All except Amersfort (early 20<sup>th</sup> century) and Cheverells are identified in the text of the **Landscape Character Assessment (May 2004)** for Dacorum. We suggest their inclusion on the Proposal Map which (with associated policy text) would provide an additional degree of protection against potential future development pressures which may otherwise harm their historic structure, character, principal components or setting.

**Q 72 Which of the above parks and gardens should not be identified on the Proposals Map for their importance to the landscape and local history?**

**Q 73 Are there any other parks and gardens of similar importance which you would like the Council to consider for inclusion within the policy?**

**No                      Yes**

#### **ISSUE 4 - The Grand Union Canal**

There are 17 miles of the Grand Union Canal in Dacorum, including two miles of the Aylesbury Arm and one mile of the Wendover Arm. The canal and its associated buildings, such as cottages, locks, mooring basins and wharfs, make an important contribution towards the Borough's historic heritage and leisure facilities. Recreational mooring basins and laybys and residential moorings are already covered by general policies within the current Local Plan.

It is British Waterways Southern Region's policy not to increase the number of moored boats on the towpath, but to provide additional off-navigation moorings, with a range of boating services including sanitary stations and fuel and water points to meet recreational demand. The mooring basin at Apsley lock, is the most recent of these facilities. However, some existing and characteristic canal-side facilities are under pressure from alternative development.

**Q74 Are there any specific sites or facilities along the Grand Union canal that you wish us to consider safeguarding?**

**Yes                      No**

## **Chapter 9. DESIGN**

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The need for the Council to develop a stronger and more coherent approach to achieving a high quality built environment was identified in **the Urban Design Assessment (January 2006)**, prepared by consultants, Urban Practitioners, on behalf of the Council. This study covered the Borough's three towns (Hemel Hempstead, Berkhamsted and Tring) and three Large Villages (Bovingdon, Kings Langley and Markyate).

The Core Strategy Issues and Options Paper highlighted the Council's aim of moving design considerations to the forefront of planning decisions. It asked how this can best be achieved and suggested a series of key principles that could underpin a new urban design policy.

The Urban Design Assessment recommends a strategy plan for each settlement. These plans divide the settlements into broad urban design zones or areas. Different design advice then relates to each area type. This advice is contained in the study's accompanying text.

**Q 75 Do you agree we should define urban design areas (with related policies) in the towns and large villages as recommended in the Urban Design Assessment?**

**Yes                  No**

**Q 76 If yes to Question 75, are there any changes you would like the Council to consider to the boundaries of the urban design areas that are recommended in the Urban Design Assessment?**

**Yes                  No**



# APPENDICES

## Appendix A

### LIST OF HOUSING SITES FROM THE COUNCIL'S URBAN CAPACITY STUDY (January 2005)

NOTES:

- The list excludes sites that were completed by the base date of 1<sup>st</sup> April 2006 and sites estimated to have a capacity of fewer than 5 units.
- The site reference relates to the ward in which the site is located and is taken from the Urban Capacity Study. The codes translate as follows:

AE	Adeyfield East
AW	Adeyfield West
Ald	Aldbury & Wiggington
APS	Apsley
BEN	Bennetts End
BC	Berkhamsted Castle
BE	Berkhamsted East
BW	Berkhamsted West
BOV	Bovingdon, Flaunden & Chipperfield
BOX	Boxmoor
CHA	Chaulden
CH	Corner Hall
GH	Grove Hill
HHC	Hemel Hempstead Central
HSP	Highfield St Pauls
KL	Kings Langley
LG	Leverstock Green
NM	Nash Mills
N	Northchurch
TC	Tring Central
TE	Tring East
TW	Tring West
WE	Warners End
WA	Watling
WH	Woodhall

- The 'Notes' column contains the notes made by the consultants regarding each site in the Urban Capacity Study (January 2005) and has not been updated since this date.
- The 'Progress' column provides an update regarding the stage that development is at (where appropriate). "U/C" stands for 'under construction.' Those sites that were still under construction as at 1<sup>st</sup> April 2006 remain in the schedule.
- The final column provides an estimated capacity of each site, taken directly from the Urban capacity Study, expressed in terms of number of units. The site capacity figure is a result of the calculations with this

document. Please assume that the figures would be rounded. Sites which the consultants considered to have the potential to accommodate 10+ units are highlighted by shading. The codes in brackets relate to the likely timescale for development suggested in the Urban Capacity Study. These translate as follows:

<b>Code</b>	<b>Suggested Timescale</b>
A	Up to 2011
B	2011 – 2016
C	2016 - 2021

### TABLE OF SITES:

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Progress	Estimated site capacity, in units (sites above 10 dwellings are shaded)
AE24	Berrymead rear gardens		large site surrounded by residential and open space. Inaccessible on site visit but access can be provided through existing road	0.227		12.485 (A)
AE28	Stocks Meadow	rear gardens	surrounded by school and residential, inaccessible on site visit	0.14		7.7 (B)
AE31	Adeyfield Road	rear gardens	surrounded by residential, close to town centre, access may be a problem	0.198		10.89 (B)
AW1	Old House Road	Derelict flats (OAP)	about to be demolished, derelict	0.511	U/C 473/04	23 (A)
AW5	Windmill Road	Rear gardens (inc garage courts)	average condition, some boarded up	0.287		11.767 (A)
AW7	Windmill Road	Garage courts	average/poor condition, some boarded up	0.101		8.484 (B)
AW8	Windmill Road	Garage courts	some dumping evident, some in bad condition	0.19		10.45 (B)
AW12	Eastwick Row	Garage courts and green space	large site with road frontage	0.223		9.143 (B)
AW28	Eastbrook Way	Depot	Three Valleys Water Depot	0.261	24 units approved under 2104/05.U/C	24 (A)
AW29	Adeyfield Road	front garden (parking)	car park and access	0.099		5.445 (B)
AW30	Commons lane	Rear gardens (inc garage courts)	garage courts in average condition	0.262		14.41 (A)
AW34	Great Road	Rear gardens (inc garage courts)	good site with road frontage, gardens inaccessible	0.448		22.624 (A)
Ald1	Stock's Road/Tom's Hill Road	Hall & Vacant space	surrounded by residential and pub	0.098		12.152 (C)
Ald3	Stoneycraft Road	garage courts & parking space	surrounded by residential	0.346		17.473 (B)
Ald4	Stoneycraft Road	Green space surrounded by housing	surrounded by residential	0.072		6.048 (B)
Ald9	Trooper Road	vacant space	surrounded by residential, open space and allotments	0.643		32.471 (B)

APS5	London Road	Harvester Pub, retail units	Large site area, both pub and retail units appear under-used	0.53		42.665 (C)
APS6	London Road	Kwikfit	Large site, close to railway station	0.161		8.130 (B)
APS7	London Road	Car showroom	Large site, looks new and in condition. Perhaps better suited to industrial area, problems with loading/unloading cars for transporting	0.441		35.5 (B)
APS9	London Road	former gas works		2.42		114.95 (A)
APS16	Ebberns Road	works	Large site, surrounded by residential and employment areas. Good frontage to canal	1.34		31.825 (A/B)
APS17	Ebberns Road	flats and works	large site, new flats and old works adjacent. Works in poor repair, broken windows, graffiti, etc. Good access to canal, pathway linking to employment area	0.691		32.822 (A)
APS20	Storey Street	Florence Longman House Gardens?	unused space surrounding elderly persons home, opportunity to extend to neglected retail units adjacent	0.365		39 (A)
APS23	London Road	Apsley Industrial Estate	Large site, close to local centre and train station. Currently being developed for housing	0.31		12 (A)
APS24	London Road	Doolittle Meadows	Large site with car park. Looks inactive, good canal frontage, surrounded by residential, open space and employment uses.	1.053		54.75 (B)
APS27	Featherbed Lane	works	poor quality frontage within local centre. Close to riverfront and open space	0.057	U/C	6.412 (B)
APS32	Featherbed Lane	depot	looks under-used, although could not gain access	0.309		14.677 (B)
APS35	High Ridge Road	vacant	densely wooded area surrounded by open space and residential	0.366		7 (A)
APS38	London Road (218)	motor works	Large corner site within town centre	0.224		25.2 (B)
APS47	Roughdown Avenue	rear gardens		0.891		44.99 (B)
BEN7	Reddings	garage courts	large site enclosed by residential area	0.21		8.61 (B)
BEN12	Candlefield Road	garage courts	large, long site, enclosed by residential units, close to town centre. Garage courts in very poor condition, used for dumping	0.329		16.614 (B)
BEN30	Kimps Way	garage	good corner site within local centre. In need of investment	0.11		7.48 (C)
BC7	Manor Street	Car parking, mobile day centre, vacant plot	Car parking and vacant space, surrounded by residential, community and retail uses. Good access to town centre	0.483		10 (B)

BW9	High Street (behind Edgeworth House)	Green Space with river running through	Large site, quality open space, riverside location, next to residential area and close to main road	1.634		11.438 (B)
BW15	Denny's Lane	Green area between road and residential	Buffer between housing and busy road. Planning application in	0.766	7 units approved under 260/03. 4 units completed.	7 (A)
BW16	High Street	Crooked Billet Pub	pub in poor repair, large site close to town centre	0.179	Site being used as a wine warehouse.	20.14 (B)
BW23	Belton Road	Warehouse		0.094	64/04 U/C	8 (A)
BOV2	Yew Tree Drive	builders yard, shed, dumping, parking, boarded up site	surrounded by residential. Large site with good access to town centre	0.215		14.62 (A)
BOV3	Church Street	rear gardens of large properties	surrounded by church, town centre and residential. Access issues	0.507		21.801 (B)
BOV9	High Street (31)	derelict house and garage sheds	surrounded by residential and town centre. Garages new and in good condition. Pre-applications for new development, hence case study applied	0.161	Approved under 474/05. U/C	10.95 (B)
BOV11	St Lawrence Close	scout hut and gardens	surrounded by school and residential. Gardens overgrown, but looks to be in use	0.124		6.82 (B)
BOV14	St Lawrence Close	green space/garden? Surrounding scout hut	surrounded by school, residential and community	0.583		25.07 (B)
BOV17	Hyde Meadows	garage courts	surrounded by residential. Average condition	0.145		7.975 (B)
BOV20	Hyde Lane	garage courts and parking	surrounded by residential, in average condition	0.106		5.353 (B)
BOV30	Windsor Close	car parking and garage courts	surrounded by residential. Large site	0.154		7.777 (A)
BOV46	High Street	garage and boarded up shop	surrounded by residential, pub, town centre and road	0.151		19.98 (B)
BOV48	High Street	vacant factory/offices	surrounded by residential and town centre former abattoir. Conversion would be difficult for former abattoir	0.092		5.06 (C)
BOX3	off SunnyHill Gardens (89)	rear gardens	large site surrounded by open space and residential. Inaccessible	0.654		33.027 (C)

BOX8	Woodland Avenue	Convent & Gardens	large site surrounded by residential. Advertisement of application for 50 new units	1.152	Application approved subject to completion of legal agreement.	37.5 (A)
BOX10	Latchford Place	Built residential	Housing Allocation H17A, surrounded by school and residential area. Potential to extend to adjacent rear gardens	0.477		6 (A)
BOX16	Mayo Gardens	Rear gardens	relatively large site with access through Mayo Gardens	0.202		11.11 (B)
BOX20	Anchor Lane	The Leinster (formerly The Anchor)	large pub, corner site	0.152		17.1 (A)
BOX22	Anchor Lane	under constr.	large and close to town centre	0.373		17 (A)
BOX29	Green End Road	rear gardens	surrounded by school, allotments and residential. Could not access	0.285		15.675 (A)
BOX30	Sebright Road	rear gardens	relatively large site close to town centre. Could not access	0.12		6.6 (A)
BOX41	Puller Road	car parking, rear gardens	potential to develop across to meet new housing on other side	0.075		5.1 (A)
CHA22	Chaulden Terrace	garage courts	large site, enclosed by residential, close to local centre and open space	0.29		14.645 (B)
CHA24	School Row	church, hall, residential units	large site next to local centre. Surrounded by residential and open space	0.314		38.936 (A)
CH8	Johnson Court	rear gardens	large site, access could easily be provided through Johnson Court	0.474		32.943 (B)
CH15	St Albans Hill	garage	good access to main road, current uses in need of some investment, potential to expand to adjacent garden	0.326		36.675 (C)
CH16	Deaconsfield Road	rear gardens, garage courts and car sales	very large site, huge potential, close to main road, open land, Hemel Hempstead and employment areas. Garage courts in poor repair, graffiti and dumping present. Pathways connecting surrounding areas	0.108		23.454 (A)
CH16a	Deaconsfield Road	rear gardens	linked to ch15 and ch16	0.68		34.34 (A)
CH18	Sempill Road	garage courts and rear gardens	quite large site surrounded by residential and close to open land. Good views from site, although there is evidence of use of the garage courts	0.305		16.775 (B)
CH23	Lawn Lane	substation and rear gardens	good location, close to Hemel, main roads, employment and open space. Large site, access could be easily provided through substation site. Inaccessible on site visit	0.376		18.988 (C)

CH30	Dowling Court	Backgardens		0.505		25.502 (A)
GH20	Peterlee Court	garage courts, green space and parking		0.313		15.806 (B)
GH52	Stevenage Rise	Works		0.521		17.714 (C)
GH55	Turnpike Green	Carpet factory/warehouse		0.177		6.018 (C)
HHC6	Templemead	green space surrounded by residential	surrounded by residential and open space	0.295		24.78 (B)
HHC7	Bury Road	garage and car restoration works	surrounded by residential and main road. Close to new housing	0.153	Planning application expired.	8 (A)
HHC8	Bury Road, Gadebury elderly persons home	large building and outside space	surrounded by residential, college, council offices and main road.	0.516	51 flats approved under 2598/03. U/C	35.088 (A)
HHC11	Adeyfield Road	engineering works	surrounded by residential, open space and pub	0.312	Application submitted under 240/06 for 24 units.	21.216 (C)
HHC18	Bury Green	green corner space fronting to main road	quality green space, but large space with easy access to main town centre	0.196		16 (A)
HHC21	Leighton Buzzard Road	Burymill Family Centre	in temporary buildings, good location close to road and town centre, with good road frontage	0.327		22.236 (B)
HHC24	Bridge Street	car parking	Large site with good frontage to road, stream and green space	0.27		18.36 (B)
HHC26	Moor End Road	Long Stay car park	well used, within large town centre location	0.223		15.164 (C)
HHC30	Cotterells	Kodak Offices and Parking	very large site, a lot of parking	1.204		74.648 (A)
HHC32	Cotterells	car parking	large site in good location for residential. Looks underused	0.092		6.256 (A)
HHC33	Station Road	Residential under construction	large corner site with good access to town centre	0.1	U/C	14 (A)
HHC37	Marlowes	Mixed use development under construction	large site. Close to busy roundabout on edge of town centre	0.788	103 units approved under 1537/04.	74 (A)
HHC47	Hillfield Road	multi-storey car park		0.221		13.702 (B)
HHC70	Church Street	Car Parking		0.099		4.999 (B)
HHC70a	Allandale	Pub garden, etc		0.192		10.56 (B)
HHC74	Marlowes	Civic Zone		6.578		203.918 (A/B)



HHC75	Lockers Park Lane	School Site	Housing allocation site	0.227	7 units approved 1076/00. U/C	7 (A)
HSP1	Templemead	green space surrounded by residential	surrounded by residential	0.095		7.98 (B)
HSP2	Wheatfield	green space	surrounded by residential. Owned by Herts CC	0.194		10.67 (A)
HSP8	Little Mimms	empty space surrounded by nurses home	surrounded by residential	0.373		16.039 (A)
HSP10	Apollo Way	quality green area	surrounded by residential. Tree issue	0.099		8.316 (B)
HSP13	Queensway	TA Centre and Club	large site	0.74	59 units approved under 1842/04. U/C	61 (A)
HSP14	Queensway	Budget Car Hire - treat as one with garage	active usage	0.176		8.888 (A)
HSP32	Typleden Close	green space	appears disused	0.148		12.432 (C)
HSP41	Catts dell/Fletcher Way	garage car sales	in active use	0.224		9.632 (B)
HSP48	Borrowdale Court	garage courts	large narrow site	0.118		6.49 (A)
HSP53	Sleddale	garage courts	large site, good potential	0.12		6.06 (A)
HSP58	1 Jupiter Drive	house and garden		0.089		7.476 (A)
HSP63	Mimas Road	large garage court site	good potential, dependent on need for parking	0.232		9.512 (B)
HSP66	Corner Farm, Redbourn Road	resi under construction		0.29	Net 6 units approved under 633/02.	6 (A)
KL3	Coniston Road	green space	surrounded by residential and open space	0.398		17.114 (B)
KL6	The Nap	builders yard & gardens to rear	surrounded by residential, open space and town centre. In good condition	0.169		11.492 (C)
KL10	Church Lane/Alexandra Road	garage	surrounded by residential and industrial estate. Active	0.1		5.5 (C)
KL16	Great Park	Pub Car Park		0.242		13.31 (A)
KL21	off High Street	Telephone Exchange		0.394		13.396 (B)
KL23	Common Lane	Rear gardens behind fire station		0.219		11.059 (B)

KL27	off Vicarage Lane	Works to rear of commercial units		0.134		6.767 (C)
KL35	Vicarage Lane	Merrow Down etc. access issues	check planning applications	0.495		24.997 (B)
KL38	London Road	Doolittle Meadows	employment use	1.329		85.72 (C)
LG20	Rant Meadow	garage courts	good corner site, surrounded by residential. Some garage courts in poor condition	0.076		6.384 (B)
LG36	Green Lane (13-25) see LG17	rear gardens	large site with good access to town centre. Development could occur leaving still substantial rear gardens	0.378		20.79 (B)
LG38	Leverstock Green Road	Pub car parking	site area not fully maximised, good site within town centre	0.107		8.988 (A)
LG40	Leverstock Green Road	rear gardens		0.197		10.835 (A)
NM10	Silverthorn Drive	vacant space and rear gardens	large site, good frontage to open space, inaccessible to visit, house on site not shown on OS map	0.417		26.896 (B)
NM13	Sappi Nash Mills	paper mill	very large site, looks active	5.072		314.464 (C)
NM14	Belswains Lane	residential units and rear gardens	large site, surrounded by employment land. Close to town centre	2.79		44.185 (A)
N1	Alma Road/ Duncombe Road	Pub Garden	Well maintained, surrounded by residential	0.14		7.7 (B)
N4	Covert Road	Chalet Park	Well kept and actively used	1.41		60.63 (C)
N5	Lyme Avenue	Large rear gardens	Inaccessible gardens, no potential for development without N4	0.329		16.61 (C)
N9	Chapel Crofts	Large rear garden	Large garden, good condition, surrounded by residential	0.169		9.295 (A)
N12	New Road	Rear Gardens		0.142		5 (A)
TC10	Silk Mill Way	Garage Courts & Green Space surrounding housing	Surrounded by residential uses. Evidence of use of garage courts, but poorly maintained. Some overlooking issues on green space	0.337		17.018 (B)
TC13	Kingsley Walk	Garage Courts	Surrounded by residential. Evidence of use, but badly maintained. Frontage to main road and local centre	0.149		7.524 (B)
TE8	Brook Street	Printing works and car park	Surrounded by residential. Gradient and Tree issues	0.297	Planning application 2273/05 approved subject to legal agreement.	14.998 (B)

TE9	Shugars Green	Rear gardens	Surrounded by residential and printing works	0.324		16.362 (B)
TE10	Carrington Place	Garage Courts	Surrounded by residential. Little evidence of use. Overgrown	0.192		9.696 (B)
TW4	King Street	Vacant site and old sheds	Surrounded by residential, pub & town centre uses	0.112		8 (A)
TW6	Western Road	Garage	Surrounded by residential and town centre. Average condition	0.099		5.445 (B)
TW7	Western Road	Housing under construction	Surrounded by residential and town centre uses.	0.591		21 (A)
TW8	Westen Road/Miswell Lane	Garage Courts, Builders Yard, Rear of commercial uses, Gibbs Engineering	Surrounded by residential and town centre uses.	0.827		45.485 (C)
TW12	High Street (rear of properties)	Derelict land	surrounded by church, garages, parking, town centre uses. Evidence of dumping	0.166		8.388 (C)
TW13	Harrow Yard	Warehouse & offices	surrounded by residential, community and town centre uses	0.127		6.985 (A)
TW19	High Street	Car Park	surrounded by woodland, town centre and residential	0.282		12.126 (A)
TW27	Tring Road	Rear gardens	surrounded by residential	0.214		11.77 (A)
TW30	Station Road	gardens of Rose and Crown Cottage	surrounded by residential	0.107		5.403 (A)
TW31	Tring Road	Housing under development	surrounded by residential	0.658		16 (A)
TW32	Tring Road	Rear Gardens	surrounded by residential & retail	0.163		16 (A)
TW35	Tring Road	gardens?	surrounded by residential & retail	0.231		12.705 (B)
TW40	Tring Road	Rear Gardens	surrounded by residential and school	0.244		12.322 (B)
TW42	Chapel Fields	Paddock Cottage	surrounded by residential	0.275		13.887 (C)
TW43	Tring Road (23-29)	residential under construction		0.197		6 (A)
WE25	adj to 457 Warners End Road	garage and motor works	prime site within town centre. Surrounded by residential, open space and town centre uses	0.186		10.23 (C)
WA2	Cavendish Road	overgrown space, outbuildings, garages	surrounded by residential and pub	0.257		14.135 (B)
WA4	Cavendish Road	rear gardens	surrounded by residential, open land and community uses	0.395		19.9475 (B)
WA5	Old Vicarage Gardens	garage courts	surrounded by residential. Evidence of some use	0.134		6.767 (B)

WA13	The Coppins	large rear garden	surrounded by residential	0.056		6.944 (A)
WA14A & WA14B	extend WA14			0.393	27 units completed under WA14 A.	9 (A)
WA16	Park Close	garage courts and unused space	surrounded by residential and open land. Currently used as dumping ground. Overgrown, little evidence of use. Large site, but badly maintained	0.172		9.46 (B)
WA18	Pickford Road	green space and rear gardens	surrounded by residential and main road. Public footpath runs through site. Quality open space.	0.609		30.754 (C)
WA19	High Street	garage, tool hire, etc	surrounded by residential and town centre. Housing allocation site. Some active uses on site	0.117	Planning permission has expired.	9 (A)
WA21	London Road	Depot, First Class Ltd, Marvin's Magic	surrounded by residential, active usage	0.45		28.125 (A)
WA27	Roman Way	car park	surrounded by residential and town centre. In bad condition, possible parking issues, rear access issues and disabled access	0.178		8.989 (B)
WA30	High Street	empty house, vacant space to rear, sheds and gardens	surrounded by residential and town	0.322		14 (A)
WA38	Hicks Road	garage courts and garage	surrounded by residential, employment & garage/housing allocation	0.116		6.38 (B)
WH5	Aragon Close	parking	potential for rationalisation of parking and green space- large site	0.272		13.736 (A)
WH7	Kimpton Close	garage courts and parking	average condition	0.123		6.211 (B)

## SCHEDULE OF SITES CONSIDERED

The following sites are considered in more detail in the **Schedule of Site Appraisals** (November 2006)

### NOTES:

- Sites within or adjacent to the Borough's towns and large villages are listed by settlement. Sites within or adjacent to the small villages or within the open countryside are listed under 'Other Settlements.' Within these broad locational categories the sites are then divided into land use (i.e. housing, retail) and then subdivided into more detailed categories as appropriate.
- This list only includes sites submitted to the Council on or before 1<sup>st</sup> October 2006.
- The 'site code' refers to the site number allocated to each site within the full Schedule of Site Appraisals
- Where submission have been made through more than one source for the same or similar sites, the source(s) is noted in brackets.

### HEMEL HEMPSTEAD

#### RESIDENTIAL

<b>Green Belt to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
H/h1	Marchmont Farm (agent submission/landowner submission)
H/h23	The Hive, Featherbed Lane, Felden
H/h25	Marchmont Farm (Inspectors Report)
H/h32	Shendish Manor (agent submission)
H/h40	Gorhambury Estate land (landowner submission)
H/h41	Marchmont Farm (Core Strategy)
H/h42	Shendish Manor (Core Strategy)
H/h54	Bunkers Park (Core Strategy)
H/h44	Nash Mills (Core Strategy)
H/h45	Felden (Core Strategy)
H/h46	Grovehill and Woodhall Farm (Core Strategy)
H/h47	Boxmoor (Core Strategy)
H/h48	Gadebridge North (Core Strategy)
H/h49	Old Town (Core Strategy)
H/h62	Pouchen End, West Hemel Hempstead (Core Strategy)
H/h63	Land beside M1

H/h64	Land at Breakspear Way
H/h65	Land North of Gadebridge (landowner submission)
H/h66	Breakspear Way (Inspectors Report)
H/h67	West Hemel Hempstead (Inspectors Report)
H/h68	Shendish Manor (Inspectors Report)
H/h71	London Road, Boxmoor (Inspectors Report)
H/h72	Sheethanger Lane, Felden (Inspectors Report)

<b>Garage Sites to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
H/h5	Windmill Road, Adeyfield
H/h6	Driftway, Adeyfield
H/h7	Paston Road, Adeyfield
H/h8	Mimas Road, Highfield
H/h9	Malvern Way, Highfield
H/h10	Eastwick Row end of Mariner Way, Adeyfield
H/h11	Marlins Turn (A) and (B), Warners End
H/h12	Cuttsfield Terrace / Chaulden Terrace, Chaulden
H/h13	Cumberlow Place, Leverstock Green
H/h14	Kimpton Close / Cleaves Road, Woodhall Farm
H/h15	Claymore, Grovehill
H/h16	Eskdale Court / Borrowdale Court / Westerdale, Highfield
H/h33	Barnacres Road/Candlefield Road, Bennetts End
H/h35	Deansway, Bennetts End
H/h36	Horselers, Bennetts End
H/h37	Lime Walk, Bennetts End
H/h38	Reddings, Bennetts End
H/h39	Ritcroft Street, Bennetts End

<b>Existing Housing Allocations for retention / amendment</b>	
<b>Site Code</b>	<b>Site Address</b>
H/h4	Paradise Fields (H40)
H/h26	Land south of Redbourn Road (H41)
H/h27	Buncefield Lane / Green Lane (H38)
H/h28	Westwick Farm, Pancake Lane (H42)
H/h29	Three Cherry Trees Lane / North East Hemel Hempstead (H18)

<b>Employment to Residential / Mixed Use</b>	
<b>Site Code</b>	<b>Site Address</b>

H/h17	Ebbens Road / Frogmore Road
H/h18	1-13 Frogmore Road
H/h19	Frogmore End, Frogmore Road
H/h22	Three Cherry Trees Lane (East) (E4)
H/h30	74-78 Wood Lane End
H/h31	Hemel Gateway
H/h34	Gas Board site, London Road (TWA5)
H/h53	Former Kodak Tower, Cotterells
H/h59	Land at former John Dickinsons, London Road (TWA7)
H/h60	Sappi Site, Nash Mill, Belswains Lane
H/h61	Lord Alexander House, Waterhouse Street
H/h69	Buncefield Lane (Inspectors Report)

<b>Leisure to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
H/h21	Leverstock Green football club
H/h50	Hemel Hempstead football club
H/h51	Land adj 37 Coleridge Crescent

<b>Social and Community to Residential/Mixed Use</b>	
<b>Site Code</b>	<b>Site Address</b>
H/h2	West Herts College
H/h3	Hemel Hempstead Hospital (C5)
H/h55	Martindale Primary School, Boxted Road
H/h56	Pixies Hill JMI School, Pixies Hill Crescent
H/h57	Barncroft Primary School, Washington Avenue
H/h58	Jupiter Drive JMI School, Jupiter Drive

<b>Retail / Local Centre / Town Centre to Residential and/or Mixed Use</b>	
<b>Site Code</b>	<b>Site Address</b>
H/h24	Three Horseshoes Petrol Filling Station, Leverstock Green
H/h52	Civic Zone

## **EMPLOYMENT**

<b>Leisure to Employment</b>	
<b>Site Code</b>	<b>Site Address</b>
H/L1	Caravan site, Buncefield Lane, Bedmond Road

<b>Employment to Amended General Employment Area Employment</b>	
<b>Site Code</b>	<b>Site Address</b>
H/e1	Junction of Eastman Way and Swallowdale Lane

## **SOCIAL AND COMMUNITY**

<b>Site Code</b>	<b>Site Address</b>
H/c1	Land at Featherbed Lane, Two Waters Way, Apsley

## **RETAIL**

<b>Retail / Local Centres to Mixed Use</b>	
<b>Site Code</b>	<b>Site Address</b>
H/r1	Marlowes / Bridge Street / Waterhouse Street
H/r3	Jarman Fields local centre

<b>Employment to Retail</b>	
<b>Site Code</b>	<b>Site Address</b>
H/r2	Maylands Business Area

## **TRANSPORT**

<b>Other Transport Proposals</b>	
<b>Site Code</b>	<b>Site Address</b>
H/t1	Dacorum cycle route network
H/t2	Dacorum pedestrian route network
H/t3	Hemel Hempstead Northern Bypass
H/t4	A414 Maylands Avenue roundabout
H/t5	A414 Breakspear Way/Green Lane roundabout
H/t6	North East Relief Road
H/t7	Swallowdale Lane
H/t8	A4147 Redbourn Road
H/t9	Breakspear Way
H/t10	Water Gardens North Car Park



## LEISURE & RECREATION

<b>Green Belt to Leisure</b>	
<b>Site Code</b>	<b>Site Address</b>
H/L4	Land at West Hemel Hempstead
H/L6	Shendish Manor – south side fields

<b>Open Land to Residential or Leisure</b>	
<b>Site Code</b>	<b>Site Address</b>
H/L2	Land north of H42
H/L5	Lucas Sports Ground, Breakspear Way
H/h70	Field between Westwick Farm & Green Lane (Inspectors Report)
H/h73	Land at Horseshoe, Leverstock Green
H/h74	Land between Westwick Farm and Green Lane

<b>Amend Existing Open Land Designation</b>	
<b>Site Code</b>	<b>Site Address</b>
H/L3	Bunkers Farm

## **BERKHAMSTED**

### RESIDENTIAL

<b>Green Belt to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
Be/h1	Ivy House Lane
Be/h2	Land south of Berkhamsted
Be/h3	Lockfield, New Road
Be/h4	Pea Lane, Nothchurch
Be/h5	Land at Shootersway
Be/h6	Blegberry, Shootersway
Be/h7	Land to the west of Durrants Lane
Be/h8	Land at Bank Mill Lane
Be/h9	Land at Ashlyns School

## TRANSPORT

Other Transport Proposals	
Site Code	Site Address
Be/t1	Tunnel Fields, Northchurch

## SOCIAL / COMMUNITY

Green Belt to Social and Community Use	
Site Code	Site Address
Be/c1	Hospice Site, Shootersway

## TRING

### RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
T/h2	Marchcroft Lane (landowner submission)
T/h3	Land north of Icknield Way
T/h4	Land adjacent to Icknield Way GEA
T/h5	Land at New Mill
T/h6	Marshcroft Lane / Station Road (landowner submission)
T/h10	Land between Station Road, Cow Road and London Road
T/h11	Station Road/Cow Lane
T/h12	South of Park Street

Town Centre to Residential	
Site Code	Site Address
T/h13	Cattle Market, Brook Street

Leisure to Residential	
Site Code	Site Address
T/h14	Land at Miswell Lane

<b>Employment to Residential / Mixed Use</b>	
<b>Site Code</b>	<b>Site Address</b>
T/h1	Rear of Western Road
T/h7	Akeman Street, General Employment Area
T/h8	Brook Street, General Employment Area
T/h9	Miswell Lane

## **EMPLOYMENT**

<b>Green Belt to Employment</b>	
<b>Site Code</b>	<b>Site Address</b>
T/e1	Land Adjacent to Icknield Way General Employment Area
T/e2	Land Between Marshcroft Land and Station Road
T/e3	Dunsley and Cow Farm Lane

## **RETAIL**

<b>Retail / Local Centres to Mixed Use</b>	
<b>Site Code</b>	<b>Site Address</b>
T/r1	Cattle Market & Forge Car Park

## **LEISURE & RECREATION**

<b>Green Belt to Leisure</b>	
<b>Site Code</b>	<b>Site Address</b>
T/L1	Dunsley and Cow Lane Farms
T/L2	Land at Hastoe Lane/Park Road
T/L3	Land west of Cow Lane
T/L4	Land east of Cow Lane

## **TRANSPORT**

<b>Green Belt to Transport</b>	
<b>Site Code</b>	<b>Site Address</b>
T/t1	Land Adjacent to Tring Station car park, Station Road

## **BOVINGDON**

### **RESIDENTIAL**

<b>Green Belt to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
Bov/h1	Land at Duckhall Farm
Bov/h2	Land off Louise Walk
Bov/h3	Little Gables, Long Lane
Bov/h4	Land at Middle Lane, Bovington
Bov/h5	Land at Shantock Hall Lane
Bov/h6	Land at Grange Farm
Bov/h7	Land at Long Lane

### **EMPLOYMENT**

<b>Green Belt to Employment</b>	
<b>Site Code</b>	<b>Site Address</b>
Bov/e1	Land between Ley Hill Road and Bakers Wood

### **LEISURE & RECREATION**

<b>Green Belt to Leisure</b>	
<b>Site Code</b>	<b>Site Address</b>
Bov/L1	Drive-Thru Cinema, Bovington Airfield

### **SOCIAL / COMMUNITY**

<b>Amend Existing Major developed Site in the Green Belt Designation</b>	
<b>Site Code</b>	<b>Site Address</b>
Bov/c1	Bovington Prison

## **KINGS LANGLEY**

### **RESIDENTIAL**

<b>Green Belt to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
KL/h3	Rectory Farm, Rectory Lane
KL/h5	Hill Farm, Love Lane

<b>Employment to Residential / Mixed</b>	
<b>Site Code</b>	<b>Site Address</b>
KL/h1	Sunderlands Yard, Church Lane
KL/h2	Ex- Kings Langley Building Supplies

### **LEISURE & RECREATION**

<b>Green Belt to Leisure</b>	
<b>Site Code</b>	<b>Site Address</b>
KL/L1	Rectory Farm
KL/L2	Rucklers Wood, Rucklers Lane

### **HISTORIC HERITAGE**

<b>Site Code</b>	<b>Site Address</b>
KL/hh1	Rucklers Lane flint bungalows

## **MARKYATE**

### **RESIDENTIAL**

<b>Green Belt to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
M/h3	Foxdall Farm, Luton Road
M/h4	Dammersley Close
M/h5	Land at Westerley Road, Albert Street

<b>Rural Area to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
M/h1	Land at Cheverells Green (east)
M/h6	Land at Buckwood Road
M/h7	Land at Buckwood Road/Cavendish Road
M/h9	Land at Cheverells Green (west)

<b>Open Land to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
M/h8	Land rear of Pickford Road, Cleveland Road, Sursham Court and Farrer Top

<b>Employment to Residential / Mixed</b>	
<b>Site Code</b>	<b>Site Address</b>
M/h2	Hicks Road / A5

<b>Rural Area to Mixed Transport/Community Use</b>	
<b>Site Code</b>	<b>Site Address</b>
M/t1 a&b	Land at Slip End / Pepsal End

## **OTHER SETTLEMENTS**

### **RESIDENTIAL**

<b>Green Belt to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
O/h2	The Twist, Wiggington
O/h6	Bourne End Lane, Bourne End
O/h8	End of Nunfield, Chipperfield
O/h9	Ackwell Simmons Ltd, Chapel Croft, Chipperfield

<b>Rural Area to Residential</b>	
<b>Site Code</b>	<b>Site Address</b>
O/h4	Grange Road, Wilstone (DBC housing submission)
O/h5	Grange Road, Wilstone (landowner submission)
O/h7	Wilstone Bridge, Tring Road, Wilstone

<b>Employment to Residential / Mixed Use</b>	
<b>Site Code</b>	<b>Site Address</b>
O/h1	Bourne End Mills (employment & residential)
O/h3	Bourne End Mills (elderly persons complex)

## **LEISURE & RECREATION**

<b>Green Belt to Leisure/Tourism</b>	
<b>Site Code</b>	<b>Site Address</b>
O/L1	Piccotts End Pumping Station

## **TRANSPORT**

<b>Other Transport Proposals</b>	
<b>Site Code</b>	<b>Site Address</b>
O/t1	Water End A4146

This publication is about **Site Allocations, Development Plan Document, Issues and Options Paper**. If you would like this information, or you would like to contact the Council in any language not listed above, please call 01442 867213.

**If you would like this information in another format, such as large print or audio tape, please call 01442 228660 or for Minicom only 01442 867877.**

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જો તમને આ માહિતી જુદી રીતે મેળવવી હોય તો દા. ત. મોટા અક્ષરો અથવા ઓડીયો ટેપ, તો મહેરબાની કરીને 01442 228660 અથવા માત્ર મીની કોમ 01442 867877 ઉપર ફોન કરો.