



Green Lane/Buncefield Lane Development Brief

Consultation Draft

Draft Supplementary Planning Document

August 2007

This publication seeks your opinions about the design, layout and requirements for new housing development at Buncefield Lane/Green Lane, Hemel Hempstead. 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.

這刊物向你諮詢有關Buncefield Lane/Green Lane, Hemel Hempstead 建屋新區的設計、建築分佈及規格。如果你需要以你的母語寫成的資料，或有任何問題需要聯絡政府，請致電 01442 867212 查詢。

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یہ اشاعت ہیمپسٹیڈ لین / گرین لین ہیمپسٹیڈ Buncefield Lane/Green Lane, Hemel Hempstead میں ہے۔ اگر آپ یہ معلومات اپنی زبان میں گھروں کی تعمیر کے ذریعے یعنی نقشے ہر تیب اور ضروریات کے بارے میں آپ کی رائے جاننے کے لئے ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہوں، یا کونسل سے کسی اور معاملے میں رابطہ قائم کرنا چاہتے ہوں تو براۓ مہربانی 01442 86721 پر فون کریں۔

اگر آپ یہ معلومات کسی اور شکل میں چاہتے ہیں، جیسے بڑی چھپائی یا آڈیو ٹیپ تو براۓ مہربانی فون کریں 01442 228660 یا مینی کام کے لئے 01442 867877۔

આ પ્રકાશન, બાઉન્સફીલ્ડ લેઈન/ગ્રીન લેઈન હેમલહેમ્સ્ટેડમાં નવા રહેઠાણના વિકાસ માટે, રહેઠાણના આકાર, નકશા અને જરૂરિયાતો વિષે તમારા અભિપ્રાયો જાણવા માંગે છે. જો તમને તમારી ભાષામાં આ માહિતી મેળવવી હોય અથવા બીજીકોઈ બાબત માટે કાઉન્સિલનો સંપર્ક સાધવો હોય તો, મહેરબાની કરીને ટેલિફોન નંબર 01442 867212 ઉપર ફોન કરો.

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.

Produced in partnership

Entec

**THE CROWN
ESTATE**

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1. Overview

This Development Brief is for the land at Green Lane/Buncefield Lane in Leverstock Green, allocated as Housing Proposal Site H38 in the Dacorum Borough Local Plan. It has been produced for Dacorum Borough Council by Entec UK Ltd (planning consultants for The Crown Estate) in collaboration with Officers at Dacorum Borough Council. There has also been initial involvement from residents' representatives, key stakeholders and technical specialists who have provided key inputs relating to the content of the Brief. Further input will be sought as part of consultation on this draft Brief.

1.1 Purpose of the Development Brief

The purpose of this Development Brief is to:

- Set out a planning policy framework for the site which builds on the policy in the Local Plan;
- Set out the context for the comprehensive development of the site;
- Set out design and development principles to guide the developers of the site; and
- Ensure that key stakeholders and local residents have an opportunity to influence the way in which the site is developed.

1.2 Public Consultation

This draft Development Brief is accompanied by a Sustainability Appraisal (incorporating Strategic Environmental Assessment), and a draft Consultation Statement which sets out how key stakeholders have influenced the preparation of this draft Development Brief, including details of a workshop held on 22 May 2007.

All of these documents are subject to a consultation period ending on 14th September 2007. Please see Dacorum Borough Council's Planning web pages to view all consultation documents and to download a response form <http://www.dacorum.gov.uk/default.aspx?page=1882>

Alternatively, to obtain a copy of the draft documents please contact the Development Plans team on 01442 228660 Consultation Response Forms should be sent to:

Development Plans
Planning & Regeneration Service
Dacorum Borough Council
Civic Centre, Marlowes
Hemel Hempstead
Hertfordshire HP1 1HH

Alternatively comments can be e-mailed to: development.plans@dacorum.gov.uk

A consultation exhibition will be held at the Civic Centre from 3rd August to 19th August and from 8th September to 14th September, and at Leverstock Green Village Hall from 20th August to 7th September and will be manned by Dacorum Borough Council officers and Entec on 20th August.

1.3 Vision and Objectives

The overall vision for the site is to create a form of development that reflects the natural features and assets on and around the site and that has strong links with the wider community of Leverstock Green and Hemel Hempstead.

The Development Brief encourages development of the site to achieve this vision through setting out comprehensive development requirements and design principles that relate to Dacorum Borough Council's 'Urban Design Assessment'. The Brief highlights the existing qualities of the site and its surroundings which should be used to foster a unique sense of identity with regards to both the built and natural environment. The detailed objectives of the Brief are summarised below:

- Provide a high quality residential development of around 80 dwellings, using materials sympathetic to the area;
- Create a safe and pleasant environment in which to live;
- Secure an appropriate level of affordable housing;
- Ensure that sustainable design and construction measures are incorporated;
- Maintain and enhance existing wildlife features;
- Retain and supplement existing hedgerows and landscaping to provide a soft edge to the settlement and to the countryside beyond.
- Create and strengthen pedestrian and cycle links to nearby facilities, public transport routes and employment locations; and
- Incorporate appropriate sustainable drainage measures to address localised flooding issues.

1.4 Site, Location and Ownership

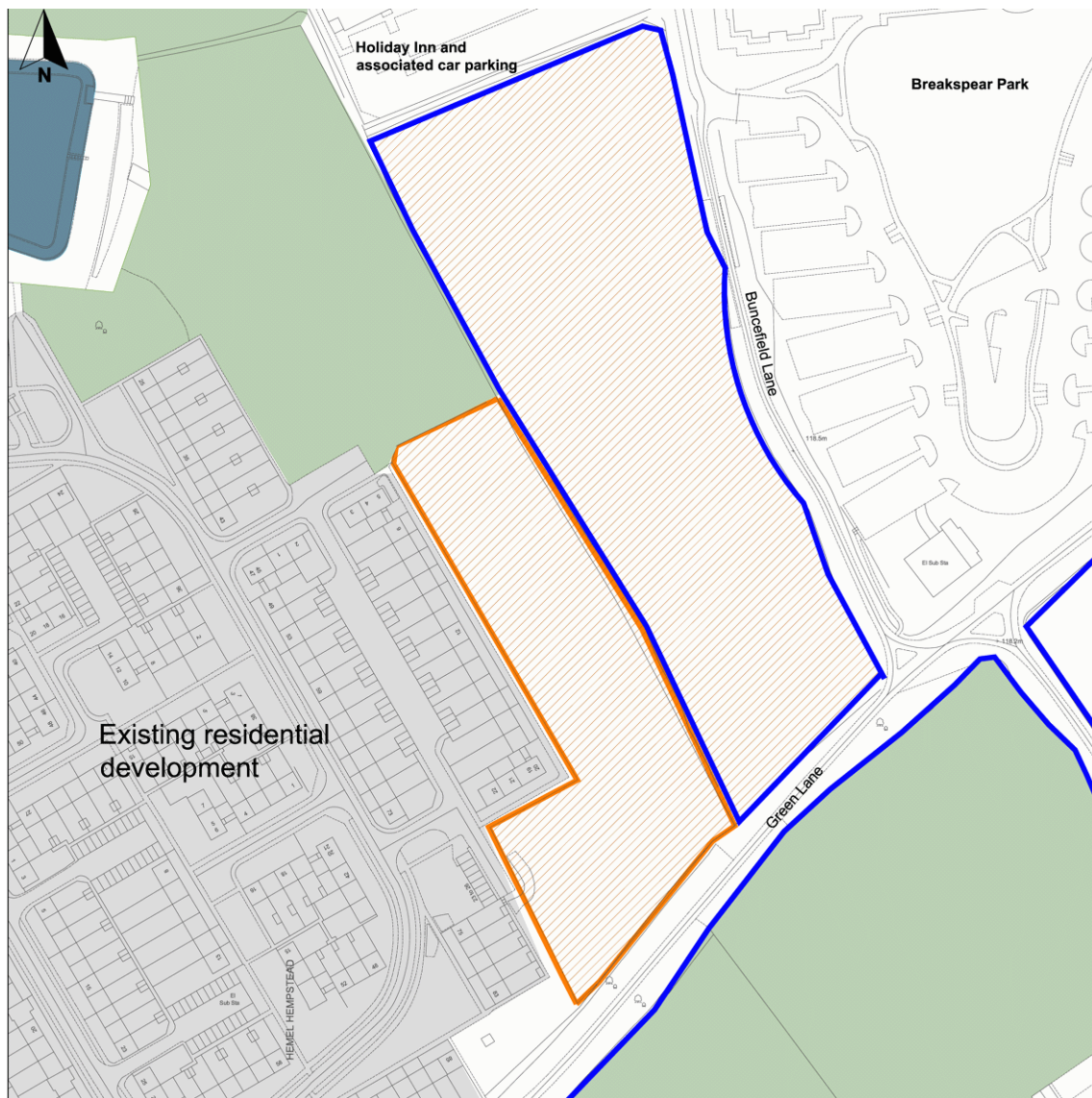
Figure 1.1 shows the site location, land ownership and local context of the 2.4 hectare site, which is located on the eastern side of Hemel Hempstead. The site is bounded to the east by Buncefield Lane, with Green Lane running to the south. The site consists of two distinct areas. The western part of the site which is owned by Dacorum Borough Council is currently an area of informal open space that adjoins the existing housing area. The eastern part of the site which is owned by The Crown Estate is agricultural. A hedgerow along a bank, with several mature trees separates these two parts of the site.

Breakspear House and its car park are located immediately to the east of the site. This car parking area is separated from the site by a hedgerow. To the north of the site is the Holiday Inn and car park. The area to the south east and south of the site is currently agricultural.

Beyond this area to the south, is site H42, Westwick Farm which is also allocated for housing and is visually connected to the Green Lane site. To the north west of the site is an area of open land with a balancing pond. This area is open land and forms part of a green wedge.

This site slopes from the north eastern corner down to the south eastern corner.

Figure 1.1: Site Location Plan

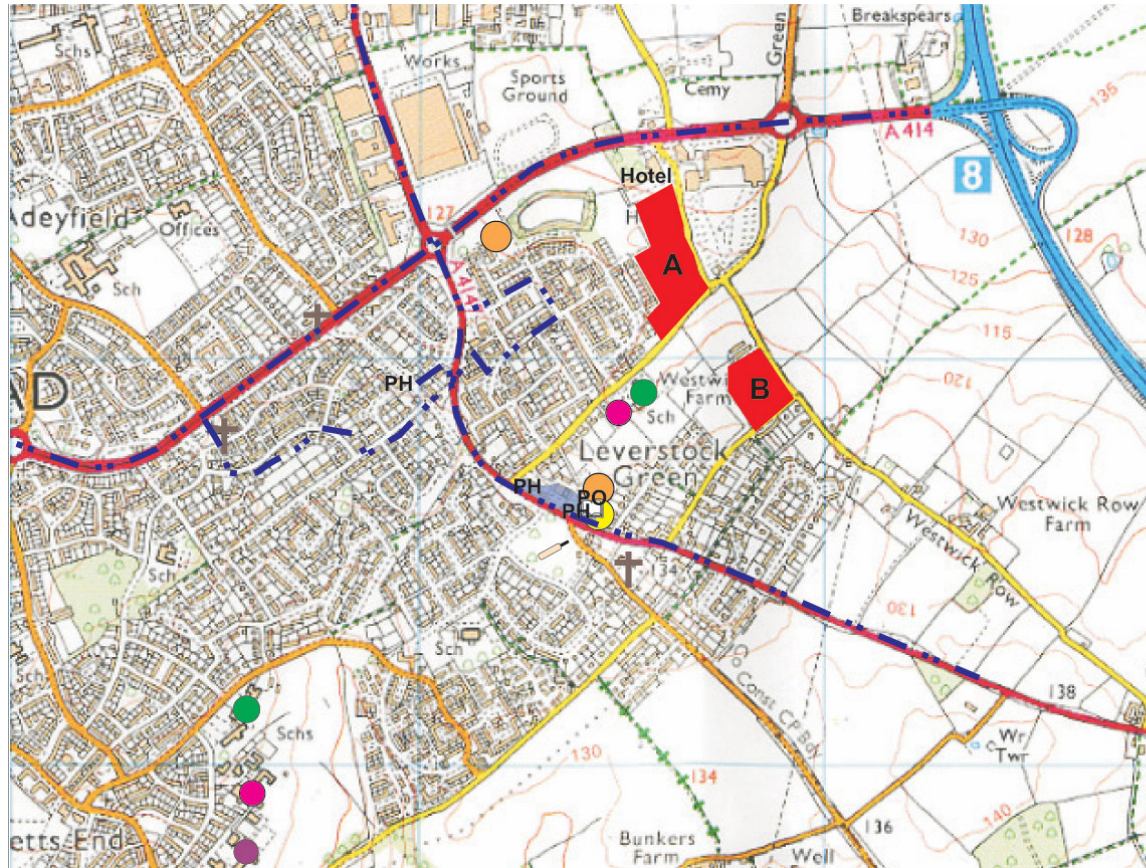


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-  Crown Estate Land Ownership
-  Dacorum Borough Council Land Ownership
-  H38 Local Plan Housing Allocation
-  Existing housing
-  Open space
-  Balancing pond

The site is easily accessible to a number of local community facilities in Leverstock Green. The location of these facilities in relation to the site is shown in Figure 1.2

Figure 1.2 Site Context



A	B	A- Green Lane, B- Westwick Farm Site
		Local Centre with shops
		Community & Social Primary School
		Secondary School
		Library
		Places of Worship
		Community Centre/Youth Centre
		Nursery
PO		Post Office
PH		Public House
		Key Bus Routes
		Cricket Club
		Children's Play Area

2. Planning Context

The planning policy context for the development is set by national planning policy guidance, the development plan and supplementary planning documents. These key documents have informed development of this Brief and should be taken into account at the detailed design stage. The key points from the relevant guidance are summarised Appendix A.

The key policy requirements for the H38 Green Lane site are set out in the Schedule of Housing Proposal Sites in the Dacorum Borough Local Plan (Adopted 2004) as follows:

Site Reference:	H38
Site location:	Green Lane/Buncefield Lane
Area (Ha):	2.4
Net capacity:	80
Planning Requirements:	<p>High quality housing and landscaping. A high level of affordable housing is required (i.e. 40% of the total number of units). Substantial open area needed as buffer to the adjoining open land. Hedgerows are to be retained as far as possible and supplemented. Buncefield Lane cycleway to be safeguarded (part of Proposal Tv: see Schedule of Transport Proposal Sites and Schemes and Transport Diagram 3). A new footpath route should cross the site from Buncefield Lane, linking to the open land to the west. Point closure of Buncefield Lane adjoining site.</p> <p>Vehicular access is to be provided from Green Lane and the lane widened between Leverstock Green School and the site access. Development Brief required; this may consider traffic routes and traffic management options further in conjunction with Proposal H42 (Land at Westwick Farm). The effect of the development on run-off must be investigated and appropriate drainage works undertaken. A contribution may be required towards increasing the capacity of the adjoining balancing pond. Programme of archaeological evaluation required and the implementation of any necessary impact mitigation measures. A contribution towards the provision of additional educational facilities will be required. Provision of local health facilities to be investigated.</p>

The net site capacity relates to the number of units proposed on the eastern part of the site owned by The Crown Estate. This is an estimate of appropriate site capacity considered through the Local Plan Inquiry. Cabinet have since agreed that a 10% increase in numbers can be assumed on Greenfield sites when assessing overall urban capacity within the Borough.

In addition to the key Local Plan policies that are relevant to the development of the site (identified in Appendix A), there are a number of Supplementary Planning Documents (SPD) that are relevant. These include SPD on environmental guidelines, development in residential areas, parking standards, energy efficiency and conservation, landscape character and water conservation.








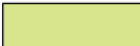


3. Site Constraints and Opportunities

This section of the Development Brief identifies the key constraints and opportunities on the site that have influenced the principal design decisions for the development framework.

Figure 3.1: Key Constraints and Opportunities



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-  Existing woodland/hedgerow
-  Trees
-  Defunct or breaks in hedgerow
-  Indication of slope
-  Views into the site
-  Potential pedestrian access
-  Potential for new hedgerow planting
-  Open land
-  Potential site access (vehicular)
-  Approximate location of surface water sewer crossing site

3.1 Land Use and Surrounding Uses

- The eastern part of the site is currently agricultural and the western part of the site is a grassy area used for informal recreation. The two areas are divided by trees and hedgerow which constrains the development by restricting the location and orientation of new buildings. However, it does provide an opportunity to link the two areas through carefully designed public and semi private open space.
- Houses in St. Margarets Way face directly onto the western part of the site, so consideration should be given to a landscaped buffer area adjacent to the existing housing.

3.2 Landscape and Visual Characteristics

- The site slopes down to the south eastern corner and a distinct, small valley feature runs through the site flowing on a north west to south east axis. Although this valley is defined as ‘dry’ as it has no permanent river or stream running through it, the area is known to suffer from flooding.
- The north, east and southern boundaries are, with the exception of the poorer southern section along Buncefield Lane, well defined by hedgerows with mature trees. The site is divided in two by hedgerow with an existing gap in the lower section that could be used to provide access between the two areas.
- There are dry ditches along the southern and eastern boundaries of the site. Consideration should be given to using these ditches for site drainage, potentially linking with a wider Sustainable Urban Drainage System (SUDS).
- Strong boundary planting limits views into the site from lower ground, but there will be clear views at ground level from the properties by St Margarets Way/Datchworth Turn and more restricted views from the upper floors of the Holiday Inn and Breakspear Park into the site.
- The mature boundary hedgerows provide an opportunity, through the use of appropriate management techniques and additional planting, to screen the development, particularly from the north, south and west.

3.3 Access and Movement

- Buncefield Lane to the east of the site is a narrow single carriageway two-way road. At the south eastern corner of the site, Buncefield Lane forms an informal give-way controlled staggered ‘T’ junction with Green Lane and Westwick Row. There are no carriageway markings at the junction, in keeping with the narrow rural nature of the road. Visibility splays are also narrowed by tall hedgerows within the verge area.
- Between Buncefield Lane and Leverstock Green Way, Green Lane continues as a narrow single carriageway two-way road up to the Leverstock Green School at which point the carriageway widens, where there are footways and traffic calming.

There is an opportunity to widen the carriageway on Green Lane between the site access and Leverstock Green School and consideration should be given to providing a new footpath here.

- The nearest bus stops to the site are located on the A414 at Breakspear Way and to the east of the site on Micklefield Road.
- The Highways Authority has advised that a single point of access will be required for this site. The Local Plan requires that the access should be located on Green Lane. The possibility of an alternative access from Buncefield Lane will however be explored as part of this consultation.
- There is the opportunity to retain the informal footpath that runs east/west on the northern most part of the site and to formalise this.
- There is opportunity for creation of other footpath and cycle routes linking the site to the open land and to the existing residential development to the west. Advice on the precise location of these new routes will be sought from the Council's Rights of Way Officer.

3.4 Open Space and Trees

- The area of open land to the north west of the site forms part of a 'Green Entry to the Town'. The development should retain this green link through maintaining mature boundary planting, provision of open space and providing links to this open land from the site.
- The western part of the site contains several mature ornamental and native species specimen trees. The development will need to accommodate these (subject to the advice of the Council's Trees and Woodlands Officer, whilst also incorporating new public and semi-private open space areas in accordance with the Borough Council's standards.

3.5 Ecology

- An Extended Phase 1 Habitat Survey was undertaken in November 2004 to determine whether there are any features of nature conservation importance present on the site. There are no statutory nature conservation sites and 11 non-statutory sites within 2km of the site boundary.
- There are species-poor hedgerows around the periphery of the site and down the central part of the site. None of these qualify for special protection under the Hedgerow Regulations 1997, although they are of some nature conservation value.
- Mature trees should be retained as some of them provide suitable habitat to support roosting bats.
- There are no known badger setts on or within 30m of the site's boundary. However, there are badger setts in the area of open land to the north west of the site. Consideration therefore needs to be given to the incorporation of a green

corridor linking the areas of green space to the north west of the site to open countryside beyond the town.

- There is a balancing pond to the north west of the site that has potential to support a population of great crested newt.
- Further advice regarding ecology issues will be sought from the Hertfordshire Biological Records Centre and the local Wildlife Trust.

3.6 Cultural Heritage

- There are no Scheduled Monuments, listed buildings or recorded features within the site, although there are 12 recorded features within a 500m study area.
- A geophysical survey of the site has been undertaken following a desk study. The geophysical survey did not identify any likely features of archaeological interest. However there remains some potential for the presence of items of archaeological interest, as evidence from nearby sites suggests the potential for remains indicating occupation from the Prehistoric period onwards.
- Whilst there are no known archaeological constraints to development, excavation of trial trenches is likely to be required prior to submission of a planning application.
- Further advice regarding archaeological issues will be sought from experts at Hertfordshire County Council and local history groups.

3.7 Hydrology and Hydrogeology

- The site lies in Flood Zone 1. Whilst it is not in the floodplain, a Flood Risk Assessment that focuses on any increase in surface water runoff will be required. An appropriate drainage system will have to be thoroughly investigated to prevent flooding in the south eastern corner of the site. Localised flooding caused by surface run off currently affects this site. Other sources of flooding will also require further investigation.
- Development of the site provides an opportunity to address the current flooding problem through provision of a new water balancing feature. There is an opportunity to provide this on the area of open land to the south of Green Lane. The balancing feature could also serve development on the Westwick Farm site.
- The site lies in Groundwater Protection Zone 3, a designation given to groundwater sources used for public water supply that may be at risk from contamination. This will need to be considered as part of the design of the drainage system for the development and advice sought from Thames Water and Three Valleys Water.

3.8 Utilities Infrastructure

- A public surface water sewer (450mm in diameter) crosses the site. No buildings will be allowed immediately over the pipe or within 5 metres of the centre line, although gardens, public open spaces and roads can be positioned over it. Subject to engineering constraints it should be possible to divert the route of this with agreement from Thames Water Ltd.
- There is also a public surface water sewer (375mm) that originates in the development site. If no off site customers are connected to this site then it should be possible to 'divest' this sewer, which will allow the developer to remove the pipe. This can only be carried out with the agreement of Thames Water Ltd and is usually carried out at the developers' own expense.

3.9 Social/Community Infrastructure

- There are a number of community facilities including, a primary school, shops and a village hall in the vicinity of the site, mostly in the Leverstock Green local centre to the west and south west of the site. There is however, no doctor's surgery/health centre in Leverstock Green.
- Contributions towards existing and potential new community facilities will be considered as part of the development process. These contributions will need to be of a scale appropriate to the size and impact of the new development.

4. The Design Framework and Development Principles

Following the review of the site as it is at present, identification of opportunities and constraints and a workshop event to obtain technical inputs and inputs from residents' representatives, a design framework and series of development principles have been developed. The design framework (Figure 4) illustrates an indicative layout for the new residential development showing how the site could be developed for housing. The design framework illustrates how development on the site should be integrated within the surrounding area through appropriate building patterns, open space links and high-quality landscape design.

The design themes included in this chapter have been influenced by the Dacorum Borough Council document 'Urban Design Assessment for Hemel Hempstead (January 2006)'. Regard should be made to this document along with Appendix 3 of the Dacorum Local Plan 'Layout and design of residential areas' and the Council's Supplementary Planning Guidance 'Development in Residential Areas'.

Key development principles are set out below and build upon the vision and objectives outlined in Section 1.3.

Figure 4.1: The Design Framework



4.1 Access and Highway Improvements

- The Local Plan requires a single point of access on Green Lane. Local residents have however requested that consideration is given to an alternative access point off Buncefield Lane. This option will be explored with the County Council in their capacity as Highways Authority.
- Part of the woodland/hedgerow boundary to the site may need to be removed in part and the remaining managed to accommodate the visibility splay for this access.
- Junction design is subject to further detailed discussions with the County Council as Highways Authority and is expected to take the form of a give-way controlled priority 'T' junction.
- General provision of carriageway markings and signage should be provided and extended where these are absent in the vicinity of the site access.
- Green Lane should be widened between the site access and Leverstock Green School, with provision of a new footway and cycleway to encourage residents to walk to nearby facilities and services.
- Consideration should be given to the rural character of the local road network when designing new access and circulation routes for the development.
- Improved highway drainage is required at the junction between Green Lane and Buncefield Lane.
- Applications will be expected to meet current national and local standards for highway design, access and servicing arrangements. Regard should be had to 'Roads in Hertfordshire - A Guide for New Developments' and also the more recent guidance 'Manual for Streets' published by the Department for Communities and Local Government (DCLG) and Department for Transport (DFT).
- Traffic management options may need to be considered in conjunction with the development of the Westwick Farm site (Local Plan Allocation H42).
- Further advice regarding highway requirements for the site will be sought from the Highways Authority as part of this consultation.

4.2 Footpath and Cycle Links

- There should be direct footpath and cycle links from the site and Buncefield Lane to the open space to the north-west. The illustrative concept shows this new link

following the line of an existing informal footpath that crosses the northern part of the site.

- Provision should be made for links across the site to improve public access and to provide a choice of links for all members of the community. These links to adjoining residential development and Green Lane provide access to local facilities such as Leverstock Green School and shops, and to bus stops in the centre of Leverstock Green and on Micklefield Way.
- The detailed design and location of these new pedestrian and cycle links will be subject to the agreement of the Council's Rights of Way Officer.
- The Buncefield Lane cycleway is to be safeguarded.

4.3 Parking

- Detailed guidance on parking provision is set out in Appendix 5 of the Dacorum Local Plan and in the Borough Council's 'Accessibility Zones for the Application of Car Parking Standards' (July 2002) which supplements the County Council's Supplementary Planning Guidance (SPG) for parking provision at new development (December 2000). The County Council's guidance is currently under review. At the detailed design stage it is therefore advisable to contact the County Council with regard to current design and layout standards for parking.
- All parking demand generated by the development should be met on site.

The Local Plan sets out the following maximum car parking standards that should be applied to the site:

Table 4.3 Maximum Car Parking Standards by Dwelling Type

Description	Maximum Standards	Parking	Cycle Parking Standards
1 bedroom dwelling/bed-sit	1.25 spaces		1 l/t space per unit if no garage/shed provided
2 bedroom dwellings	1.5 spaces		
3 bedroom dwellings	2.25 spaces		
4 or more bedroom dwellings	3 spaces		

(Source: Dacorum Borough Local Plan 1991-2011, Adopted April 2004)

On-Street Parking

- On-street parking and communal parking areas should be designed as shared surfaces with appropriate landscape design, defined pedestrian routes, and clear visibility from the residential development it is intended to serve.

Garages

- Where garages are provided these must be set behind the front building line to ensure continuous building frontage and natural surveillance and must not dominate the building design.
- Details of the design, layout and size of garages can be found in Appendix 5 of the Dacorum Local Plan and in County Council guidance.

Cycle Parking Provision

- Appropriate provision must be made for secure cycle parking in the form of lockers or sheds in accordance with the above standards and the Hertfordshire County Council Cycle Parking Guide.

4.4 Landscape Strategy and Trees

- New development and associated structural planting should respect and enhance existing landscape features and views. A detailed tree survey will be required as part of the planning application.
- The mature hedgerows and ecological corridors along Green Lane and Buncefield Lane should be preserved and enhanced to retain their value.
- Proposals should take the opportunity to address and protect the character of the urban-rural fringe to provide a defined, soft edge to developed areas in Hemel Hempstead.
- The existing boundary between the two parts of the site, made up of hedgerow and trees should be retained with a long-term management and replacement planting strategy agreed with the Council's Trees and Woodland Manager.
- New planting should be in the form of locally appropriate native planting species and any ornamental planting designed according to sustainable principles.

4.5 Open Space

- The main public open space should provide informal recreation opportunities for a range of users together with habitat value to enhance wildlife links to the wider area.
- The linear landscaped area to the west of the site will continue to provide open space for use by the new and existing community. This will be supplemented by additional smaller areas of open space which could, for instance, provide opportunities for local play areas as appropriate.
- Leisure space is to be provided in accordance with Local Plan Policy (Policy 76 and Appendix 6 - at least 5 percent of development area or 1.2 hectares per 1,000 population).

- Further advice regarding the precise nature of the open space and future management arrangements will be sought from the Council's Parks and Open Spaces Manager and incorporated into the final Development Brief.

4.6 Ecology

- At the detailed design stage and prior to construction, reference should be made to the Extended Phase 1 Habitat Survey of the site that was undertaken by Entec on 29 November 2004. To conform with legislation, if suitable habitat for protected species is to be removed, further surveys, such as a great crested newt survey may need to be undertaken prior to development taking place.
- Vegetation that supports important habitats and biodiversity should be preserved, enhanced and protected, particularly during construction through the establishment of appropriate protection zones and landscape buffers.
- A green corridor should to be incorporated to link the areas of open space to the north west with the open countryside beyond the town. There are badger setts in the area of open space to the north west of the site and this corridor will assist in ensuring their access to the wider countryside.

4.7 Urban Design Principles

Building Types, Design and Materials

- New development should be made up of a diversity of housing types and tenure mixes, designed to be flexible in order to meet the needs of future residents.
- High quality contemporary design will be encouraged, to enrich the existing built form. Due to the limited size of the site, a consistent design theme should be adopted throughout. This design approach should avoid large areas of unrelieved roofs through appropriate roof articulation and incorporate a strong vertical emphasis.
- Affordable housing within the site should be of the same external design and quality as the open market units.
- Residential development will primarily be two-storey; however taller properties may be appropriate for certain parts of the development site, depending upon a detailed assessment of topography and privacy issues
- Consideration should be given to incorporating terraced and town housing within the scheme. This housing style is characteristic of this part of Leverstock Green and makes more efficient use of available land.
- High quality hard and soft landscaping will be required throughout the development.

Density

- The proposed mix of dwelling types, incorporating a number of 1 and 2 bedroom units in an area accessible by good public transport and close to facilities and a safeguarded cycle route is likely to reduce the need for car travel. Therefore densities in the Local Plan range of 30 to 50dph (Policy 22) are appropriate.
- The density profile for the site should be lower to the west in order to protect views from the open space to the north west and from the existing residential development to the west.

Building Lines and Setbacks

- Building lines, with appropriate breaks and setbacks, must be strong and consistent to create a sense of continuity and definition to streets and spaces.
- Development along the western boundary of the site should be set back from the adjacent areas of open space and existing residential properties.

Boundaries and Means of Enclosure

- The design and layout of the site should ensure a clear distinction between areas of private and public space, to clarify management and maintenance responsibilities.
- Back gardens should not front onto public areas, such as roads or open space.
- In addition to fencing, an appropriate range of alternative boundary treatments should be considered, including walls, railings and hedges.

Orientation

- Where possible, dwellings should be positioned on an east/west axis, with habitable rooms to the south to maximise passive solar gain. Solar gain will also be maximised if overshadowing is avoided.

Safety and Security

- Opportunities for crime prevention should be maximised through effective street lighting although consideration needs to be given to light pollution issues.
- The layout should avoid blank walls and promote natural surveillance by ensuring open space, footpaths, cycle ways and parking areas are overlooked by dwellings. The Environmental Guidelines SPG provides advice on this, as does the Secure by Design project. Developers should take account of the advice of the Police Crime Prevention Unit for the area and consult 'Safe Places: The Planning System and Crime Prevention' which can be viewed at www.planningresource.co.uk.

Gardens, Amenity Space and Spacing of Dwellings

- All residential developments are required to provide an area of private open space for dwellings. Appendix 3 of the Dacorum Local Plan sets out detailed requirements for gardens and amenity space.

- Gardens should be positioned to the rear of the development and have a minimum depth of 11.5 metres. However, there should be a range of garden types and sizes within the site to provide choice and reflect dwelling size and type.
- There should be a minimum distance of 23 metres between the main rear wall of a dwelling and the main wall (front or rear) of another to ensure privacy. A minimum rear to side distance is usually considered to be 12 metres.

Streetscape Elements

- Streets should adopt pedestrian priority with shared surfaces and ‘homezone’ principles that link the site to existing pedestrian and cycle routes, bus stops and local community facilities.
- Streets should be well connected with pockets of overlooked public open spaces or squares that create points of interest and space for informal recreation.
- To ensure clarity regarding management responsibilities there should be a clear definition between public and private space.
- Provision should be made for waste management facilities to serve any apartments or flats. These should be conveniently positioned for residents, well screened and of sufficient size to cater for both normal domestic waste and recycling. Appropriate provision for the storage of wheelie bins and recycling boxes should also be made for housing. This provision should accord with the Borough Council’s Advice Note on The Storage of Refuse at Residential Developments (June 2006).

Landmarks and Feature Buildings

- Architecturally distinctive, low key feature buildings should be incorporated into the scheme at key landmark locations. These should lend a strong identity to the site. Appropriate locations for such buildings might be at the site entrance, the focus of key vistas within the site and fronting on to the key public open spaces.

4.8 Sustainable Building Practices and the Environment

Sustainable Building

- The development should achieve a minimum EcoHomes standard of ‘Very Good’ (or equivalent replacement standard). This will ensure that the development maximises opportunities to incorporate water storage, recycling facilities and sustainable power sources within each dwelling to create a physical demonstration of best practice and innovation;
- Dwellings should provide the opportunity for change of internal use, landscape design and property expansion. The Local Plan requires that at least 10% of the dwellings should be designed as lifetime homes

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- Sustainable drainage flood risk assessment focussing on surface-water runoff has been undertaken and will need to be submitted and taken into account as part of the planning application.
 - The Environment Agency has confirmed that a Sustainable Urban Drainage System (SUDS) would be acceptable in principle on the site, although the depth of penetration of soakways should be restricted to a maximum of 3 metres.
 - An outline drainage strategy including an outline SUDs strategy should be produced and submitted as part of the planning application. This should have regard to Dacorum Borough Council's SPD on Water Conservation (July 2005) for guidance on appropriate sustainable drainage practices.
 - If a balancing feature/water storage pond is required, consideration will be given to location of this feature off site to the south of Green Lane. This could also serve the Westwick Farm/Pancake Lane housing site to the south. The precise nature and timing of provision of this facility would be secured through a legal agreement. Appropriate boundary treatment would need to be considered to ensure public safety is not compromised.
 - Suitable water conservation measures such as water re-use/recycling systems and rainwater collection systems should be incorporated into the scheme where appropriate.

Cultural Heritage

- Trial trenches will be required on the site prior to the submission of a planning application. The location and extent of these will be agreed by Hertfordshire County Council Archaeologists. Appropriate mitigation would need to be agreed at the relevant stage if necessary.
- Any further advice received as part of consultation on this draft Brief will be incorporated into the final document.

Infrastructure Requirements

- Discussions would need to take place with Thames Water Ltd to assess infrastructure supply to the site and the extent of works that may be required.
- Discussions would need to take place with Thames Water Ltd regarding the diversion of surface water sewers on the site.
- Advice is required from EDF and Transco regarding gas and electricity supply and will be incorporated into the final Brief.
- The developers will be required to demonstrate that there is adequate capacity in relation to water supply, surface water, foul drainage and sewerage treatment to serve the development and that it would not lead to problems for existing users.

5. Implementation and Developer Contributions

5.1 Planning Applications

The Borough Council expects a comprehensive planning submission that accords with the Dacorum Local Plan and the details set out in this Development Brief. Applicants should demonstrate how the application accords with this Brief and other relevant documents.

Applicants will be required to provide sufficient information and appropriately detailed plans to enable the Council to assess the full impacts of the proposals. This should include:

- A supporting statement of how the application meets the Brief and the Local Plan requirements;
- A Design and Access Statement;
- A transport assessment;
- A flood risk assessment and outline drainage strategy;
- A tree survey;
- A sustainability checklist/statement;
- An ecological assessment;
- An assessment of archaeological potential;
- A land contamination report; and
- Landscape strategy.

5.2 Developer Contributions

Certain aspects of the proposed development will need to be covered by a legal agreement. This is likely to include the following:

- Affordable housing: The Council usually seeks to provide a high proportion of affordable housing on land within its ownership. The portion of the site currently within the ownership of The Crown Estate must also make an appropriate contribution to the overall level provided. This should equate to around 40% of the total units on this part of the site. If the Council decides to dispose of its portion of the site, the developer will be expected to provide a minimum of 40% affordable housing across the whole site (i.e. The Crown Estate owned-land and Council-owned land combined). This affordable housing provision should include a range of house types which should be built to the same standards and design as those sold on the open market. The Borough Council generally seeks to achieve a 75/25 split

in favour of rented accommodation, with 25% made up of intermediate rent or shared ownership;

- Open Space: To include level of provision, management and timing. This will include provision of an appropriately equipped and landscaped open space and provision of a commuted sum for future maintenance through a covenanted, long term, management arrangement. The detailed requirements will be established through consultation with the Council's Parks and Open Spaces Manager;
- Contributions towards the provision of additional educational facilities, or upgrading of existing facilities. Regard should be had to the County Council's guidance on education contributors;
- Regard should be had to the County Council's guidance on the level of contributions usually required for libraries and childcare facilities, although this will be a matter for detailed discussions once the precise mix of unit sizes and types is agreed;
- The provision of fire hydrants;
- Contributions towards the provision of new or upgrading of existing health facilities may be required, depending upon advice received from the Primary Care Trust;
- Provision of new and/or upgrading of existing pedestrian and cycle links;
- Where appropriate the Highway Authority may seek contributions to promote sustainable transport measures/schemes; and
- Off-site highway improvements, including possible widening of Green Lane between the site access and Leverstock Green School will be discussed with the County Council and Highways Authority and further information regarding their requirements included in the final Brief if available.

5.3 Phasing

Due to the size of the development it is anticipated that it would be developed as a single phase. Off-site highway improvements should be either completed or provided for with realistic prospect of completion before occupation of new dwellings.

5.4 Buncefield and HSE Investigation

There is currently a 190 metre consultation zone around the Buncefield Oil Depot. The Development Brief site does not fall within this consultation zone. The Health and Safety Executive (HSE) is considering changes to the size of this consultation zone and the levels of restrictions within it. Whilst these changes are unlikely to affect this site, any changes to the HSE's planning advice will be fully taken into account at all stages of the development process.

6. Further Information

Reference should be made to the various documents referred to throughout this Brief. Further discussions are likely to be necessary with statutory undertakers and utilities and other relevant contacts. Details of these can be obtained from Dacorum Borough Council. Key contacts at the Borough and County Council includes:

Dacorum Borough Council	Laura Wood/Kirstin Smart/Lorna Clark Development Plans Unit	01442 228660
	Claire Covington - Parks and Open Spaces Manager	01442 228788
	Kate Bowles - Housing Enabling Manager	01442 228526
	Andrew Parrish/Robert Freeman /Mark Staincliffe, Development Control	01442 228376
	Mark Brookes – Dacorum Borough Council Planning Solicitor, Developer Contributions	01442 228380
Hertfordshire County Council	Kate Batt, Archaeologist	01992 555244
	Alexandra Stephens, County Property Unit	01992 588132
	James Dale/Dave Varney - Highways Design and Layout	01923 471320
	Passenger Transport:	01992 556765
Police Architectural liaison	Dave Mahon	01442 271045
Entec UK Ltd.	Helena Spencer	01926 439 095

Key Documents

- National Government Guidance in the form of PPGs and PPSs.
- Dacorum Borough Local Plan 1991-2011 (Adopted April 2004).
- Dacorum Borough Council SPD ‘Release of Local Plan Part II Housing Sites’ July 2005.
- Dacorum Local Plan Inquiry Inspector’s Report, August 2002.
- Dacorum Borough Council SPG ‘Area Based Policies’ and ‘Environmental Guidelines’, 2004.
- Dacorum Borough Council SPDs Energy Efficiency and Conservation, Water Conservation.
- Dacorum Borough Council ‘Social and Community Facilities Study, January 2006.
- Dacorum Borough Council Urban Design Assessment, January 2006.

- Hertfordshire Structure Plan Review 1991-2011 (Adopted April 1998).
- 'Roads in Hertfordshire': A Guide for New Developments' Hertfordshire County Council (detailed Highways standards and guidance).
- 'Manual For Streets,' Department For Transport (March 2007)

Appendix A

Planning Context

National Planning Policy Guidance

The following National guidance is relevant:

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1);
- Planning Policy Guidance Note 3: Housing (PPG3);
- Planning Policy Guidance Note 13: Transport (PPG13);
- Planning Policy Guidance Note 16: Archaeology and Planning (PPG16);
- Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (PPG17); and
- Planning Policy Statement 25: Development and Flood Risk (PPG25).

PPS1 sets out the broad principles of planning policy with the aim of delivering sustainable development through the land-use planning system. The concept of sustainability is fundamental and will be a key consideration in the preparation of the detailed design of the site.

PPS3 sets out the need for the planning system to deliver high quality housing that is well designed and built to a high standard. It seeks to ensure that housing is developed in suitable locations which offer a range of community facilities with good access to jobs, key services and infrastructure. The PPS advises Local Planning Authorities (LPAs) to set out a range of densities across the plan area rather than one broad density range, although 30 dwellings per hectare net is to be used as a national indicative minimum. LPAs are advised that land should be used effectively and efficiently and should achieve a good mix and choice of housing.

PPS9 sets out planning policies on the protection of biodiversity and geological conservation through the planning system.

PPG13 seeks to integrate land use and transport planning. It sets out the principles of sustainability in terms of 'reducing the need to travel' by locating developments close to existing services and facilities and providing access to a variety of modes of transport as suitable and viable alternatives to the car.

PPG16 sets out the importance of investigating and preserving any archaeological remains prior to development. **PPG17** sets out the importance of accessibility to existing and new open spaces from small children's play space, to playing fields and country parks. **PPS22** sets out the government's policies for renewable energy. **PPS25** provides guidance on the importance of assessing the flood risk associated with new development including that associated with increased surface run off.

The Development Plan

Under the new planning system the development plan comprises the approved Regional Spatial Strategy, RPG9 for the South East (March 2001), although this will be replaced by RSS14 for

the East of England once this is approved. The following also form the development plan and set the relevant policy context for the site:

- Hertfordshire Structure Plan Review 1991-2011 (Adopted April 1998); and
- Dacorum Borough Local Plan (1991-2011) (Adopted April 2004).

Hertfordshire Structure Plan Review 1991-2011 (Adopted April 1998)

The Structure Plan sets the strategic development framework for the County. It seeks to ensure that all development makes a positive contribution to achieving the sustainability aims and objectives of the Plan, and it emphasises that good design is essential to this.

Policy 1 seeks to ensure that the policies in the Plan and Local Plans enable activities and development in Hertfordshire to be carried out consistently with the principles of sustainable development.

Dacorum Borough Local Plan (1991-2011) (Adopted April 2004)

Policy 1 of the Local Plan seeks to ensure that development in the Borough is consistent with the aims of the framework for sustainable development set out in Policy 1 of the Structure Plan. The Policy includes a requirement for applicants for planning permission to submit a sustainability statement as part of their application.

Other key Local Plan policies relevant to development of the site are identified below:

- Policy 11: Quality of Development;
- Policy 12: Infrastructure Provision and Phasing;
- Policy 13: Planning Conditions and Planning Obligations;
- Policy 21: Density of Residential Development;
- Policy 18: The Size of New Dwellings;
- Policy 20: Affordable Housing;
- Policy 49: Transport Planning Strategy;
- Policy 76: Leisure Space in New Residential Developments;
- Policy 96: Landscape Strategy;
- Policy 99: Preservation of Trees, Hedgerows and Woodlands;
- Policy 118: Important Archaeological Remains;
- Policy 122: Energy Efficiency and Conservation; and
- Policy 124: Water Conservation and Sustainable Drainage Systems.

Supplementary Planning Documents (SPD)

In July 2005, the Council adopted SPD on the Release of Part II Housing Proposal Sites. The SPD seeks to phase the production of development briefs for the Part II sites. It splits the Local

Plan phase of 2006-2011 into three periods, with this site (H38) being identified in the third tranche.

Supplementary Planning Guidance (SPG)

Other key guidance of relevance includes the Council's Environmental Guidelines SPD and its SPD on development in residential areas of Hemel Hempstead, which provides guidance relating to the different character areas within the town.

In 2002 the Council adopted SPG on accessibility zones for the application of car parking standards. Other relevant SPG include those on energy efficiency and conservation, landscape character and water conservation. The County Council has adopted SPG relating to the design and layout of roads in new development.

Technical Studies

In addition to the above SPD/SPG, regard should be had to the technical studies that have recently been completed or are currently being completed by the Borough Council. The Urban Nature Conservation Study, The Urban Design Assessment and Study of Social and Community Facilities are all of particular relevance to the proposed development.
