



# **Westwick Farm/Pancake 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 Westwick Farm, Pancake 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Westwick Farm, Pancake 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。

如果你需要這資料的其他形式，例如大字版或錄音帶，請致電 01442 228660 或 01442 867877 (聾人電話)。

یہ اشاعت Westwick Farm, Pancake Lane, Hemel Hempstead ویسٹ وک فارم، پنکےک لین ہیمپسٹید میں نئے گھروں کی تعمیر کے ذریعہ ان نئے نقشے پر ترقی 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، براہ مہربانی 01442 867212 پر فون کریں۔

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

આ પ્રકાશન, વેસ્ટવીક ફાર્મ, પેનકેક લેઈન, હેમલ હેમ્પસ્ટેડમાં 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

FAULKNERS  
THE PROPERTY PROFESSIONALS

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# 1. Overview

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This Development Brief is for the land at Westwick Farm, Pancake Lane, allocated as Housing Proposal Site H42 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 Faulkners (representing the owners of Westwick Farm) and Officers at Dacorum Borough Council. There has also been initial involvement from residents' representatives, stakeholders and technical specialists who have provided technical inputs to 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 and ensure that traffic management options are considered jointly with the site at Green Lane (allocation H38);
- 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 Brief, including details of a workshop held on 22 May 2007.

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

Alternatively, to obtain a copy of the draft document please contact the Development Plans team on 01442 228660. Response forms should be returned by 14<sup>th</sup> September via email to [development.plans@dacorum.gov.uk](mailto:development.plans@dacorum.gov.uk) or sent to:

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

A consultation exhibition will be held at the Civic Centre from 3<sup>rd</sup> to 19<sup>th</sup> August and from 21<sup>st</sup> August to 7<sup>th</sup> September, and at Leverstock Green Village Hall from 20<sup>th</sup> August to 7<sup>th</sup> September and will be manned by Dacorum Borough Council Officers and Entec on 20<sup>th</sup> August.

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### 1.3 Vision and Objectives

The overall vision for this development is to create a form of development that reflects the natural features and assets on and around the site and that creates strong links with the wider community of 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 design principles also draw upon 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 50 dwellings, using materials sympathetic to the area;
- Create a safe and pleasant environment in which to live;
- Secure an appropriate level of affordable housing;
- Create and strengthen pedestrian and cycle links to nearby local facilities, public transport routes and employment locations;
- Respect existing surrounding land uses;
- Maintain and enhance existing wildlife corridors;
- Retain and supplement existing hedgerows and landscaping to provide a soft edge to the settlement and open countryside beyond;
- Ensure that sustainable design and construction measures are incorporated;
- Incorporate appropriate sustainable drainage; and
- Respect the historic and archaeological importance of the site and where appropriate, retain existing buildings on the site which are of historic or architectural interest.

### 1.4 Site, Location and Ownership

Figure 1.1 shows the site location, land ownership and local context of the 2.2ha site. The site is predominantly improved grassland, currently in pastoral agricultural use. An existing traditional vernacular style farmhouse with associated farm buildings lies in the north eastern corner of the site with a modern style scout hut and hardstanding access on the south eastern part of the site.

The site is bounded by Westwick Row to the east and Pancake Lane to the south. To the east of the site beyond Westwick Row is the open countryside and Green Belt. Leverstock Green Football Club's ground is to the west and an existing housing area is to the south beyond Pancake Lane and to the south west.

There are pastoral agricultural fields immediately to the north of the site, which form part of a green wedge/area of open land which is identified in the Local Plan. This separates the site from the H38 housing allocation at Green Lane/Buncefield Lane. The Green Belt boundary runs along Westwick Row to the east of the site.

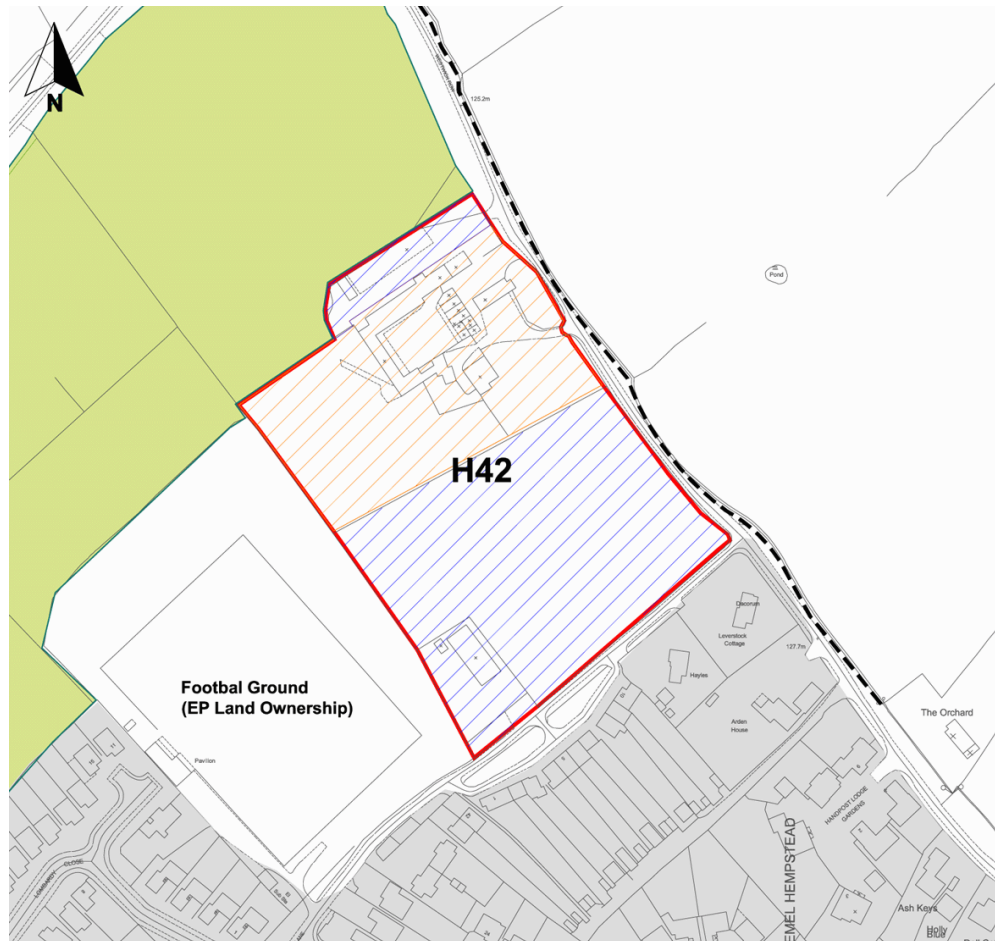
Existing boundary hedgerows are relatively low growing. There is a broken leylandii hedge to the west, an ornamental hedge with leylandii on the north eastern boundary and there are some small trees within the site itself.

The site is predominantly flat with a slightly elevated position in relation to the surrounding area. There is an open aspect to three sides.

Local community facilities in Leverstock Green are easily accessible from the site.

Figure 1.2 shows the wider context of the site in relation to these facilities

**Figure 1.1 Land Ownership and Site Boundary**





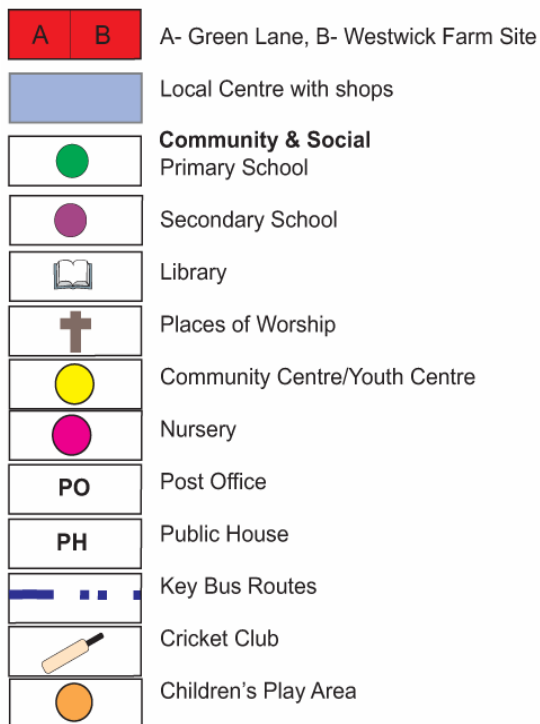
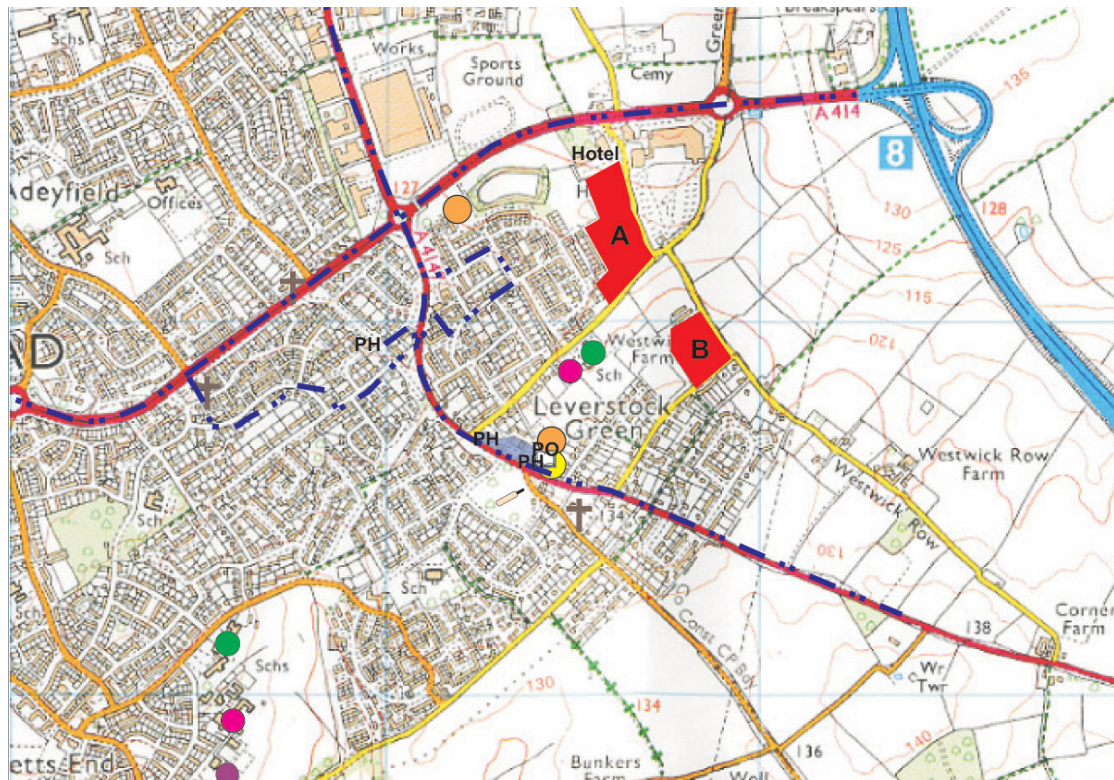
-  Site Boundary
-  Crown Estate Land Ownership
-  Private Ownership (Agent:Faulkners)
-  Dacorum Borough Boundary
-  Open land
-  Existing residential development



Figure 1.2 Site Context



## 2. Planning Context

The planning policy context for the Brief is set by national planning policy guidance, the development plan and supplementary planning documents (SPD). 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 in Appendix A.

The Key Policy Requirements for the H42 Westwick Farm site are set out in the Schedule of Housing Proposal Sites as follows:

<b>Site location and Reference</b>	Land at Westwick Farm, Pancake Lane, H42
<b>Area (Ha):</b>	1.6 <sup>1</sup>
<b>Net capacity:</b>	50
<b>Planning Requirements</b>	<p>Mixed two storey housing developments to include a high proportion of affordable housing (i.e. around 50% of the total number of units). Vehicular access from Pancake Lane. Adjoining open land to form a green wedge link to open countryside beyond. New, long term Green Belt boundary to be created. Density, layout and landscaping to provide for a soft edge to settlement. Hedgerows to be retained as far as possible and supplemented.</p> <p>Programme of archaeological evaluation required and implementation of any necessary impact mitigation measures.</p> <p>A contribution towards the provision of additional educational facilities will be required. Relocation of scout hut may be considered to provide better vehicular access opportunities whilst retaining the hedgerows along Pancake Lane. The provision of local health facilities to be investigated. A survey of the existing buildings at Westwick Farm to be carried out and those of architectural or historic merit to be retained. An open setting should be maintained surrounding the retained farm buildings and a substantial landscape buffer is required along Westwick Row. Development Brief required. Brief to consider traffic routes and traffic management options including possible new route from Buncefield Lane to Green Lane and cycle and footpath connections.</p>

*The net site capacity relates to the number of units proposed less any existing units replaced. 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 SPDs that are relevant. These include SPD on environmental guidelines, development in residential areas, parking standards, energy efficiency and conservation, landscape character and water conservation.

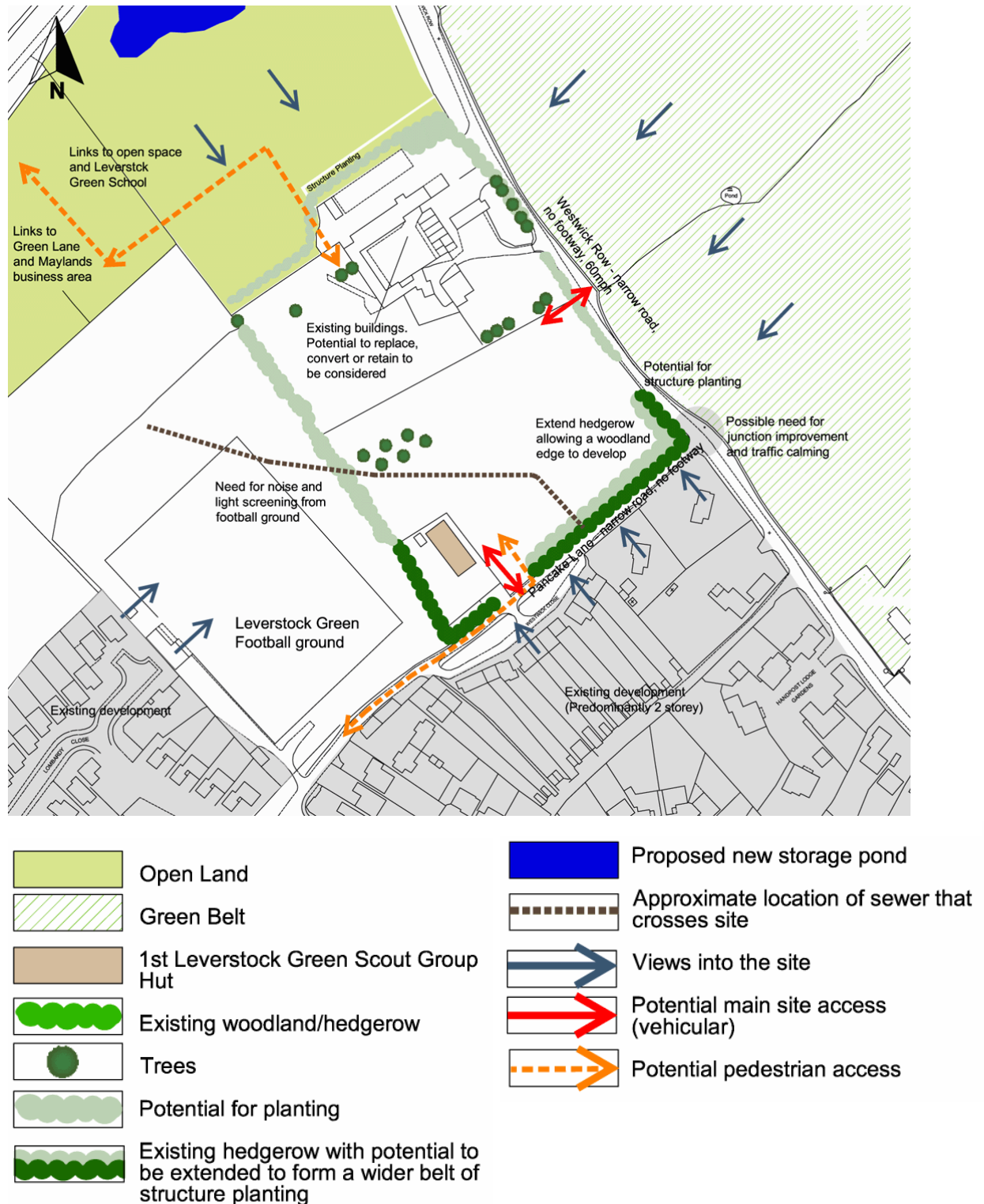
<sup>1</sup> The site area relates to the current undeveloped part of the size. This excludes the scout hut and buildings at Westwick Farm (total site area 2.2ha)



### 3. Site Constraints and Opportunities

This section of the Development Brief indicates 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



### **3.1 Land Use and Surrounding Uses**

- The majority of the site is an area of improved grassland grazed by livestock.
- Leverstock Green football ground lies to the west of the site. Consideration needs to be given to appropriate planting (as a noise and light barrier) on the western boundary to limit the impact of floodlights and noise from the football club (although this is only at limited times).
- There is a traditional vernacular style farm house, outbuildings and a garden in the north east corner and the 1st Leverstock Green Scout Group hut and access in the south west corner.
- To the north of the site is open land, so consideration should be given to providing an appropriate buffer area to the north.

### **3.2 Landscape and Visual Characteristics**

- The existing boundary planting on the southern and eastern boundaries provides an opportunity through management and additional planting to screen the proposed development, and provide a softer edge to the urban area.
- The green wedge/open land to the north of the site that forms an important link to the open countryside needs to be maintained. There is potential to enhance visual, habitat and recreation links.
- There is a need to provide adequate separation between existing housing on Pancake Lane and the proposed development.

### **3.3 Existing Buildings**

- There is considerable variety of existing buildings at Westwick Farm. However, these buildings are not listed, do not have conservation area status and some are in a poor condition. The site comprises a number of farm buildings, barns and a Mid-Victorian brick built farmhouse. The farmhouse is not considered to be of any particular architectural or historic merit.
- In accordance with Local Plan policy it is considered appropriate that the buildings should be subject to further specialist inspection to ascertain the relative historic, architectural and structural value of the barn and outbuildings with a view to their suitability for preservation and or conservation. The Council would encourage the retention of buildings of architectural or historic significance and any potential developer would engage in negotiations and discussions with Dacorum Borough Council's Conservation Officers over how such buildings could be integrated into the overall design and layout of the site.
- In the south western corner of the site is the 1st Leverstock Green Scout Group Hut and access that is leased from The Crown Estate. This can be retained within the site, although access arrangements to the Hut will be different depending on where the main site access is located.

### **3.4 Access and Movement**

- Westwick Row to the east of the site is a narrow single carriageway two-way road with no footway provision that is subject to the national speed limit (60mph). At the south-eastern corner of the site, Westwick Row forms a give way controlled 'T' junction with Pancake Lane. The junction has no carriageway markings, limited road signage and visibility is sub-standard as hedgerows extend up to the edge of the carriageway.
- Pancake Lane is a narrow single carriageway two-way road. Around 300m south west of the junction with Westwick Row, Pancake Lane widens. Here, Pancake Lane is provided with a footway on at least one side of the carriageway, and a reduced speed limit of 30mph.
- The nearest bus stops to the site are located on the A4147 Leverstock Green Road.
- There are no dedicated cycle facilities in the vicinity of the site, but there is an opportunity to consider extending cycle access northwards from the site towards the Buncefield Lane safeguarded cycle route.
- It will be necessary to retain the rural nature of both Westwick Row and the eastern end of Pancake Lane wherever possible while considering highway safety issues.
- Only a single point of access will be required for this site. The Local Plan requires that access should be on Pancake Lane. The possibility of an alternative access from Westwick Row will however be explored as part of this consultation.
- There is an opportunity to create footpath links through the site, to the countryside to the east and possibly towards the primary school.

### **3.5 Open Space and Trees**

- It is important that the location of open space within the site is overlooked to help prevent anti-social activities.
- The development will need to accommodate the majority of existing trees whilst also incorporating new public and semi-private open space areas in accordance with the Borough Council's standards.
- There are opportunities to link the site to the existing open land to the north and open space on the Green Lane Site.

### **3.6 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 conservation sites and 11 non-statutory sites within 2km of the site. There are no known badger setts on the site or within 30m of the site boundary, although there are known to be badger setts in the wider vicinity of the site.
- The desk study of the site highlighted the presence of two species of bat at Westwick Farm. Should the development require the removal of mature trees or the buildings then further surveying by a licensed bat worker will be required. If the presence of bat is confirmed then an application would need to be made to Defra (Department for Environment, Food and Rural Affairs) for a license to conduct work.

### **3.7 Cultural Heritage**

- The site is identified on the Local Plan Proposals Map as being within the Leverstock Green Area of Archaeological Significance, although there are no Scheduled Monuments or listed buildings within the site. Development would need to preserve the setting of the historic buildings on the site if they are to be retained.
- A geophysical survey of the site has been undertaken. Whilst there are no known constraints to development excavation of trial trenches is likely to be required prior to the submission of a planning application.
- Further advice regarding archaeological issues will be sought from experts at Hertfordshire County Council and local historic groups.

### **3.8 Hydrology and Hydrogeology**

- The site lies in Flood Zone 1 and whilst it is not in the floodplain, the Environment Agency recommends that a Flood Risk Assessment is undertaken that focuses on any increase in surface water runoff.
- 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.
- Sustainable Urban Drainage Systems (SUDS) could be used to attenuate surface run-off and allow the recharge of the underlying aquifer.
- Development of the H38 Green Lane site is likely to require provision of an off site balancing pond on the open land south of Green Lane. There is an opportunity to use this facility to meet the drainage needs of both development sites.

### **3.9 Utilities Infrastructure**

- A public surface water sewer and public foul water sewer which carry statutory protection easements of 10m and 6m respectively cross the site. Whilst no buildings will be allowed to be positioned over this area, gardens, public open spaces and roads can be positioned over it. Subject to engineering constraints it could be possible to divert the route of these sewers with agreement from Thames Water Ltd. This work would be carried out at the developer's expense.

### **3.10 Social/Community Infrastructure**

- There are a number of community facilities including a primary school, shops, library, and a village hall in the vicinity of the site mostly in Leverstock Green local centre. There is currently no doctor's surgery/health centre in Leverstock Green. There is opportunity to investigate the need for health facility in the area in consultation with the Primary Care Trust.
- 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**

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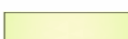






Following the review of the site as it is at present, identification of opportunities and constraints, and a workshop event to obtain technical inputs and inputs from residents' representatives, a design framework and series of development principles have been developed.

The design framework (Figure 4.1) illustrates an indicative layout for the new residential development showing how the site could be developed for housing. This considers different options regarding the existing farm buildings. The framework is flexible and there is scope for different access options dependent upon the outcome of more detailed transport work. The design framework illustrates how development on the site should be integrated within the surrounding context through appropriate building patterns, open space links and high-quality landscape design.

The design themes identified in this chapter have been established 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 SPG 'Development in Residential Areas'. Key development principles are set out in the remainder of this chapter and build upon the vision and objectives outlined in section 1.3.

Figure 4.1 The Design Framework



-  Site boundary
-  Existing trees - retained
-  Proposed trees
-  Screen planting to scout hut
-  Public open space
-  Private gardens
-  Pedestrian/cycle routes
-  Primary vehicular route
-  Secondary vehicular route - permeable surface
-  Development frontage
-  Built form / buildings
-  Illustrative site access

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## 4.1 Access and Highway Improvements

- The Local Plan requires a single point of vehicular access off Pancake Lane.
- The general view expressed at the workshop event was that access from Westwick Row would be preferable in terms of minimising the impact of increased vehicle movements on existing residents. This option would however be contrary to the Local Plan and has not yet been subject to technical work. Advice from the Highways Authority and Dacorum Borough Council's Trees and Woodlands Officer will be sought as part of this consultation process.
- A Local Plan compliant scheme would involve a point of access near the existing Scout hut on Pancake Lane. Some hedgerows would need to be removed or reduced to accommodate the required visibility splay. The speed limit adjacent to the site could also be reduced to 30mph (although this option would require approval through the Traffic Regulation Order process). Access on Pancake Lane would involve closing the current Scout hut access to vehicles and provision of a new Scout hut vehicular access off the internal road serving the new development.
- 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.
- Consideration should be given to the need for widening Pancake Lane west from the site to Lombardy Close to where the road widens, and improving the provision of footways.
- Consideration should be given to the rural character of the local road network when designing new access and circulation routes for the development.
- General provision of carriageway markings and signage should be provided and extended where these are absent in the vicinity of the site access.
- Applications will be expected to meet current national and local standards for highway design and access. Regard should be had to 'Roads in Hertfordshire: A Guide for New Developments' published by Hertfordshire County Council and also the more recent guidance 'Manual for Streets' published earlier this year by the Department for Communities and Local Government (DCLG) and Department for Transport (DFT).
- Future advice regarding highway requirements for the site will be sought from the Highway Authority as part of this consultation.

## 4.2 Footpath and Cycle Links

- Cycle and pedestrian movement within the site should be encouraged, to include links through the site from Pancake Lane to Westwick Row, linking further north to the safeguarded cycle route along Buncefield Lane. The Council expects the developer to provide a footpath link to the open land to the north with a view to providing effective links to the school on Green Lane and the local centre.
- Consideration should be given to the provision of a footway on Pancake Lane between the site and Lombardy Close to ensure easier access to bus stops and facilities in Leverstock Green.
- If the site access was to be located on Westwick Row, a footpath link through the site out onto Pancake Lane near the Scout hut would be needed to encourage walking to facilities.



- 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.

### 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) and 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 the site.

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

**Table 4.1 Maximum Car Parking Standards by Dwelling Type**

Description	Maximum Parking Standards	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 that utilise permeable surfaces with appropriate landscape design, defined pedestrian routes and clear visibility from the residential development it is intended to serve.

#### Secure Courtyard Parking

- These areas should be well landscaped and overlooked by adjoining buildings. They should provide for no more than 15 spaces to avoid parked cars dominating the external environment.

#### 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 Borough Council 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**

- New development and associated structural planting should respect and enhance existing views utilising existing hedgerow and enhancement works to provide screening for existing residential properties, in particular along Pancake Lane.
- Existing boundary planting should be incorporated, extended, managed and improved to retain its amenity and ecological value.
- The Council expects the eastern boundary of the site to provide a substantial landscape buffer to create a defined edge to the developed area of Hemel Hempstead along the Green Belt boundary. New planting should be in the form of locally appropriate native planting and any ornamental planting designed according to sustainable principles.

## **4.5 Open Space**

- Open space should be clearly defined and meet user requirements through provision of informal play opportunities, habitat creation and community recreation value.
- Internal open/green spaces should be overlooked by dwellings, providing an important recreational facility for the community and a safe, connected route to local transport and surrounding neighbourhoods.
- The Green Wedge to the north of the site should be protected and extended to link with green space within the site.
- Leisure space is to be provided in accordance with Local Plan Policy (Policy 76 and Appendix 6) that at least 5 percent of the development area per 1.2ha per 1,000 population should be provided.
- 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**

- Hedgerows should be retained and supplemented as far as possible, particularly along Westwick Row. Additional management and planting will also be required.
- There may be a need to remove some hedgerow to ensure the necessary visibility splays for safe access. Any hedgerows removed to accommodate highway improvements should be replaced along the new road boundary. This will be discussed further with Dacorum Borough Council's Trees and Woodlands Officer and highways once the preferred access location is determined.
- Early survey work has revealed the potential for bats to be present within a number of existing buildings on the site. Should the development require the removal of mature trees or any of the existing farm buildings, further surveying by a licensed bat worker will be required.
- Buffer areas should protect the visual and rural amenity of the land to the north and will assist in preserving existing ecological and wildlife corridors.

- 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.

## **4.7 Urban Design Principles**

### **Building Types, Design and Materials**

- High quality design will be required 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. If existing buildings are retained, materials and design should complement them.
- New development should be made up of a mixture of housing types and tenure and should be capable of easy adaptation to meet the needs of future residents.
- Consideration should be given to incorporating terraced, courtyard and cottage style properties that compliment the surrounding residential buildings materials of red brick and flint.
- Residential development will be primarily two-storey.
- Affordable housing within the site should be of the same external design and quality as the open market units.
- High quality hard and soft landscaping will be required throughout the development.

### **Density**

- The density profile will be lower on the northern part of the site if existing buildings are retained and converted, with higher densities in the other development blocks, which are set back from Westwick Row in order to protect its rural character and to provide a soft edge to the countryside.
- If existing building are not retained the density can be more even throughout the site.
- The density of the proposed development will be higher than the existing density in the neighbouring residential area in view of the close proximity of the site to public transport routes and local community facilities.
- Densities in the Local Plan density range, of 30-50 dwellings per hectare net, (Policy 22) are appropriate. Development should respect the built form of surrounding residential properties so as not to unduly alter the character and appearance of the area.

### **Existing Buildings**

- The design framework incorporates an option to retain or replace the existing Westwick Farm buildings. This will be dependent on the results of a detailed survey and further specialist inspections and discussions with Dacorum Borough Council's Conservation Officers.
- If the retention of existing buildings is considered appropriate, an open setting should be maintained around these and the new development will need to protect their setting.

- If the buildings are not to be retained then they can be replaced with new development which would be designed so as to complement and reflect the layout of the remainder of the site.
- The design framework incorporates the Scout hut in its existing location. Access to this will be dependent upon the location of the main site access to the new development.

### **Building Line and Setbacks**

- Building lines, with appropriate breaks and setbacks, must be strong and consistent to create a sense of continuity and to define streets and spaces.
- Buildings should be set back from the boundary along Pancake Lane in order to minimise visual impact on the existing neighbouring 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 gains. 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 in this location.
- The layout should avoid blank walls, and promote natural surveillance by ensuring open space, footpaths, cycle ways and parking areas are overlooked by buildings. 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](http://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 11.5m. If possible 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 23m 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 ‘home zone’ 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 Buildings**

- The Council’s approach on greenfield sites such as this is to seek dwellings that accord with EcoHomes ‘Very Good’ (or equivalent Code for Sustainable Homes). 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 percent of the dwellings should be designed as lifetime homes.
- Sufficient space for waste and recycling storage should be provided for each dwelling to encourage waste minimisation. Consideration should be given to composting provision within private gardens.
- Reference should also be made to Dacorum Borough Council’s SPD on Energy Efficiency and Conservation (July 2005), which identifies the need to consider the use of renewable energy or renewable energy technology.
- Eco Homes replaced by code for Sustainable Homes in April 2007.

### **Sustainable Drainage**

- A flood risk assessment focussing on surface run-off 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 Sustainable Urban Drainage Systems (SUDS) would be acceptable in principle on the site, although the depth of penetration of soakways should be restricted to a maximum of 3m. The use of soakaways will only be encouraged

where they would avoid risk to groundwater quality as a consequence of potential ground contamination.

- An outline drainage 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.
- Suitable water conservation measures such as water re-use/recycling systems should be incorporated into the scheme where appropriate.

## **Cultural Heritage**

- The cultural heritage of the area should influence the selection of materials and design of built form within the development.
- Trial trenches may 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's archaeologists. Appropriate investigation would need to be agreed at the relevant stage if necessary.
- Any further advice received as part of consultation on the draft Brief will be incorporated into the final document.

## **Infrastructure Requirements**

- Discussions would need to take place with Thames Water Ltd with regard to the possibility of moving the public surface water sewer and public foul water sewer that cross the site.
- Discussions would also need to take place with Thames Water Ltd regarding infrastructure supply, once the extent of development is known.
- Advice is required from EDF and Transco regarding gas and electricity supply once more details of the requirements of the development are known and will be incorporated into the Final Brief if available at the time.
- The developers will need 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 user.

## **5. Implementation and Developer Contributions**

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### **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 unless there is clear justification for departure and agreement from the Borough Council. 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 Brief and Local Plan requirements;
- A Design and Access Statement;
- A transport assessment;
- A flood risk assessment and outline drainage strategy;
- A sustainability checklist/statement;
- A Tree Survey;
- An assessment of archaeological potential;
- An ecological assessment;
- A land contamination report; and
- A 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: around 50% of the total units on the site should be affordable housing. This 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 percent made up of intermediate rent or shared ownership. Details regarding affordable housing will be determined at planning application stage;
- Open space: To include level of provision, management and timing. This will include provision of appropriately 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;



- Contribution towards the provision of additional educational facilities, or upgrading of existing facilities if required;
- Regard should be had to the County Council's guidance on the level of contributions usually required for education, 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;
- Where appropriate, the Highway Authority may seek contributions to promote sustainable transport measures/schemes;
- Provision of new and/or upgrading of existing pedestrian and cycle links;
- Any necessary off-site highway improvements will be discussed and agreed with the County Council as Highways Authority and any further information regarding their requirements included in the final Brief; and
- A contribution towards local health facilities may be required, depending on advice received from the Primary Care Trust.

### **5.3 Phasing**

Due to the size of the site it is anticipated that it would be developed as a single phase. Any 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 190m 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
Faulkners	Derek Bromley	01923 272819

### 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); and

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- '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 Statement 3: Housing (PPS3);
- 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 (PPS25).

**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. Draft PPS3 provides more detailed guidance on residential densities and places greater emphasis on the sustainability of sites rather than the sequential approach to development.

**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** describes 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 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 site (H42) being identified in the third tranche.

Other relevant SPDs~~G~~ include those on energy efficiency and conservation, landscape character and water conservation.

### **Supplementary Planning Guidance**

Other key guidance of relevance includes the Council's Environmental Guidelines SPG and SPG on development in residential areas, 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. 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.

