	Section	Page
The Plan in General	1.1	28
PART 1 - INTRODUCTION		
General	2.1	38
4. Plan Context	2.2	40
8. Using the Plan	2.3	41
9. Monitoring	2.4	43
11. Plan and Supplementary Documents	2.5	44
13. Plan Preparation Procedures and Programme	2.6	45
15. Further Study and Policy Work	2.7	46
PART 2 – OBJECTIVES		
General	3.1	49
1. Regional Planning Objectives	3.2	51
2. Structure Planning Objectives	3.3	53
3. Local Planning Objectives	3.4	54
PART 3 – GENERAL PROPOSALS		
General	4.1	59
Suggested New Policy	4.2	61
Section 1. Development Strategy		
General	4.3	66
Purpose of Development Strategy	4.4	76
Diagram 3	4.5	79
Policy 1 Towns	4.6	80
Areas of Limited Development Opportunity	4.7	85
Policy 2 Large Villages	4.8	85
Areas of Development Restraint	4.9	94
Policy 3 The Green Belt		
General	4.10	94
Policy	4.11	94
Background	4.12	104
Background: Berkhamsted	4.13	110
Background: Tring	4.14	110
Boundaries: General	4.15	111
Proposed Green Belt Boundary Amendments	116	100
Berkhamsted New Lodge Penk Mill Lone	4.16	122
New Lodge, Bank Mill Lane	4.17	124 130
Egerton Rothesay School, Durrants Lane/Shootersway New Road, Northchurch	4.19 4.24	130
New Road, Northchurch Hemel Hempstead	4.24	140
Rear of Argyll Road and Ninian Road, Grovehill	4.30	165
Between Green Lane and Pancake Lane, Leverstock Green	4.31	167
Manor Estate, Apsley	4.32	171
		- , -

		Section	Page
West Hemel He	empstead	4.36	185
Kings Langley	F	4.37	196
Rectory Farm		4.38	197
Rear of Watfor	d Road	4.39	202
<u>Markyate</u>		4.40	209
•	oundary Amendments suggested by Objectors		
Berkhamsted	56 7 3		
Hilltop Road		4.20	138
Ivy House Lane		4.21	139
Kingshill Way		4.22	141
Darrs Lane, No	rthchurch	4.23	145
Shootersway		4.25	148
Bourne End		4.26	152
Bovingdon		4.27	154
Louise Walk ar	nd Yew Tree Drive		155
Grange Farm			156
Middle Lane			156
Rear of The Clo	ose, Chipperfield Road		158
Between Shant	ock Lane, Long Lane, Ley Hill Road and Shantock Hall Lane		159
Between Le Ch	alet and Hunters Close, Long Lane		160
Hemel Hempst	<u>ead</u>		
Boxmoor		4.28	161
Felden		4.29	163
Shendish		4.34	182
<u>Tring</u>		4.41	216
Between Statio	n Road and Marshcroft Lane		218
Gamnel Farm,	New Mill		218
New Mill			219
South of Park S			220
Fronting Park F			220
	n Road and Cow Lane		221
Policy 4	Selected Small Villages in the Green Belt	4.42	222
Policy 5	The Rural Area	4.43	236
Policy 6	Selected Small Villages in the Rural Area	4.44	247
Section 2.	<u>Urban Structure</u>		
Policy 7	Land Use Division in Towns and Large Villages	5.1	258
Policy 8	Optimising the Use of Urban Land	5.2	269
1 oney o	Optimising the Ose of Orban Land	3.2	20)
Section 3.	Development Control		
Policy 9	Quality of Development	6.1	279
Policy 10	Environmental Guidelines	6.2	285
Policy 11	Planning Conditions and Planning Obligations	6.3	286
Policy 12	Enforcement	6.4	292
Policy 13	Supplementary Guidance	6.5	294
Policy 14	Simplified Planning Zones	6.6	296
Suggested Ne	±	6.7	296

		Section	Page
Section 4.	Housing		
General		7.1	302
Policy 15	Housing Strategy	7.2	303
Policy 16	Retention of Housing	7.3	318
Policy 17	Supply of New Housing	7.4	319
Policy 18	Control over Housing Land Supply	7.5	358
Policy 19	The Size of New Dwellings	7.6	373
Policy 20	Conversions	7.7	378
Policy 21	Affordable Housing	7.8	382
Policy 22	Density of Development in Residential Areas	7.9	425
Policy 23	Extensions to Dwellings in the Green Belt & Rural Area	7.10	429
Policy 24	Replacement Dwellings in the Green Belt & Rural Area	7.11	434
Policy 25	Agricultural and Forestry Workers' Dwellings	7.12	434
Policy 26	Affordable Housing in the Green Belt & Rural Area	7.13	439
Policy 27	Residential Moorings and Caravans	7.14	441
Suggested No	<u> </u>	7.15	445
	Housing Proposal Sites – General	7.16	449
H1	New Lodge, Bank Mill Lane	7.17	453
Н3	Berkhamsted Hill	7.18	459
H4	Land at Gossoms End/Stag Lane	7.19	460
Н8	Former AgrEvo Site, High Street	7.20	469
H10	3 Shrublands Road/48 Cross Oak Road	7.21	471
H16	Buncefield Lane/Green Lane	7.22	471
H17	Rear of 29-41 Cemmaes Court Road	7.23	484
H23	Land at Leverstock Green Road	7.24	484
H24	St.George's Church, Long Chaulden/School Row	7.25	487
H25	Former Belswains Junior School, Oliver Road	7.26	488
H26	Land to Rear of Ninian Road and Argyll Road	7.27	489
H27	Land at North East Hemel Hempstead	7.28	493
H28	Paradise Fields	7.29	503
H30	Former Halsey School, Polehanger Lane	7.30	513
H31	TA Centre, Queensway	7.31	514
H32	Land south of Redbourn Road	7.32	516
H34	Land at West Hemel Hempstead (Phase I)	7.33	520
H35	Cattle Market Site, Brook Street	7.34	545
H39	Former Osmington School, Okeford Drive	7.35	551
H40	Land at Station Road/Cow Lane	7.36	552
H43	Land rear of Watford Road	7.37	553
H44	Land at Buckwood Road	7.38	569
H45	Land at Buckwood Road/Cavendish Road	7.39	581
H46	2 Buckwood Road	7.40	590
H47	Land at Wesley Road/Albert Street	7.41	591
H49	Expotechnik Centre and nos. 8-10 Hudnall Lane	7.42	592
H50	Land at Westwick Farm, Pancake Lane	7.43	592
H51	Land at West Hemel Hempstead (Phase II)	7.44	609
H52	Land at Durrants Lane/Shootersway	7.45	617
H53	Lock Field, New Road, Northchurch	7.46	629
H54	Land at West Hemel Hempstead (Phase III)	7.47	637

		Section	Page
H55	Rectory Farm, Hempstead Road	7.48	642
H56	Land rear of Pickford Rd, Cleveland Rd	7.49	652
Two Waters	· · · · · · · · · · · · · · · · · · ·	7.50	658
Suggested N			
Berkhamsted		7.51	661
Bovingdon		7.52	666
Hemel Hemps	stead		
Breakspear W	The state of the s	7.53	670
Gas Board La		7.54	686
Leverstock G		7.55	687
Land beside N		7.56	688
Marchmont Fa	arm	7.57	689
Plough Site		7.58	693
Shendish		7.59	695
Other sites		7.60	704
<u>Markyate</u>		7.61	707
Tring		7.62	715
Small Village	<u>s</u>	7.63	727
Section 5.	Employment		
General		8.1	732
Policy 28	Employment Strategy – Achieving Full Employment	8.2	734
Policy 29	The Employment Land Supply	8.3	746
Policy 30	Control of Floorspace on Employment Land	8.4	748
Policy 31	General Employment Areas	8.5	753
Policy 32	Employment Areas in the Green Belt	8.6	762
Policy 33	Conversion of Employment Land to Housing & Other Uses	8.7	769
Policy 34	Other Land with Established Employment Generating Uses	8.8	775
Policy 35	Land at North East Hemel Hempstead	8.9	780
Policy 36	Provision for Small Firms	8.10	783
Policy 37	Environmental Improvements	8.11	785
Suggested N		8.12	785
E1	Northbridge Road, Berkhamsted	8.13	787
E2	Buncefield Lane (West)/Wood Lane End (South)	8.14	788 703
E4	Three Cherry Trees Lane (East)	8.15	793
E5	Three Cherry Trees Lane (West)/Finway Road	8.16	796 707
E7	Icknield Way, Tring	8.17	797
E8	Miswell Lane, Tring	8.18	798
	Employment Sites: Two Waters & Apsley	8.19 8.20	800 801
Suggested IV	ew Proposal Site	0.20	801
Section 6.	Shopping		
General		9.1	806
Policy 38	Uses in Town Centres and Local Centres	9.2	806
Policy 39	The Scale of Development in TCs & LCs	9.3	809
Policy 40	The Main Shopping Hierarchy	9.4	811
Policy 41	Assessment of New Shopping Proposals	9.5	817
Policy 42	New Shopping Development in TCs and LCs	9.6	823

		Section	Page
Policy 43	Shopping Areas in Town Centres	9.7	825
Policy 44	Shopping Areas in Local Centres	9.8	832
Policy 45	Shopping Development in Selected GEAs	9.9	834
Policy 46	Scattered Local Shops	9.10	838
Policy 47	Garden Centres	9.11	838
Policy 48	Amusement Centres	9.12	838
Policy 49	Window Displays	9.13	838
Suggested No	± •	9.14	839
S2	Land off High Street/Water Lane	9.15	839
S3	Lakeside, adjoining junction of St Albans Road	9.16	842
S4	Town Square, Marlowes	9.17	843
S5	Dolphin Square, High Street/Frogmore Street, Tring	9.18	844
Suggested No	ew Proposal Site	9.19	844
Section 7.	Transport		
General		10.1	858
Policy 50	Transport Planning Strategy	10.1	859
Policy 51	Transport Schemes and Safeguarding of Land	10.2	863
Policy 52	Development and Transport Impacts	10.3	865
Policy 53	The Road Hierarchy	10.5	872
Policy 54	Road Improvement Strategy	10.6	873
Policy55	Highway Design	10.7	876
Policy 56	Traffic Management	10.8	878
Policy 57	Roadside Services	10.9	879
Policy 58	Provision and Management of Parking	10.10	880
Policy 59	Private Parking Provision	10.11	887
Policy 60	Public Off-Street Car Parking	10.12	893
Policy 61	Lorry Parking	10.13	895
Policy 62	Pedestrians	10.14	896
Policy 63	Cyclists	10.15	898
Policy 65	Passenger Transport	10.16	900
Policy 66	Development relating to Strategic Rail Facilities	10.17	903
Policy 67	Water Freight Facilities	10.18	906
Suggested No	-	10.19	907
T1	M1 widening	10.20	909
T2	A41 T Aston Clinton bypass	10.21	909
T3	Improvements to A414 Maylands Avenue Roundabout	10.22	910
T4	Junction Improvement to A414 Breakspear Way	10.23	911
T5	Widening and junction improvements on Swallowdale	10.24	912
T6	Widening and junction improvements, A4147	10.25	914
T10	Berkhamsted Railway Station	10.26	915
T12	Tring Railway Station	10.27	915
T14	Canal Fields/Berkhamsted Park Car Park	10.28	916
T15	Hemel Hempstead Railway Station	10.29	918
Ti	A4146 Water End bypass	10.30	919
Tii	A416 Kings Road	10.31	920
Tiii	Tunnel Fields, link to New Road, Northchurch	10.32	921
Tiv	Widening North East Relief Road	10.33	923

		Section	Page
Tv	Hemel Hempstead Cycle Route Network	10.34	924
Txiv	Hemel Hempstead Park and Ride Schemes	10.35	925
Txv	Junction improvements, B488 Wingrave Road junction	10.36	929
Txvi	Station Road Cycle Route	10.37	930
Txviii	Street environment improvement, High Street	10.38	931
	Fransport Proposals Two Waters & Apsley	10.39	932
	ew Proposal Site or Scheme	10.40	932
Diagram 3	ew Proposition of Seneme	10.41	934
Section 8.	Social & Community Facilities		
Dolloy 69	Land for Social and Community Equilities	11.1	936
Policy 68	Land for Social and Community Facilities Patentian of Social and Community Facilities	11.1	938
Policy 69 Policy 70	Retention of Social and Community Facilities Education	11.2	938 939
Policy 70 Policy 71		11.3	939 941
Policy 71 Policy 72	Social and Community Facilities in New Developments	11.4	941 944
•	Community Care	11.5	944 945
Suggested No			
C1	Land at Durrants Lane/Shootersway	11.7	947
C3	Astley Cooper School, St Agnells Lane	11.8	949
C5	West Herts Hospital	11.9	951
C6	Land at West Hemel Hempstead	11.10 11.11	952 953
Suggested No	ew Proposal Site	11.11	933
Section 9.	Leisure & Tourism		
Policy 73	Land for Leisure	12.1	957
Policy 74	Provision of Leisure Space in Towns and Large Villages	12.2	959
Policy 75	Provision of Leisure Space in Other Villages	12.3	961
Policy 76	Retention of Leisure Space	12.4	962
Policy 77	Leisure Space in New Residential Developments	12.5	964
Policy 78	Allotments	12.6	968
Policy 79	Golf Courses	12.7	969
Policy 80	Footpath Network	12.8	971
Policy 81	Bridleway Network	12.9	973
Policy 82	Equestrian Activities	12.10	976
Policy 83	Noisy Countryside Sports	12.11	978
Policy 84	Recreation along the Grand Union Canal	12.12	979
Policy 85	Indoor in Towns	12.13	980
Policy 86	Indoor Leisure Facilities serving Large Villages etc	12.14	982
Policy 87	Arts, Cultural and Entertainment Facilities	12.15	983
Policy 88	Dual Use and Joint Provision of Leisure Facilities	12.16	983
Policy 89	Tourism	12.17	984
Policy 90	Hotels and Guest Houses in Towns and Large Villages	12.18	986
Policy 91	Hotels and Guest Houses in the Green Belt & Rural Area	12.19	987
Policy 92	Bed and Breakfast Accommodation	12.20	988
Policy 94	Camping and Caravaning	12.21	989
Suggested No	<u> </u>	12.22	990
	Leisure & Tourism Proposal Sites General	12.23	992
L1	Shootersway, Berkhamsted	12.24	993

		Section	Page	
L2	Bunkers Lane, Hemel Hempstead	12.25	995	
 L4	Dundale, Tring	12.26	998	
L5	Miswell Lane, Tring	12.27	1000	
L9	Buncefield Lane, Hemel Hempstead	12.28	1002	
L11	Rectory Farm, Hempstead Road, Kings Langley	12.29	1004	
L12	Land at West Hemel Hempstead	12.30	1006	
L14	Lucas Sports Ground, Breakspear Way, Hemel Hempstead	12.31	1008	
Schedule of I	Leisure & Tourism Proposal Sites Two Waters & Apsley	12.32	1012	
Suggested Ne	ew Proposal Site	12.33	1013	
Section 10.	Environment			
Policy 95	Landscape Strategy	13.1	1021	
Policy 96	Chilterns Area of Outstanding Natural Beauty	13.2	1026	
Policy 97	Landscape Conservation Areas	13.3	1030	
Policy98	Landscape Development Areas	13.4	1030	
Policy 99	High Quality Agricultural Land	13.5	1033	
Policy 100	Preservation of Trees, Hedgerows and Woodlands	13.6	1035	
Policy 101	Tree and Woodland Planting	13.7	1037	
Policy 102	Tree and Woodland Management	13.8	1038	
Policy 103	Sites of Importance to Nature Conservation	13.9	1039	
Policy 104	Nature Conservation in River Valleys	13.10	1044	
Policy 105	Landscape and Nature Conservation Management	13.11	1045	
Policy 106	Agriculture and Reuse of Rural Buildings	13.12	1047	
Policy 107	Height of Buildings	13.13	1054	
Policy 108	Advertisements	13.14	1055	
Policy 109	Electronic Communications Apparatus	13.15	1057	
Policy 110	Open Land in Towns and Large Villages	13.16	1061	
Policy 111	Areas of Special Restraint	13.17	1074	
Policy 112	The Canalside Environment	13.18	1077	
Policy 113	Location of Recreational and Residential Moorings	13.19	1080	
Policy 114	Important Archaeological Remains	13.20	1083	
Policy 115	Development affecting Listed Buildings	13.21	1089	
Policy 116	Development in Conservation Areas	13.22	1092	
Policy 117	The Management of Conservation Areas	13.23	1095	
Policy 118	Historic Parks and Gardens	13.24	1096	
Policy 119	Hazardous Substances	13.25	1098	
Policy 120	Mineral Workings and Waste Disposal	13.26	1099	
Suggested No	ew Policy	13.27	1099	
PART 4 – AREA PROPOSALS				
General		14.1	1114	
	empstead Town Centre Strategy	14.2	1115	
	ld Town Centre	1 1.2	1113	

		Section	Page
2.	Berkhamsted Town Centre Strategy		
	General	14.4	1116
	3. Opportunities for Change	14.5	1117
	4. Strategy Objectives	14.6	1118
	5. Proposals General	14.7	1118
	Policy BTC1	14.8	1119
	Policy BTC4	14.10	1121
	Policy BTC5	14.11	1123
	Suggested New Policy	14.12	1125
3	Berkhamsted Movement Strategy		
٦.	General	14.13	1125
	Area Based Proposals	14.13	1125
	Area Based Froposais	14.14	1120
4.	Tring Town Centre Strategy		
	Strategy	14.16	1127
5.	Bovingdon Airfield		
	Policy	15.2	1133
6	Land for Davidanment at North Fact Hamal Hamastand		
6.	Land for Development at North East Hemel Hempstead General	16.1	1120
		16.1	1139
	1. Strategic Background	16.2	1139
	4. Development Requirements	16.3	1144
	5. Detailed Requirements	10.4	1152
7.	1 5		
	General	17.1	1154
	Objectives (a)	17.2	1155
	Map 2	17.3	1156
	Map 4	17.4	1157
	Objectives (c)	17.5	1157
	Objectives (d)	17.6	1158
	3. The Green Belt	17.7	1159
	4. Open Land & Environment	17.8	1160
	5. Housing	17.9	1160
	6. Employment	17.10	1162
	7. Apsley Local Centre	17.11	1163
	8. Transport	17.12	1165
	Policy TWA1 - The Canal Corridor	17.13	1166
	Policy TWA4 - Conversion of Employment Land	17.16	1167
	Policy TWA5 - General Employment Areas	17.17	1175
	Schedule of Proposal Sites General	17.18	1181
	Housing TWA1 Land at Belswains Lane	17 10	1100
		17.19	1182
	TWA2 Breakspear Hospital allergy testing centre	17.20	1183
	TWA6 John Dickinsons factory TWA6 Land to the north west of the Maner Estate	17.21	1187
	TWA6 Land to the north west of the Manor Estate	17.22	1191
	TWA7 Land to south west and south east of the Manor Estate	17.23	1201

		Section	Page
Employm	ent		
TWA8	Gas Board site and land to the rear, London Road	17.24	1215
TWA9	Homebase store site, London Road	17.25	1218
TWA10	Land at John Dickinsons	17.26	1221
Shopping		17.20	1221
TWA11	Public car park and land adjoining, London Road	17.27	1223
TWA13	Land between London Road and the River Gade	17.28	1224
Transport		-,,	
TWA14	Car park, opposite Frogmore Mill, Durrants Hill Road	17.29	1225
TWA15	Improvements to Durrants Hill Road	17.30	1226
TWA16	Improvements to Featherbed Lane	17.31	1227
TWA17	Widening of Featherbed Lane/London Road junction	17.32	1232
TWA18	Apsley Railway Station	17.33	1233
TWA19	Hemel Hempstead Bus Garage, Whiteleaf Road	17.34	1234
TWA20	Cycle route between Two Waters, Apsley and Nash Mills	17.35	1235
TWA21	Improvements to the footpath network	17.36	1238
	d Community Facilities	17.50	1230
TWA22	Land between Featherbed Lane and Two Waters Way	17.37	1240
Leisure a	nd Tourism		
TWA23	Land between Two Waters Way and Two Waters Road	17.38	1242
TWA24	Land adjoining Featherbed Lane and A41	17.39	1246
TWA25	Land between Featherbed Lane, Two Waters Way and A41		1249
	l New Proposal Site	17.41	1252
	gram 3: Manor Estate	17.42	1256
	gram 5: Two Waters General Employment Area	17.43	1257
	gram 6: Central Apsley	17.44	1258
Conserva	tion Area Character Appraisals and Policy Statements		
	sted Conservation Area		
4. High S	treet Identity Area	18.1	1260
_	Union Canal Identity Area	18.2	1261
	s Street Identity Area	18.3	1263
Developn	nent in Residential Areas		
-	the Policy Statement	19.1	1264
HCA2	Fields End	19.2	1265
HCA4	Felden West	19.3	1265
HCA6	Gadebridge	19.4	1266
HCA7	Boxmoor	19.5	1267
HCA12	Apsley	19.6	1268
HCA20	Highfield	19.7	1269
HCA21	Bennetts End	19.8	1269
HCA22	Adeyfield South	19.9	1270
HCA24	High Street Green	19.10	1271
HCA25	Longdean Park	19.11	1271
HCA27	Leverstock Green Central	19.12	1272
HCA28	Leverstock Green East	19.13	1273
HCA29	Leverstock Green North	19.14	1276

8.

9.

		Section	Page
HCA32	Grovehill	19.15	1277
HCA33	Woodhall Farm	19.16	1278
HCA34	Manor Estate	19.17	1278
BCA3	Bank Mill	19.18	1279
BCA6	Billet Lane	19.19	1279
BCA15	Tunnel Fields	19.20	1280
BCA17	Valley Road	19.21	1281
BCA18	New Road	19.22	1281
Tring		19.23	1281
TCA2	Miswell Lane	19.24	1284
TCA3	Okeley Road	19.25	1286
TCA4	Goldfield	19.26	1287
TCA5	Christchurch Road & Dundale Road	19.27	1288
TCA6	Bunstrux	19.28	1290
TCA10	Woodland Close	19.29	1291
TCA12	New Mill East	19.30	1291
TCA13	New Mill West	19.31	1292
TCA15	Brook Street	19.32	1293
TCA16	Station Road	19.33	1294
TCA17	Chiltern Way	19.34	1296
TCA18	Grove Park	19.35	1297
TCA19	Grove Road & Cow Lane	19.36	1297
<u>PART 5 – El</u>	NVIRONMENTAL GUIDELINES		
General		20.1	1304
1. Introd	luction	20.2	1305
2. Quali	ty of Layout & Design	20.3	1306
3. Layou	at & Design of Residential Areas	20.4	1307
4. Layou	at & Design of Employment Areas	20.5	1309
5. Flood	Defence & the Water Environment	20.6	1309
6. Parkii	ng Provision	20.7	1310
7. Lands	scaping	20.8	1314
8. Natur	e Conservation	20.9	1316
10. Small	-scale House Extensions	20.10	1317
13. Devel	opment in Conservation Areas etc	20.11	1318
	ersion of Agricultural Buildings	20.12	1319
	led Persons' Access	20.13	1322
	ior Lighting	20.14	1323
	cement	20.15	1325
Suggested No	ew Guideline	20.16	1325
PROPOSAL	<u>IS MAP</u>		
General		21.1	1328
Sheet 4		21.2	13.29
Sheet 6		21.3	1330
211000		21.5	1330