



# Manor Farm, Markyate

## Development Brief

December 2006



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## Introduction

The Manor Farm, Markyate Development Brief has been produced by planning consultants, Barton Willmore acting on behalf of Banner Homes and the Landowner in collaboration with officers of Dacorum Borough Council. It has also taken account of issues raised at an initial planning workshop with local residents and key stakeholders.

It was approved by the Council's Planning and Regeneration Portfolio Holder for public consultation during September/October 2006.

The brief was adopted on 19 December 2006 by Dacorum Borough Council as a supplementary planning document (SPD). This incorporates a number of changes as a result of responses received during the consultation period. This approved document will guide and control the development of the site.

The Brief is accompanied by two other documents which are the Sustainability Appraisal Report and Consultation Statement.

## Section One - Overview

### 1.1 Vision & Objectives

The overall vision and objective for this development, as guided by this brief, is to create a sustainable development that will integrate with and relate to the existing community of Markyate. It is intended that it will produce a development, which is sensitive to its location and which incorporates a high quality layout and design that is safe and secure, whilst at the same time promoting a sense of community to the wider area.

### 1.2 The Site, Location Plan, Ownership

The site covered by this development brief comprises a grassed field of approximately 1.3ha south east of Manor House, Manor Farm. It also includes a small area of orchards at the southern end of Manor House of approximately 0.28ha, to provide an extension to the adjoining burial ground.

The grounds of Manor House, Manor Farm, bound the site to the north and west. The cluster of buildings to the north-west of the site includes the Manor House itself which is Grade II listed and three residential properties immediately to the north of Manor House. To the southwest the site adjoins the northern end of the village burial ground. To the south the site adjoins a single track lane which provides vehicular access to the burial ground from the High Street, and to the south of this lane are two cottages. To the southeast the site adjoins the side of the plot to St John's House (Former Vicarage), which is accessed from the High Street. Along the entire length of the site's eastern boundary it adjoins the A5 (Watling Street) trunk road. To the east of the A5 is Markyatecell Park which is a designated Historic Parks and Gardens.



View looking across the site northwards towards Manor Farm

The grassed field slopes steeply from west to east across the site for its full length. It also rises gradually from the south to the north of the site. There is a boundary screen of mature trees along the eastern boundary with the A5, and a hawthorn tree screen along the western boundary between the field and the garden to the Manor House.

Vehicular access to the site is from the southeast corner of the site where it connects to the northern end of the High Street. There is an existing unmade track across the site from this access linking Manor House, Manor Farm with the High Street.

The site is within the ownership of the occupier of the Manor House, Manor Farm.



Fig.1: Site Location Plan

### **1.3 Objectives of the Brief**

The aims of this development brief are to:

- ensure sustainable design, construction and future use is incorporated into the development;
- promote the biodiversity of the site including opportunities for enhancement, mitigation and habitat creation
- provide supplementary guidance to the developer and interested parties on the planning and design requirements for this site;
- respond to the land form and landscape features of the site and identify where attention needs to be paid to scale, massing and height of the development;
- recommend a mix of housing types for the development including affordable housing;
- establish necessary infrastructure requirements for the development in terms of vehicular access, parking and providing safe and attractive routes for pedestrians and cyclists;
- identify measures to integrate the development with the existing village;
- ensure that an attractive safe and secure living environment is created for future residents;
- establish guidelines for an extension to and parking for the existing burial ground.

### **1.4 Development Brief Process, Consultation, SEA/SA**

This draft development brief has been prepared in consultation with Council officers and approved by the Council to be published for public consultation, beginning in September 2006. Responses will be considered by the Council before they finalise and adopt the Brief.

The production of this brief has already been subject to initial public participation, including a workshop meeting held on 25 May 2006 in Markyate with local residents living near the site and key stakeholders. A public exhibition is to be held in September 2006 as part of the public consultation process. The brief has been drafted taking account of the responses to the initial public consultation as well as site constraints and infrastructure requirements.

A more detailed summary of the public consultation process and the responses received is contained in the Consultation Statement which accompanies this brief.

In addition, a sustainability appraisal of the development of the site for housing also accompanies this brief.

### **1.5 Background – Local Plan Proposal Site, Burial Ground Car Park & Extension**

This site was considered at the Local Plan Inquiry in 2000/01 as a housing proposal site, and was subsequently included as a Part II Housing Proposal Site (H44) in the Adopted Dacorum Borough Local Plan 1991-2011 following a positive recommendation by the Local Plan Inquiry Inspector.

Although not forming part of the planning requirements of the Local Plan, the owner of the site has proposed to offer an area of the rear garden of the Manor House, approximately 0.28ha, as a burial ground. This will enable the adjoining existing burial ground to be extended to provide much needed additional burial space for the next 10 to 15 years.

## **1.6 Planning Policy Context: Development Site Designation**

The current status of the Development Plan is set out in **Appendix 1**.

Policy 1 of the Adopted Dacorum Borough Local Plan seeks to ensure that development satisfies the principles of sustainable development contained in local and national policies.

The site is identified under Policy 16 Housing Supply of the Local Plan as a Part II Housing Proposal Site to be released between 2006 and 2011. The site is identified for approximately 40 dwellings, and also to provide five parking spaces for the neighbouring burial ground. A copy of the planning requirements from the Local Plan is set out in more detail in **Appendix 2**.

Also of consideration to the development of this site is the Council's Supplementary Planning Document Release of Local Plan Part II Housing Sites. Details of this document are set out in **Appendix 1**.

The policy context against which any development upon this site would be judged against is set out in more detail in **Appendix 1**.

In terms of Local Plan designations, the main area of the site (the grassed field) is designated as a Residential Area within a larger village (Policy 9). The site as a

whole including the area for the extension to the burial ground lie within the Chilterns Area of Outstanding Natural Beauty (CAONB) (Policy 97). The site lies just to the north of the Markyate Conservation Area (Policy 120).

## **1.7 SPDs and Development Guidelines**

Also of consideration with regard to the development of this site are the Council's Supplementary Planning Documents on *Water Conservation and Energy Efficiency and Conservation*, dated July 2005. Details of these documents are set out in **Appendix 1**.

General guidelines on: the layout and Design of Residential Areas; Parking Provision; and Open Space and Play Provision are set out in the Appendices to the Adopted Local Plan. In addition, the Council has an Advice Note on Refuse Storage in Residential Developments.

The Chilterns Conference (now the Chilterns Conservation Board) have produced a Chilterns Building Design Guide. This provides detailed design advice with the aim of protecting the special character and identity of the CAONB. A variety of other associated technical notes are also available on Chilterns brick, flint and roofing materials.



## Section Two - Site Constraints / Opportunities

### 2.1 Current Use

The main area of the site, which is identified as the housing site in the Local Plan, is a grassed field. It is not in any active use apart from an annual production of hay. The area of the site, which is proposed to provide the extension to the burial ground currently, forms part of the rear garden to the Manor House at Manor Farm.

### 2.2 Surrounding Uses

The area surrounding the site has residential properties located directly to the north and south. To the east is the A5 trunk road and to the west is the rear garden of the Manor House, playing fields and village hall.

### 2.3 Access

The aim of the development will be to provide safe, convenient and effective access, and to minimise the



View southwards from the top of the site



Manor Farm orchard



St. Johns House



overall impact of the development on the surrounding area.

Access was a consideration at the Local Plan Inquiry and it was agreed that the vehicular access to this site would be via the northern end of the High Street. The High Street at this point is a cul-de-sac with a pedestrian footpath along the western side of the road.

The County Council have consulted with the Highways Agency (who have responsibility for the A5) and they have stated that they would not accept a direct vehicular access from this site on to the A5 trunk road. Therefore vehicular, pedestrian and cycle access to the site would be via a continuation of the High Street 'cul-de-sac', which is approximately 90m north of the junction with the main section of the High Street.

Access was the main concern raised by local residents at the workshop held in May 2006. In particular they noted that it was currently difficult to gain access to the High Street from the cul-de-sac. This was because of concerns about cars queuing back along the High Street over the junction from the traffic lights at the A5 Junction.

Any development would therefore need to provide improvements to the junction of the cul-de-sac with the High Street, suitable to serve the level of traffic generated, and to ensure road and pedestrian safety along the cul-de-sac section of the High Street.

There is an opportunity to assist in the integration of the development with the village by providing a pedestrian link from the site through the extension to the burial ground, to link up to the existing foot path along the east side of the recreation ground. This will benefit new and existing residents by providing direct access to the village school, village hall, recreation ground and children's play ground.



Access point at the south-west corner of the site

## 2.4 Environmental Issues

The site is located within the Chilterns Area of Outstanding Natural Beauty (CAONB), and as such any development within the site will need to conserve the beauty, economic and social well-being of the surrounding area and its community.

### Flood Risk

The Environmental Agency has indicated that the site lies within Flood Zone 1 which will require a Flood Risk Assessment. This must address the risk of flooding associated with any increase in surface water runoff.

The site is also located within a Zone 3 Groundwater

Source Protection Zone (Environmental Agency), therefore consideration of this will need to be taken into account in the design of the drainage system for the development.

## Ecology

The site is identified as 'Wildspace' in the Hertfordshire Biological Records Centre's *Urban Nature Conservation Study* (March 2006) commissioned by the Council. Wildspace is identified as:

"site or feature considered to support some wildlife interest at a local level"

A planning application would need to be accompanied by an ecological assessment, which should consider opportunities to offset the loss of local wildspace, and to manage and enhance the wildlife resource within the site.

## 2.5 Design

The site is within the CAONB and, as mentioned earlier, is steeply sloped. Therefore it will be important that the development is not prominent in long distance views from the east, that ground works are minimised, it is sensitively designed and appropriate use of materials made.

The design of the development will need to be of a scale, form, height and density in keeping with the character of the surrounding area, especially its proximity to the Conservation Area and respecting its location within the CAONB. A planning application would need to be accompanied by a landscape and visual assessment. It would also need to incorporate energy efficiency and water conservation measures into the building design,

layout and landscaping.

Any design should take into account the principles of 'Secured by Design', which supports the designing out of crime and designing in community safety. Developers are encouraged to contact the Police Architectural Liaison officer for Hertfordshire Constabulary.

Lighting is also an important design consideration. This needs to be sensitively designed incorporating energy efficient methods and minimising light spillage and its impact on nocturnal wildlife.

## 2.6 Infrastructure – Utilities

It is important that adequate utility infrastructure is put in place prior to development going ahead.

An existing gas mains pipe runs diagonally across the site to Manor Farm, and therefore, any developer would need to fund the re-routing of this mains pipe. In addition, a developer will also need to fund the upgrade of the nearby electricity sub station to accommodate any development on this site.

Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development would lead to overloading of existing waste water infrastructure.

Prior to any development we recommend that the developer contact the Environmental Agency to discuss measures to prevent the pollution of groundwater at an early stage.

## Section Three - Development Aims

A key aim of any development will be its integration within the existing village, whilst also having minimal visual impact on the surrounding AONB. The dwellings should be designed with a consistent design and materials, in order to create an attractive environment, and a sense of place.

Any development would need to take account of the Council's Urban Design Assessment – Markyate document dated January 2006 and the Chilterns Building Design Guide (see section 1.7).

The Indicative Site Layout Plan (Figure 2) demonstrates how the site could be developed for housing. Key elements of the scheme are dealt with below.



Fig. 2: Indicative site layout plan



### 3.1 Sustainability

A key objective of the Brief is the achievement of a sustainable form of development in terms of its design, construction and future use.

Any development will need to demonstrate that it will be providing an attractive and sustainable development that will make a long term contribution to the environmental, social and economic fabric of the existing community of Markyate. This would need to be set out in a sustainability statement (based on a detailed assessment of the proposal against the sustainability checklist under Appendix 1 of the Local Plan).

Development should be designed to take into account the Council's Supplementary Planning Document 'Water Conservation' dated July 2005, which expands Policy 124 of the Council's Local Plan relating to Water Conservation (see Appendix 1). This includes the use of Sustainable Drainage Systems (SuDS) where appropriate and the provision of water-saving and efficiency measures including water butts and dual flush toilets.

Development should be designed to take account of the Council's Supplementary Planning Document 'Energy Efficiency and Conservation' dated July 2005 (see Appendix 1). Dwellings should be constructed to achieve very high levels of efficiency rating and incorporate sustainable / renewable energy sources where possible.

### 3.2 Layout

The development would need to ensure that it provides an attractive living environment for the future residents and also protects the amenity enjoyed by the existing nearby residents whose properties adjoin the site.

The development will need to be designed to ensure that it is of an appropriate scale such that it will not be prominent in long distance views from the higher ground on the eastern side of the valley, east of the A5.

The site is steeply sloped, and therefore, this will be an important design consideration for the layout and the relationship of new buildings to each other.

A mix of housing types and sizes across the site is



Character of the site context

expected to be provided, in accordance with Policy 18 in the Local Plan.

### 3.3 Urban Design Principles

#### Building Types

The village is characterised primarily by a mix of detached, semi-detached and terraced houses. Any development would therefore need to reflect this mix. Flats would also be acceptable but would need to be of a similar scale to the housing.

#### Building Heights

The development will be primarily two storeys in height, in keeping with the height of properties in the immediate vicinity of the site and to minimise their visual impact on the surrounding area. Buildings should be stepped down the slope to avoid excessive earth works.

#### Net Capacity

The Local Plan identifies the site should have a net capacity of approximately 40 dwellings.

#### Materials

These should be of high quality and reflect the local context of Markyate, using traditional materials which are common within the village. This will ensure that the development integrates visually with the existing village.

### 3.4 Access Arrangements/Parking

Any development would need to be supported by a Transport Assessment which would consider the access

arrangements for vehicles, pedestrian and cycles. It would also consider the internal access road within the site, parking provision and existing public transport services in the surrounding area.

Sufficient parking should be provided on the site to cater for parking generated by the future residents. This should be provided in accordance with standards set out in Appendix 5 of the Council's Local Plan. This includes an average:

- 1.25 spaces for 1 bedroom dwellings;
- 1.5 spaces for 2 bedroom dwellings;
- 2.25 spaces for 3 bedroom dwellings; and
- 3 spaces for 4 or more bedroom properties.

### 3.5 Off Site Highway Improvements

The developer of this site will need to fund highway improvements to the Stub End of High Street where access is gained to and from this site, and also at the Stub End/High Street junction to ensure improved pedestrian and road safety.

At the Stub End of High Street, this will involve the extension of the existing footway into the site, and the introduction of a traffic calming single width passing place to control the speed of traffic as it enters the site.

At the Stub End junction with the High Street, the road will be re-aligned around the bend, in order to improve visibility for drivers turning right off the High Street towards the site.

### 3.6 Footpath Links

A very important feature of any development of this site will be the provision of a pedestrian link directly from

the site to the main village facilities, such as the village hall, school, children's play area and recreation ground. The link would be through the proposed extension to the burial ground and would run along its perimeter. Therefore, any developer will be required to fund an all weather footpath along the eastern side of the recreation ground to link the footpath through the burial ground with the village hall / school. The exact route to be agreed at the planning application stage.

The possibility of upgrading the footpath link to a cycle path should be investigated.

### **3.7 Open Space**

The development would need to provide landscaped public open space within the site to ensure an attractive environment for future residents and an opportunity for informal play. A commuted sum will be required for their ongoing maintenance.

### **3.8 Landscaping / Boundary Treatment**

Landscaping and boundary treatment will be a very important feature of any development of this site as it is located within an AONB and the proximity of Manor Farm house. This should create a visual link with the surrounding countryside and help protect the setting of Manor Farm house. The development would be required to retain the existing boundary treatment and provide substantial additional trees and vegetation to help screen and soften the edges of the site and to provide a valuable environment for wildlife.

Where appropriate the planting should be mature and use native species. It is important that the boundary treatment and landscaping within and adjoining the development is sensitively managed as an important amenity for the housing, and in the interest of protecting

and enhancing its wildlife value. This should be in the form of a management plan for the site.

The treatment of the southern boundary of the site will be particularly important given the existing adjoining property which currently has a very open boundary.

### **3.9 Burial Ground Extension and Parking**

The ownership of the proposed cemetery extension should be passed to the Diocese and Parochial Church Council to enable burials to be carried out and so that it can be managed appropriately. A surfaced pedestrian access should be provided as set out in section 3.5 above. Access is from the new development.

A minimum of 5 parking spaces is to be provided within the development or cemetery extension to serve the cemetery. These spaces must be suitably located, ensure safe and convenient manoeuvring of vehicles, and be adequately screened from housing.

The burial ground should also provide an opportunity to manage and enhance its nature conservation interest through careful management of the land and to help offset the loss of wildspace. This should be in the form of a management plan for the site. A gated access should be created to link the existing burial ground and the new extension.

### **3.10 Implementation – Strategy For Construction**

Any proposal for this site would need to be accompanied by a strategy for the construction period, given that the site will be accessed via the cul-de-sac which provides vehicular and pedestrian access for the existing 15 properties.



## Section Four - Planning Obligations

### 3.11 What would be required of a Planning Application

Any planning application will be required to provide sufficient information and appropriately detailed plans to enable the Council to assess the full impacts of the development proposals.

Any submission will need to include the following:

- A layout at 1:500
- A supporting statement explaining how the application satisfies the development control and urban design guidance set out in this brief. This should include a statement about how the transport issues are being addressed
- Plans, drawings, cross sections and sketches as appropriate
- Flood risk assessment
- An ecological assessment
- Landscape and visual assessment
- A sustainability statement
- A design and access statement

The Design and Access statement should demonstrate how crime prevention measures have been considered in the design and how it reflects the attributes of safe, sustainable places (Safer Places - the Planning System and Crime Prevention (ODPM 2003)).

Certain aspects of the proposed development of this site will need to be secured by means of a legal agreement (Planning Obligation) under Section 106 of the Town & Country Planning Act 1990 (as amended). These would include the following areas:

#### 4.1 Affordable Housing

Any development will need to provide around 50% of the units within the site as affordable housing. A minimum of 75% of the affordable units will need to be social rented, with the remaining proportion shared ownership.

The Council's Housing Enabling Manager has specified that there is a demand for smaller unit sizes, including one bed flats and two bed houses. These units should be of the same external design as those sold on the open market. The Council will normally wish to discuss the type and location of affordable housing at the planning application stage.

#### 4.2 Open Space

Due to the limited size of the site, and its proximity to existing open space, it is not considered necessary to require the provision of a formal on-site play area. However, following discussion with the Council's Parks and Landscape Officer, it is considered appropriate for the development to contribute towards the upgrading and improvement of existing recreation and play areas in the village. This could include the provision of recreation facilities for teenagers (e.g. goal nets, basketball net and meeting shelter). A contribution would be expected towards the maintenance of open space within the development.

### **4.3 Highway Improvements**

Appropriate contributions towards highway safety and sustainable transport measures will be expected, in accordance with the advice of Hertfordshire County Council.

### **4.4 Other Contribution Requirements Of County/District Councils**

The County Council may require a contribution for primary and secondary education facilities; which will be based on the development mix, forecast child population and consequent impact upon local schools.

In addition, a contribution may also be required for library facilities and childcare and youth facilities, which would be applied on a per dwelling basis. The provision of fire hydrants would also be expected. We would encourage early contact with the County Council (Planning Obligations Team) for further advice on contributions.

### **4.5 Extension of the Burial Ground and Car Parking**

Land should be secured for the burial ground extension and cemetery car parking and managed for this purpose. The developer will need to fund a surfaced footpath through the burial ground and provide access and other accommodation works such as water tap and storage shed that may be reasonably required. A contribution to pump-prime the running of the new cemetery could also be provided.

### **4.6 Footpath Link**

The developer will be required to fund an all weather footpath along the eastern side of the recreation ground to link the pedestrian access through the burial ground to the village hall and school.

### **4.7 Nature Conservation Management**

A management plan should be agreed with the Council with the aim of protecting and enhancing the wildlife resource of land forming part of the proposed development and burial ground extension.

## Section Five - List of Contacts and Initial Consultation

### 5.1 Contacts

- Francis Whittaker, Senior Planning Officer, Development Plans, 01442 228383 (for advice on Planning issues)
- Yvonne Edwards, Senior Planning Officer, Development Control, 01442 228577 (for advice on Planning issues)
- Mark Brookes, Planning Solicitor, 01442 228380 (for advice on legal agreements)
- Kate Bowles, Housing Enabling Manager, 01442 228526 (for advice on affordable housing matters)
- Glynn Reedman, Hertfordshire Highways, 01992 556120 (for advice on highway issues)
- Claire Covington and Ruth Chapman, 01442 228788 and 01442 228665 (for advice on landscape, play and woodland issues)
- Jacqueline Nixon, County Property Unit, 01992 588123 (for advice on education contributions) or Planning Obligations Team on 01992588132/588137
- Neil Goate, Barton Willmore, Planning Consultants, 020 7446 6888
- Paul McCann, Banner Homes, Prospective Developer 01628 536200
- David Pickering, Guinness Trust Housing Association, 01707 397230
- John White, Police Architectural Liaison Officer, Hertfordshire Constabulary, 01707638865

## Appendix 1. Planning Policy Context

### Development Plan

The development plan for this area currently comprises the Hertfordshire Structure Plan 1991 to 2011, adopted in 1998, and the Dacorum Borough Council Local Plan, adopted in April 2004. Policies in the Local Plan have been 'saved' for a period of three years and will remain until a replacement Local Development Framework has been adopted. The structure plan will be replaced by the East of England Plan (Regional Spatial Strategy 14) when finally approved by the Secretary of State.

With regard to the Local Plan, Policy 1 encourages new development to be consistent with the aims of sustainable development. The policy requires applicants to submit a sustainability statement and Appendix 1 of the Plan contains a checklist of sustainability criteria which needs to be covered. Policy 16 Housing Supply is of particular importance to the development of this site, as this identifies this site as a Part II Housing Proposal Site (See **Appendix 2**).

### Supplementary Planning Document

#### *Release of Local Plan Part II Housing Sites*

This document provides guidance on the release of the Part II sites. All these site including this site are identified for release after April 2006.

With regard to this site the SPD states that the site was specifically allocated in the Local Plan to meet a local housing need. It also identifies the importance that the site has in resolving the important local issue relating to the burial ground extension and parking for the burial ground.

#### *Energy Efficiency and Conservation*



## Appendix 2

This document amplifies Policy 122 Energy Efficiency and Conservation of the Local Plan which requires new development to incorporate appropriate energy efficient measures through:

- building design;
- site layout; and
- landscaping.

### *Water Conservation*

This document amplifies Policy 124 *Water Conservation and Sustainable Drainage Systems* of the Local Plan which requests applicants to demonstrate that they have incorporated water conservation and sustainable drainage practices into the design of their proposals.

### **Government Guidance**

Of particular relevance to the development of this site is PPS3. This, amongst many objectives, emphasises the importance of delivering sustainable development, seeks a high quality and mix of housing, and encourages the efficient use of land.

In addition, PPS7 *Sustainable Development in Rural Areas* should be referred to as it provides government planning policies for development in nationally designated areas such as the Area of Outstanding Natural Beauty.

### **East of England Plan (RSS14)**

The draft Regional Spatial Strategy (RSS14) once finally approved will provide the statutory framework for local authorities to produce more detailed local development framework and local transport plans for their areas. The

*Extract from Adopted Dacorum Borough Local Plan 2004:*

### *Schedule of Housing Proposal Site Part II*

### **MARKYATE**

Site Reference: H44

Site Location: Land at Manor Farm, High Street

Area (Ha): 1.3

Net capacity: 40

Planning requirements:

High quality housing of which around 50% should be affordable housing units. Careful design, layout and use of materials to limit impact on the landscape and the setting of Manor Farm. Design of housing should harmonise with character of Conservation Area to the south. Retention of existing hedgerows and trees along boundaries. New boundary to be established south of Manor Farm, including substantial landscape buffer zone. Additional planting also required adjoining A5 and along western boundary. Vehicular access via High Street. Alterations to junction and other highway improvements will be required. Footpath link to school to be established across adjoining land to the east. Provision of public open space. A minimum of 5 parking spaces to be provided for users of the cemetery. Development brief required: inter alia this can consider the location of the parking for the cemetery in the context of any possible cemetery extension.

Progress: P.