



ASSESSMENT OF ALTERNATIVE GROWTH SCENARIOS FOR HEMEL HEMPSTEAD



Methodology Statement

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CONTENTS

1. INTRODUCTION

1.1 The Challenge

1.2 Spatial Growth Options

1.3 Development of Methodology

- Role of statutory bodies
- Role of landowners

1.4 Links to Wider Sustainability Appraisal Work

1.5 Methodological Approach

2. METHODOLOGY

a) Sieve Mapping

b) Infrastructure and Deliverability

c) Geological Considerations

d) Transport and Accessibility

e) Economic Development and Regeneration Potential

f) Green Belt and Landscape Character

g) Conformity with Established New Town Principles

1. INTRODUCTION

1.1 The Challenge

- 1.1.1 Hemel Hempstead is designated as a Key Centre for Development and Change (KCDC) within the adopted East of England Plan and as such is identified as a focus for significant housing (and related) growth. This implies provision of 17,000 new dwellings between 2006 and 2031. This is a minimum figure and will require an increase in annual build rates from an average of 360 dwellings/year to 680 dwellings/year.
- 1.1.2 This level of housing provision far exceeds the estimated capacity of existing urban areas to accommodate it. A significant number of new homes, and other related uses, will therefore have to be provided through urban extensions. These urban extensions will be on greenfield land, the majority of which are currently designated as Green Belt.

1.2 Spatial Growth Options

- 1.2.1 This methodology statement sets out the approach to assessing the relative strengths and weaknesses of the three growth strategies for Hemel Hempstead currently being considered. These are illustrated in Figures 1 to 3 and will form part of the forthcoming Core Strategy - Emerging Strategies consultation (June 2009). This consultation will assess the pros and cons of each growth scenario based on technical work already available and additional work carried out prior to Easter 2009. The Authorities will make decisions on their 'Preferred Option' following this consultation and will commission and/or take into account any additional information if there are considered to be critical gaps in the work published in June.
- 1.2.2 It is the Councils' intention to assess the most sustainable locations for growth in as transparent a manner as possible, through an objective consideration of the environmental, social and economic implications of growth in the three broad locations.
- 1.2.3 Housing growth is often portrayed as a wholly negative phenomenon. However, if planned in a holistic and sustainable way and taking full account of linkages with the existing town and its communities, housing growth can have many positive effects. These include improvements to local infrastructure, the regeneration of less prosperous areas and boosting of the local economy. This methodology therefore seeks to highlight these potential positive aspects, as well as the constraints to growth, as it is important to explore the 'best' places for growth, rather than focus solely upon the 'least bad.'

1.3 Development of Methodology

Role of statutory bodies

- 1.3.1 This methodology has been agreed with, and been informed by, Hertfordshire County Council (in their capacity as local Highway Authority, Local Education Authority and Dacorum Borough Council's ecological and archaeological consultants) and St Albans City and District Council, in whose area much of the land that comprises the eastern growth option falls.

- 1.3.2 The responses of the statutory consultees such as the Highway Agency and Environment Agency to previous Core Strategy consultation will also be incorporated.

Role of Landowners

- 1.3.3 The broad approach to assessing the merits of each growth option was outlined to the landowners and/or their agents at a meeting with Borough Council Officers on 9th January 2009. This proposed a strategic assessment of the following constraints and opportunities in order to enable the Council to take forward credible scenarios for consultation:-

- Transport impacts, road access points and linkages
- Ecological assessment / environmental constraints
- Ground conditions (to include flood risk, land contamination and minerals issues)
- Topographical / landscape assessment
- Archaeological assessment
- Delivery issues i.e. infrastructure and delivery costs
- Assessment of linkages (existing and potential) with adjoining residential areas, the town centre and employment locations

- 1.3.4 Attendees agreed with this broad approach, which has since been refined into the methodology now proposed.

- 1.3.5 Each landowner and/or their appointed consultants will be asked to provide information to feed into this strategic assessment. The information will be checked by Officers and supplemented by information already available to the Council through completed technical studies and/or advice of key consultees.

- 1.3.6 The conclusions reached for each spatial option will be the independent view of the Borough Council(s), based on all available information.

1.4 Links to Wider Sustainability Appraisal Work

- 1.4.1 The methodology has been assessed by the Council's independent sustainability consultant (C4S) to ensure compatibility with the approach set out in the Sustainability Scoping Report and Sustainability Report that accompanied the 2006 'Supplementary Issues and Options paper - Growth at Hemel Hempstead'. It will therefore assist in establishing a more iterative approach to sustainability assessment as part of strategy development. The Scoping Report produced to guide production of the Council's Core Strategy, and other Development Plans Documents (DPDs) is available online at www.dacorum.gov.uk/planning

- 1.4.2 A separate, independent Sustainability Appraisal / Strategic Environmental Assessment will also be carried out by C4S as part of ongoing work to inform decisions on the growth options for Hemel Hempstead and the wider Core Strategy.

1.5 Methodological Approach:

- 1.5.1 The approach builds upon the methodology used by consultants Tribal Urban Studio to assess broad locations for growth in the East Midlands¹. It also reflects the requirements of national guidance and advice, as contained within relevant Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs), and the policy framework set by the adopted East of England Plan (RSS14).
- 1.5.2 In addition it draws upon the results of previous consultation on 'Core Strategy Supplementary Issues and Options - Growth at Hemel Hempstead' (November 2006), carried out jointly with St Albans City and District Council. This consultation included a series of principles to guide growth and reinforce the planning and design principles of the original New Town. These were supported by the vast majority of respondents. The approach was also subject to an independent Sustainability Appraisal / Strategic Environmental Assessment. Further information regarding the result of his consultation are contained within the Core Strategy Consultation Statement.
- 1.5.3 This methodology is intended to provide a politically neutral assessment of options, in order to enable informed decisions and recommendations to be made regarding growth options for the town. It will also help highlight any information gaps that currently exist and enable these to be explored more fully with relevant organisations and/or individuals, prior to the any final decision being made regarding locational choices.
- 1.5.4 The final extent of these urban extensions will be determined following further work on Dacorum's Local Development Framework (and St Albans' Local Development Framework if appropriate). This will include more detailed site assessments of all of the locations considered.

Next Steps

- 1.5.5 Each growth scenario will be assessed using the methodology outlined below. The results of this assessment will form the basis for the forthcoming Core Strategy 'Emerging Options' consultation, programmed for Summer 2009. The results of this consultation, together with the content of the associated SA/SEA and other technical work will assist the Councils' in choosing their preferred growth option for Hemel Hempstead.

¹ Appraisal of Sustainable Urban Extension, Tribal Urban Studio in conjunction with Roger Tym and Partners and CampbellReith, June 2008.

2. METHODOLOGY

Each of the three spatial options will be considered against 7 broad criteria in order to gain a picture of the relative sustainability of each locational choice:-

- (a) Sieve mapping against environmental constraints
- (b) Infrastructure and deliverability
- (c) Geological constraints
- (d) Transport and accessibility
- (e) Economic development and regeneration potential
- (f) Green Belt and strategic policy and landscape character
- (g) Conformity with established New Town principles

These criteria are not listed in order of importance and no one category is accorded greater weight than any other. There will also be overlap between criteria.

Each criterion is explained in more detail below.

(a) Sieve mapping

When assessing strategic growth options, the first indication of land suitability comes from a detailed analysis of environmental constraints and other designations that would either restrict or prohibit development in a particular location.

The following factors will therefore be considered, principally through the use of GIS mapping:

- Flood risk
- Statutory environmental designations
- Non-statutory environmental designations
- Heritage designations
- Agricultural land
- Proximity to pipelines, high voltage power lines and Buncefield

Much of this work has already been carried out to inform the 2006/7 Core Strategy consultation². Where appropriate, this mapping will be updated, for example to take account of revised advice from the Health and Safety Executive with regard to Buncefield and the results of the Strategic Flood Risk Assessment (SFRA)³ for Dacorum Borough and St Albans City and District Councils (published August 2007).

² Core Strategies Supplementary Issues and Options Paper – Growth at Hemel Hempstead, Dacorum Borough Council and St Albans City and District Council, November 2006.

³ Strategic Flood Risk Assessment – Volume 1, Halcrow Group Limited, August 2007.

Flood Risk

PPS25⁴ requires land to be graded into four zones, with Zone 1 having the lowest probability of flooding and Zone 3b the highest (denoting that the land falls within the functional floodplain). This mapping has been carried out as part of Dacorum Borough Council's Strategic Flood Risk Assessment (SFRA). The Environment Agency have advised that land falling within Zones 2, 3a and 3b should be treated as a significant constraint to development. Any land falling within these three zones will therefore be deemed unsuitable for housing development, unless there is no reasonable alternative

This approach complies with advice in Policy WAT4: *Flood Risk Management* of the East of England Plan (May 2008).

Statutory environmental designations

This includes the following designations:

- Special Areas of Conservation (SACs)
- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- Chilterns Area of Outstanding Natural Beauty (AONB)

Whilst the boundary of the Chilterns Area of Outstanding Natural Beauty lies to the north of Hemel Hempstead, beyond the growth options proposed, the proximity of these sites to the AONB is still considered to be a valid consideration, both in terms of their potential visual impact and the potential impact of increased transport and leisure impacts. A 'buffer' approach will be applied to ensure that sufficient distance is maintained between new development and the AONB. This approach is consistent with that applied to the Special Areas of Conservation (SACs) through the Appropriate Assessment Screening Report (April 2008).

Policies ENV2: *Landscape Conservation* and ENV3: *Biodiversity and Earth Heritage* of the East of England Plan require planning authorities to afford the highest level of protection to these designated landscapes.

Non Statutory Designations

These include:

- Ancient Semi Natural Woodlands
- Wildlife Sites
- Regionally Important Geological and Geomorphological Sites (RIGGS)

Whilst PPS7: *Sustainable Development in Rural Areas* (August 2004) states that non-statutory local designations should not be regarded as absolute constraints to development, they may have an impact upon (a) the amount of land available to accommodate the quantum of development required and/or (b) the layout and accessibility of all or part of the growth location.

⁴ Planning Policy Statement 25 - Development and Flood Risk, December 2006.

The East of England Plan requires there to be a strong presumption against development that would result in the loss or deterioration of ancient semi-natural woodland and other woodlands of national or regional importance (Policy ENV5: *Woodlands*).

Heritage Designations

PPG15: *Planning and the Historic Environment* (September 1994) requires that development is avoided in locations where it would adversely impact upon the setting of a historic park or garden, a conservation area or a Scheduled Ancient Monument (SAM). However, as with non-statutory environmental designations, it may be possible to accommodate some development in proximity to such locations, provided this development is sensitively designed and appropriate mitigation measures taken. A similar approach will be taken to considering the proximity of development to any Listed Buildings.

Policy ENV6: *The Historic Environment* of the East of England Plan requires local planning authorities to protect, preserve and where appropriate, enhance the historic environment of the region, its archaeology, historic buildings, places and landscapes.

Agricultural land

PPS7 states that the loss of 'Very Good' quality (Grade 2) agricultural land should be taken into consideration as a development consideration, but that in some cases its loss may be unavoidable, if building elsewhere would be inconsistent with other sustainability considerations. Whilst Grade 2 land is therefore a constraint, it will be treated in the same way as non-statutory environmental designations and not form a complete barrier to development.

Proximity to Pipelines, High Voltage Power Lines and Buncefield

These constraints were considered as part of the 2006 Growth at Hemel Hempstead consultation. Whilst the presence of pipelines and power cables and proximity to Buncefield does not preclude development, it does have safety implications that may impact upon site capacity and layout.

Links with SA / SEA

This sieve mapping will also pick up on the key environmental designations considered to be 'show-stoppers' in the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) work being carried out as part of the LDF process by consultants C4S. These key environmental designations are:

- Chilterns Area of Outstanding Natural Beauty
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Semi-Natural Ancient Woodland
- Historic Parks and Gardens
- Scheduled Ancient Monument (SAM)
- Floodplain

(b) Infrastructure and Deliverability

Infrastructure

To ensure optimum sustainability, urban extensions should be located so as to maximise existing infrastructure capacity and be of sufficient critical mass to sustain the provision of new infrastructure where it is not already available. It may also be possible to alleviate existing infrastructure problems.

Each of the three growth options will be considered in terms of the scope to links with existing infrastructure (where there is capacity) and the ability to accommodate development of a scale that allows thresholds for new infrastructure provision to be met.

In this context the term infrastructure is both 'hard' i.e. roads, school buildings, indoor sports facilities, GP surgeries, and 'soft' i.e. country parks, green corridors, woodland planting (as per the requirements of the East of England Plan), and space for informal recreation.

Growth at Hemel Hempstead will be based on the 'Neighbourhood Concept' to reinforce and complement its existing New Town structure. For the purposes of this assessment, a neighbourhood is expected to accommodate the range of uses set out in Figure 2. This typical residential neighbourhood is based upon the key infrastructure requirements set out within the November 2006 'Growth at Hemel Hempstead' consultation, as updated by more recent advice from Hertfordshire County Council and the Primary Care Trust regarding optimum thresholds for service provision.

Key questions when considering infrastructure issues include:

- Are there places available in existing schools which can meet some of the future requirements?
- Is there sufficient green infrastructure to meet future requirements; or can appropriate provision be made as part of new development?
- How are increased requirements covered by current planned investment and to what extent can these meet the requirements of new development?

- What are the thresholds to make specific infrastructure viable?

Work on an Implementation / Infrastructure Plan will commence following the Emerging Strategies consultation. This process will identify infrastructure needs and costs; funding sources; and responsibilities for delivery. It will also help inform the phasing of development.

Deliverability

The issue of deliverability relates to:

- the willingness of landowners to bring land forward for development
- the level of co-operation between landowners on sites that are in more than one ownership
- the viability of the development , particularly with regard to provision of key infrastructure
- flexibility of options – in terms of phasing options and capacity to accommodate appropriate non-residential uses.
- the likelihood of sites actually progressing from designation to dwelling construction at the required rate.
- relative costs

Information available from the Hertfordshire Infrastructure and Investment Strategy will be used to inform assumptions on strategic infrastructure requirements and costs.

(c) Geological considerations

Consideration will be given to geological constraints, including:

- Mineral protection areas and/or areas of search
- Potential sources of contamination
- Ground stability
- Landfilling records
- Hydrogeological sensitivity (i.e. groundwater / aquifer protection zones)

In many instances the presence of geological constraints will not prevent development, as regulatory systems are already in place to mitigate against their effects. However, their presence may impact upon the type of development that can be accommodated in particular locations and the increase overall development costs.

(d) Transport and Accessibility

As the detailed layout and mix of land uses that will comprise each growth location is not yet established, at this stage in considering options the transport implications of development can only be considered at the strategic level.

Part 1 - Paramics Model

The Paramics model being applied to Hemel Hempstead by Steer Davies Gleave will form the basis for transport assessment work.

Developers / landowners will be asked to provide information on their development proposals to enable the model to be run for different scenarios. These scenarios need to factor in the impact of anticipated growth within the existing town, as well as development on its periphery. They will also need to include assumptions regarding where links would be made to the existing road infrastructure and any additions to the primary road network that are proposed as part of each growth scenario i.e. a northern or eastern bypass. The assumptions for growth within the existing town will be based on the Council's Housing Paper (March 2009), which combines:-

- Dacorum Borough Council's assessment of Strategic Housing Land Availability Assessment (SHLAA) sites;
- unimplemented Local Plan housing sites;
- assumptions about housing growth potential in key locations at Hemel Hempstead e.g. town centre and Maylands Business Area;
- unimplemented planning permissions / applications subject to legal agreements;
- assumptions on windfalls.

The results from this Paramics model will enable the potential impact of each spatial option to be assessed equally, using the same baseline data.

Part 2 - Wider Transport Assessment

The Paramics model considers highway traffic only. It is also important that any transport assessment considers the potential for all modes of transport and compares the relative merits of the different growth scenarios in terms of their overall sustainability and ability to achieve modal shift.

A broader transport and access audit will therefore be required for each of the three growth scenarios. This assessment will be carried out by transport consultants appointed by landowners within the growth areas following the June consultation (unless they wish to provide the information to the Council in advance of this date).

This assessment should pay particular attention to:

- Accessibility – including on foot and by cycle
- Public transport routes and their potential for dealing with growth
- Ability of locations to be served by all modes of travel
- Quality of the routes linking new development to town centre and other key locations
- Capacity of existing roads and services

As for non-transport infrastructure, the issue of critical mass needs to be considered, for example, will the level of development proposed support provision of a new bus route?

Due to time constraints and the need for developers to provide additional information, this wider transport assessment may not be fully completed before the Emerging Strategies consultation. We do however expect all initial option runs to have been completed and assessed. Work on transport modelling will however continue during and after this consultation and the results will help inform the strategy chosen for inclusion in the Submission version of the Core Strategy.

Accessibility of Key Services and Facilities

The neighbourhood approach proposed assumes that all new development will provide the core range of local facilities (see Figure 2). Consideration should however be given as to how the location of this development will impact upon the accessibility of more strategic services and facilities which are not provided at the neighbourhood level. This includes larger scale shopping facilities within the town centre and higher tiers of health care provision.

(e) Economic development and regeneration potential

Consideration will be given to the location of housing in relation to main employment opportunities, on the basis that houses should be built close to places of work to reduce commuting distances and hence improve sustainability.

The adjacency principle will also be considered, to take account of the benefits arising from any beneficial 'trickle-down effects'. This is where new development, if well planned and designed, can have the potential to 'lift' the adjacent areas and generate positive effects in terms of employment, health, education and well-being.

The relative prosperity of existing residential areas of Hemel Hempstead can be assessed through the Index of Multiple Deprivation and other information available from the Office of National Statistics (ONS) on a ward-by-ward basis.

The role that the development could play in helping achieve the aspirations of Hemel 2020 will be considered. The Hemel 2020 Vision has been produced by Dacorum Borough Council in partnership with local residents, businesses and community groups along with English Partnerships (now the Homes and Communities Agency) and the East of England Development Agency. The Vision sets out the Council's aspirations for the development and improvement of the town under the following themes:

1. **Waterhouse Square** - *regeneration of the northern section of the town centre, to provide additional shopping facilities, a new civic 'heart,' arts and entertainment facility, offices and homes*
2. **Neighbourhood Centres** - *to regenerate and reinvigorate the neighbourhood centres.*
3. **Wider town centre** - *to provide an exciting and thriving town centre.*
4. **Green spaces** - *to improve the natural and historic environment.*
5. **Growth of Hemel Hempstead** - *to respond to the designation of the town as a 'Key Centre for Development and Change' and the need to provide significant numbers of new homes, jobs and associated facilities.*
6. **Maylands** - *to rejuvenate the Maylands Business Area to achieve a vibrant, dynamic and premier business-led community and first choice investment location.*

(f) Green Belt and Landscape Character

Green Belt Policy

The issue of Green Belt is being considered separately from that of other landscape designations, as it primarily concerns the location of the land, rather than its intrinsic quality.

All of the growth options around Hemel Hempstead will involve the development of land currently within the Green Belt. Some small areas are greenfield land that has already been removed from the Green Belt (through the last Local Plan process).

East of England Plan:

The East of England Plan acknowledges that a strategic Green Belt review will be required at Hemel Hempstead in order to meet regional development needs in the most sustainable locations (Policy SS7). It also acknowledges that this will involve land in Dacorum and probably St Albans District.

These reviews will have to satisfy national criteria for Green Belt releases, accord with the Regional Spatial Strategy and ensure that sufficient land is identified to avoid the need for further review to meet development needs before 2031.

PPG2 – Green Belts

PPG2 - Green Belts identifies the five purposes of including land within the Green Belt:-

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

Consideration will therefore be given to the ability of the Green Belt to continue to meet these objectives in the context of the three growth scenarios.

It is also necessary to establish boundaries that will endure and promote sustainable patterns of development. PPG2 specifically recommends that:

- Wherever practicable a Green Belt should be several miles wide, so as to ensure an appreciable open zone all round the built-up area concerned.
- Boundaries should be clearly defined, using readily recognisable features such as roads, streams, belts of trees or woodland edges where possible. Well-defined long-term Green Belt boundaries help to ensure the future agricultural, recreational and amenity value of Green Belt land, whereas less secure boundaries would make it more difficult for farmers and other landowners to maintain and improve their land.
- When drawing Green Belt boundaries in development plans local planning authorities should take account of the need to promote sustainable patterns of development.

Within the Core Strategy - Growth at Hemel Hempstead Supplementary Issues and Options Paper (November 2006) listed a number of constraints which will be used to help the selection of development locations on the edge of the town. Whilst most of these are covered by other criteria that form part of this methodology, two require specific consideration. These state that:-

1. The purpose of the Green Belt should not be undermined by
 - (a) merging of settlements; or
 - (b) substantial intrusion into open countryside and development which is poorly related to the town.
2. There should be no extensive building along prominent open countryside in the Gade valley or Bulbourne valley.

Landscape Character

The sensitivity of the landscape comprising the three alternative growth options will be considered through reference to the Landscape Character Assessment for Dacorum (May 2004) carried out by The Landscape Partnership on behalf of the Borough Council, Hertfordshire County Council and Chilterns Conservation Board. This study includes an assessment of the land to the east of Hemel Hempstead that falls within St Albans' administrative area.

Reference will also be made to the results of the Historic Landscape Characterisation work carried out by Hertfordshire County Council. This will help to gauge the historic sensitivity of the land.

Topography is an important consideration when assessing the potential visual impact of the different growth locations. It will also be considered through the use of contour mapping.

(g) Conformity with established New Town principles

The following principles were agreed through the 2006 Core Strategy consultation as important for the growth of the town and should be assumed in 'good planning.'

- Sensitive recognition of natural and historic features and landform in new layouts.
- Avoiding or overcoming features which would be damaging to the occupiers (i.e. through noise or air pollution)
- Ensuring the local neighbourhood's needs are met
- Providing good access to services (which are not part of the neighbourhood)

The vision for the future is to reinforce the maintain planning and design principles of the New Town summed up as:-

1. Retaining the separate identity of the town;
2. Enhancing the vitality and attractiveness of the town centre;
3. Maintaining a balanced distribution of employment (with growth and rejuvenation in the Maylands business area);
4. Maintaining the existing neighbourhood pattern;
5. Making best use of the existing green infrastructure; with
6. Any new development being:
 - Based on the neighbourhood concept;
 - Providing its own infrastructure; and

- Supporting relevant town-wide needs.

Many of these principles will already have been considered by other criteria. It is however important to consider them holistically so as to achieve the full picture of how each strategic option performs.

The 2006 Core Strategy consultation also identified a series of constraints that would help with the process of selection of development locations. The Councils consider that these remain of particular importance, but are not repeated here as they are covered by other criteria outlined within this methodology.

The Neighbourhood Approach:

Growth at Hemel Hempstead will predominantly be based on the neighbourhood concept, to reflect its New Town context.

The Core Strategy Supplementary Issues and Options Paper (November 2006), produced jointly with St Albans City and District Council sets out the key components of a neighbourhood. This is set out in Figure 2. Subsequent advice has indicated that the size of each neighbourhood should be increased slightly to 1,100 - 1,250 dwellings.

Thresholds for other infrastructure will be revised if updated advice is received from Hertfordshire County Council, the NHS Trust and/or Primary Care Trust (PCT).

There is a difference between a new and an established neighbourhood in terms of thresholds, with higher pupil generation associated with the former.

It is important to note that this neighbourhood approach is a 'building block' only, and will act as a guide to development. It does not include all needs generated by growth e.g. allotments, or larger neighbourhood, town or regional requirements.

Figure 2

THE NEIGHBOURHOOD CONCEPT

A typical residential neighbourhood has about 2,500 people in 1,000-1,100 dwellings. A neighbourhood is usually of sufficient size to require a one form entry primary school.

Key infrastructure needs:

- Primary school (one form entry (1FE)) or access to primary schooling ¹
- Local shop(s) ²
- Community hall/cultural facility
- Access to health facilities and secondary schooling
- Public open space and other green infrastructure (e.g. for biodiversity)
- New highways and links
- Access to passenger transport

Typical land areas

Use	Size (in hectares)	Notes
Housing	25 – 27.5	At a net density of 40 dwellings per hectare
Public open space:		
- local use	3	On site
- playing fields and district use	4	On site or suitably located elsewhere
Primary School		
- one form entry	1.4	
- two form entry	2.4	

Typical distances to facilities and services ³

Facility	Distance (in metres)
Primary schools	600
Bus stop	400
Local shop	800
Community hall	800
Local park	400
Secondary school	1,500
Health facility	1,000

Notes:

1. There are many 1FE schools in the county. While one could be provided with a new neighbourhood, County Council education policy prefers new 2FE primary schools. The County Council have advised that new primary schools will be expected to include a nursery class in addition to the classrooms and facilities used for the 7 years of primary pupils. Estimated land requirements have been amended to take account of this.
2. Modern retail economics point to a scale of development bigger than a single neighbourhood to support a full local centre (on the original New town design). However a local convenience store (and perhaps other outlets) should be provided.
3. Maxima used by Dacorum Council in Environmental Appraisal Update (August 2003) from an original source – ‘Sustainable Settlements’ by the University of West of England and Local Government Management Board.