

22. Berkhamsted Place Strategy

How have we got to this point?

Through consultation we understand that our underlying approach to the Berkhamsted Place Strategy is supported. We have noted your concerns over the possible level of development in the Shootersway area of the town and about infrastructure. We have consequently reduced the number of units to be built on the Egerton Rothesay School Site and will not pursue land next to Blegberry Gardens for housing.

- 22.1. Berkhamsted is an attractive valley town surrounded by the Chilterns Area of Outstanding Natural Beauty. It is the second largest settlement in the borough with a population of just over 18,500. The town is linear in character with the A4251, West Coast mainline, River Bulbourne and the Grand Union Canal running along the valley floor. Historically, development has spread along and up the valley sides. The historic core is large, densely built-up and contains many high quality and listed properties. The settlement is served by a town centre that provides an important district and service centre role and supports a thriving evening economy. A variety of businesses can be found in the town centre and in the employment areas around Billet Lane. Northchurch lies at the western end of the settlement. It retains a strong village character centred on St Mary's Church, and is served by a small local centre.

The Vision

Berkhamsted will be a sustainable and vibrant market town, where travel by non car use will be promoted. It will accommodate new housing to meet the needs of local people, particularly more affordable housing and family homes, while maintaining the strong valley and linear character of the settlement, and protecting key environmental assets such as the Grand Union Canal and the River Bulbourne. Open space will be protected and more space provided. There will be quality schools in both the public and private sectors. New development will respect and protect the built and natural heritage of the town, the canalside environment, and the character of neighbourhoods. The town centre will be an attractive commercial, cultural and social focal point of the settlement with a strong district shopping and service centre role. It will be maintained and enhanced together with the neighbourhood role of Northchurch local centre. Businesses will be attracted and supported. Employment areas around Billet Lane will provide local job opportunities and offer an attractive location for small to medium sized firms.

Local objectives

- Provide around 1,130 (Option 1) or 1,200 (Option 2) new homes between 2006 and 2031.
- Bring forward the strategic site at Durrants Lane /Shootersway (Egerton Rothesay School) to deliver new homes, improvements to the school and informal leisure space for the community.
- Deliver 2 new primary age schools.
- Resolve the future of the New Road/Springfield Road link.
- Support the British Film Institute to consolidate on their site.
- Maintain the current level of employment provision.

Delivering the Vision

- 22.2. Around 1,130 (Option 1) or 1,200 (Option 2) homes will be provided over the period 2006 – 2031, chiefly within the town boundary. A key priority will be maximising opportunities for affordable homes and family sized accommodation, especially in larger developments.
- 22.3. A significant amount of the future housing (around 200 homes) will be delivered through the strategic site at Durrants Lane/Shootersway (Egerton Rothesay). Not all of the housing required for Option 2 can be achieved within the urban areas of the town and two local allocations have been identified at Hanburys, Shootersway and New Road (if needed to fund the New Road / Springfield Road link).
- 22.4. Two new primary age schools are required in the town as an outcome of Hertfordshire County Council's assessment of school places in the borough. It would be prudent to plan for one 2 form entry school to the north west and another to the south east of Berkhamsted. No decisions have yet been made on specific locations for the new schools and discussions are continuing with the County Council on how these might be delivered. The broad zones where new education provision will be directed are illustrated in Figure 20.
- 22.5. There is also a need for further school capacity in the town on existing sites. It will therefore be necessary for Green Belt and Open Land policy to be applied flexibly to allow for on-going investment and improvements to school capacity to take place and to ensure that the wider interests of the town are met.
- 22.6. New development must maintain the distinctive character of the town and its valley setting, and will not be supported where it has an adverse impact on the sensitive open valley sides and ridge top locations. Views across the valley and along the valley floor will be safeguarded. A cautious approach will be taken to flood risk for development close to the canal embankment and any proposals will be subject to a flood risk assessment, and any necessary for mitigation measures.
- 22.7. Open space and designated Open Land, particularly the river and canal corridor, will be protected and enhanced because of their contribution to the character of the town, for outdoor recreation, and as a biodiversity resource. The strategic site at

Durrants Lane / Shootersway (Egerton Rothesay School) will secure additional informal open space and playing fields. The contribution from other smaller open areas (such as the remnants of hedgerows in the low-density residential neighbourhoods) will be protected to provide opportunities for a network of wildspace linking the centre to the edge of the town.

- 22.8. Opportunities to de-culvert the river and to enhance the chalk stream environment will be taken where appropriate. The canal is important in its own right and its character, history and built heritage, particularly in respect of wharfage, need to be protected.
- 22.9. The key district shopping and service role of the town centre will be maintained. The proposed redevelopment of the High Street / Water Lane site will deliver high quality buildings, a new supermarket and small shop units, and improved public car parking.
- 22.10. A baseline of around 7,700 jobs in the B-Class uses will be maintained to ensure an adequate supply of employment land that contributes towards the town's local economy, and maintains a reasonable balance between local homes and jobs.
- 22.11. Support will be given to the British Film Institute to allow them to consolidate activities on their site. The designation of the site as a Major Developed Site in the Green Belt will allow some modest opportunities for infilling to take place.
- 22.12. The careful location of new development and promoting opportunities for sustainable travel, including improved cycle routes and facilities (for example at the train station), will in part help tackle a number of parking and traffic issues in the town. An additional deck at the railway station car park and the development of the Water Lane / High Street site will also provide for a modest increase in spaces. Road improvements at the junction of Shootersway / Kingshill Way will be linked to new housing development.
- 22.13 Hertfordshire County Council are carrying out a detailed technical assessment of the feasibility of completing the longstanding New Road / Springfield Road link proposal aimed at relieving traffic through Northchurch. Initial conclusions are that it would be expensive and there are no overwhelming benefits to warrant its inclusion in the Local Transport Plan (LTP) programme. It would therefore not be funded by the highway authority. If its delivery is of high local importance, it would be possible to use financial contributions from development of land at Lock Field, New Road.

Strategic Site

Site reference	Proposal SS1
Site location	Land at Durrants Lane / Shootersway, Berkhamsted (Egerton Rothesay School)
Area (Ha)	14.3
Proposals	Mixed use scheme: <ul style="list-style-type: none"> • 200 new homes • Remodelling and extension of existing school • Dual use playing fields and community playing fields

	<ul style="list-style-type: none"> • Informal leisure space
<p>Principles</p>	<ul style="list-style-type: none"> • To provide a mix of two storey housing including around 40% affordable homes, and informal open space. • A contribution must be made towards educational and community facilities. • The development is in a sensitive ridge top and edge of town location, adjacent to existing housing. The layout, design, density and landscaping must therefore safeguard the amenities of nearby housing and create a soft edge with the proposed leisure space and adjoining countryside. • The impact of the scheme on the local road network will need to be mitigated through promoting sustainable transport options, reinforcing pedestrian / cycle links through the site, and funding improvements to the Shootersway / Kingshill Way and Durrants Lane / High Street junctions. • The main access is to be taken from Shootersway and this could include a secondary access from Durrants Lane. • The impact of school traffic must be tackled by providing new drop off facilities for pupils and through preparing and submitting a Green Travel Plan. • Grim's Ditch is an important archaeological feature of the site. An archaeological assessment must set out measures to mitigate the impact of the development on it and the need to preserve remains in situ. • The development must secure funds for the refurbishment of the school on its existing site. • The scheme must secure additional areas of informal and formal leisure space and ensure their long term management. All formal leisure space should be made available for public use.
<p>Delivery</p>	<ul style="list-style-type: none"> • A comprehensive planning framework is needed to link the three main land uses and their timing i.e. housing, school with playing fields and new leisure space. • Development will be programmed in order to enable the completion of 200 homes and other uses by 2014/15 • The priority is to deliver the school playing fields first. Housing will be phased to allow this to be delivered and to generate funds for refurbishment of the school. • The Masterplan provides a detailed planning framework sufficient to take forward the scheme through to a planning application. • The planning application will be processed under a Planning Performance Agreement. • Joint working with the landowners will ensure delivery of the scheme, secure necessary developer contributions and ensure that long term management of all open spaces, including Cox Dell and The Plantation, is in

	<p>place.</p> <ul style="list-style-type: none"> The Council will work with Hertfordshire County Council to identify the level and type of contributions required towards sustainable transport measures, local highway works and additional educational and community facilities.
--	---

Local Allocations (included in housing Option 2 only)

(a) Hanburys, Shootersway

Location reference	Proposal LA4
Site location	Land at and to the rear of Hanburys, Shootersway, Berkhamsted.
Proposals	<ul style="list-style-type: none"> Approximately 60 new homes
Principles	<ul style="list-style-type: none"> A mix of two storey housing including around 40% affordable homes. A contribution must be made towards educational and community facilities. The layout, design, density and landscaping must create a soft edge with the adjoining countryside and secure a long term Green Belt boundary. Development must respect the setting of the adjoining British Film Institute site. Impact on the local road network mitigated through the promotion of sustainable transport options, and funding improvements to the Shootersway / Kingshill Way junction. This will include securing additional land to improve the junction within the existing boundary. The main access taken from Shootersway. Access to the rear of Hanburys to be considered to allow for allotments and other possible uses.
Delivery	<ul style="list-style-type: none"> The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established.

(b) Land at Lock Field, New Road, Northchurch

Note:

This would only be identified if required to help fund the Springfield Road / New Road link.

Location reference	Proposal LA5
Site location	Land at Lock Field, New Road, Northchurch
Proposals	<ul style="list-style-type: none"> Approximately 50 new homes
Principles	<ul style="list-style-type: none"> Development must be tied to enabling the delivery of the New Road / Springfield Road link.

	<ul style="list-style-type: none"> • A mix of two storey housing including around 40% affordable homes. • The layout, design, density and landscaping must respect the character of the canal, provide a soft edge to the town, and safeguard the views of the of the village centre, church and surrounding countryside. • Existing hedgerows and trees to be retained and supplemented. • Impact of the scheme on the local road network mitigated through promotion of sustainable transport options and possible funding of local highway improvements. • Development to be carefully located to minimize the noise from rail traffic, which could include the need for noise mitigation measures. • Vehicular/pedestrian access to community facilities to be retained. • A contribution must be made towards educational and community facilities.
Delivery	<ul style="list-style-type: none"> • The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established.

Question 18

Do you consider that the design and layout principles listed for Proposal SS1 (Egerton Rothesay School) are appropriate?

Yes/No

If **not**, please state what you wish to change:

Please also give your reasons for the change:

Question 19

Do you consider that the Local Allocation LA4 (Hanburys) is appropriate to meet the longer term needs of Berkhamsted?

Yes/No

If **not**, please state what you wish to change:

Please also give your reasons for the change:

Question 20

The British Film Institute (BFI) is next to Hanburys. In order to survive, the BFI will need to invest and expand its uses. To what extent do you think the Council should support the BFI?

Question 21

Do you consider that the Local Allocation LA5 (New Road, Northchurch) is appropriate either to provide new homes or to help fund the delivery of a road link from New Road to Springfield Road?

Yes/No

If **not**, please state what you wish to change:

Please also give your reasons for the change:

Question 22

Accepting your answers to the previous questions about Berkhamsted, do you support the approach to 'Berkhamsted Place Strategy' set out in Section 22?

Yes/No

If **not**, please state the policy(ies) and/or paragraph(s) you disagree with, giving your reasons:

Please also specify the changes you think should be made:

