



Local Allocation LA4 Hanburys, Shootersway, Berkhamsted

Draft Master Plan

September 2014



Foreword

Six 'Local Allocations' (Green Belt sites identified for housing development and other associated uses) were identified in the Council's strategic plan, called the Core Strategy. The Core Strategy was adopted in September 2013. Further detail on these sites is provided in the Pre-Submission version of the Site Allocations document, upon which the Council is now consulting.

The landowners, in partnership with the Council, have prepared draft master plans for each Local Allocation. These master plans add further detail to the site requirements set out in the Site Allocations document; providing further information on the design and layout of the sites. The Council is taking the opportunity to seek feedback on these master plans at the same time as the Site Allocations consultation.

Do I need to comment?

Many people have already given feedback on these sites through consultation on the Core Strategy or through other consultation events. These responses, where appropriate, have been used to help prepare the draft master plans.

You are invited to comment on the draft master plan to help ensure that, as far as is possible, the final version continues to reflect your views and those of the local community.

What can I comment on?

The principle of allocating these sites is now firmly established and the Council can only consider comments on the details of how they will be delivered.

If you are objecting to parts of the master plan, it would be helpful if you could say what changes you would like to see to the text or accompanying maps.

How do I comment?

Please submit comments online using Dacorum Borough Council's consultation portal.

Alternatively, comments can be sent to the Strategic Planning and Regeneration Team at Dacorum Borough Council using the comments form that is available. You should use a separate form for each of the different master plans you may wish to comment on

Copies of the master plans, together with the Pre-Submission Site Allocations document, comments forms and background information can be found on the Council's website www.dacorum.gov.uk, at local libraries or at Borough Council Offices subject to opening times. Comments can be sent electronically or by post, as appropriate, to one of the following addresses:

By consultation portal: <http://consult.dacorum.gov.uk/portal/>

Email forms to: strategic.planning@dacorum.gov.uk

Post forms to: Strategic Planning and Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead, Hertfordshire
HP1 1HH

All comments received will be publicly available.

The deadline for comments to be received by the Council is 5th November 2014 at 5.15pm.

Next Steps

All comments received on the draft master plans will be considered and reported to the Council's Cabinet, together with any recommended changes to their content. It is hoped that the master plans will be adopted by the Council at the same time as the final Site Allocations DPD. This is expected to be in Spring 2016.

Any further questions?

If you have any further questions regarding any of the issues raised in this document please contact the Strategic Planning and Regeneration team on 01442 228660 or email strategic.planning@dacorum.gov.uk.

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1. Purpose

- 1.1 This master plan has been prepared in consultation with Dacorum Borough Council in respect of Local Allocation 'LA4' known as Land at and to the rear of Hanburys and The Old Orchard, Shootersway, Berkhamsted, shown in Figure 1.

Figure 1: Location Plan



- 1.2 The Hanburys and The Old Orchard site is one of a number of sites where the principle of housing development has been established through Dacorum's Core Strategy. The emerging Site Allocations Development Plan Document (DPD) will add detail about the development of the site. The Site Allocations DPD will also remove the site from the Green Belt and set a new Green Belt boundary.
- 1.3 The purpose of this master plan is to supplement the Site Allocations DPD by setting development principles and a framework through which a high quality residential scheme can be delivered on the site. It is also intended to demonstrate how the planning requirements set out in the Site Allocations DPD can be delivered and will guide future planning applications, and has been prepared:
- To explain new settlement and Green Belt boundaries;
 - To outline requirements for the planning and delivery of the area;
 - To outline layout possibilities;
 - To facilitate discussion of the above with the public;

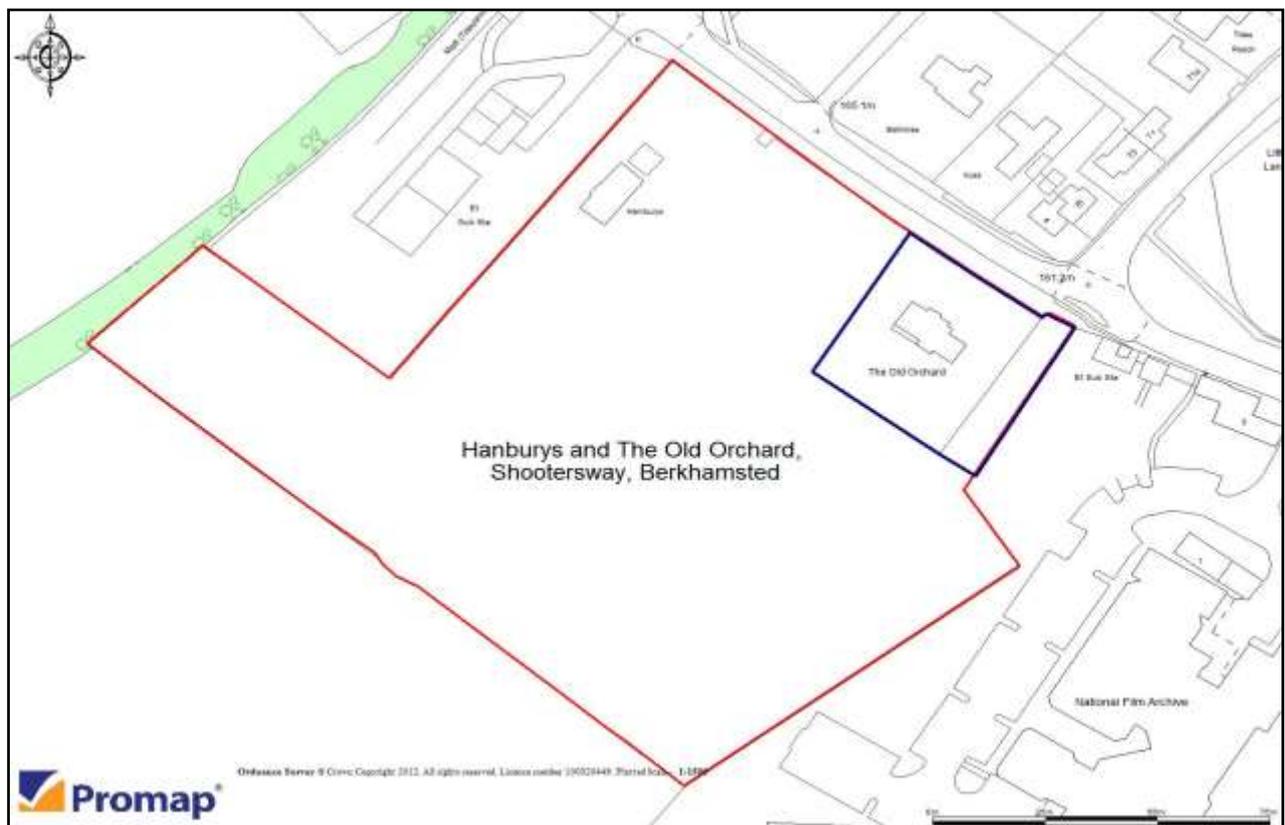
- To provide justification for the planning requirements; and
- To guide future planning application(s).

1.4 The master plan has been prepared in consultation with, and contribution from, key stakeholders, including the local Highway Authority.

1.5 Discussion with local residents during production of the master plan has helped to understand local aspirations and concerns for development on the site. The input of stakeholders and residents has helped to shape the contents of the master plan and the development principles within it.

1.6 The land is in two ownerships: Mr and Mrs Brightman, owners of Hanburys and Mr and Mrs Ball, owners of The Old Orchard. The respective land ownership plans are shown in Figure 2.

Figure 2: Landownership



2. Context

Planning Policy

2.1 The following section sets out the planning policy context within which the master plan has been prepared, and which will in turn inform future planning application(s) on the site. This includes existing national planning policy, saved policies from Dacorum Borough Local Plan (1991 – 2011), the recently adopted Core Strategy, and the emerging Site Allocations DPD.

National Planning Policy Framework

2.2 The National Planning Policy Framework (NPPF) adopted in 2012 represents the planning policy consideration at the national level. It supersedes all previous national Planning Policy Guidance and Planning Policy Statements. The Council’s Core Strategy was prepared in the context of the NPPF and is compliant with it.

Core Strategy

2.3 Dacorum Borough Council’s Core Strategy was adopted on 25th September 2013 and contains the main strategic policies which will guide development in the borough.

2.4 The land is designated as Local Allocation LA4 within the Berkhamsted Place Strategy in the Core Strategy (see Figure 2). The Core Strategy states that Berkhamsted will accommodate up to 1,180 new homes up to 2031. The table below summarises key principles for the development:

Table 1: Core Strategy Extract

Location reference	Proposal LA4
Site location	Land at and to the rear of Hanburys, Shootersway, Berkhamsted.
Proposals	Around 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. • The impact on the local road network will be mitigated by supporting sustainable transport measures and improvements to the Shootersway/Kingshill Way junction. • The main access taken from Shootersway. • Access to the rear of Hanburys to be considered to

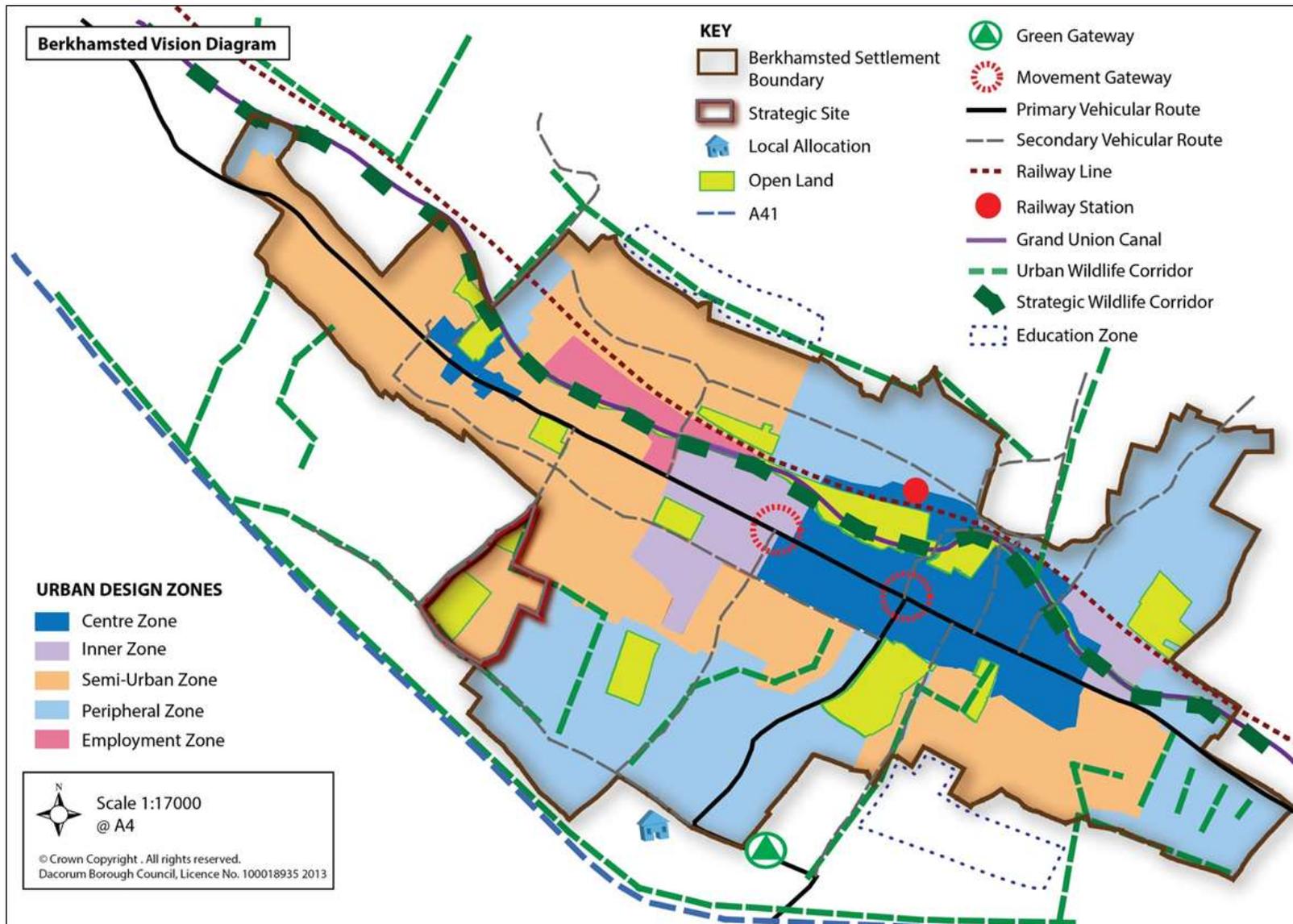
	allow for allotments and other possible uses.
Delivery	The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established.

2.5 In addition, the following policies from the Core Strategy are the most relevant for the LA4 site:

- Policy CS1: Distribution of Development
- Policy CS3: Managing Selected Development Sites
- Policy CS4: The Towns and Large Villages
- Policy CS8: Sustainable Transport
- Policy CS9: Management of Roads
- Policy CS10: Quality of Settlement Design
- Policy CS11: Quality of Neighbourhood Design
- Policy CS12: Quality of Site Design
- Policy CS13: Quality of the Public Realm
- Policy CS18: Mix of Housing
- Policy CS19: Affordable Housing
- Policy CS23: Social Infrastructure
- Policy CS25: Landscape Character
- Policy CS26: Green Infrastructure
- Policy CS27: Quality of the Historic Environment
- Policy CS28: Carbon Emission Reductions
- Policy CS29: Sustainable Design and Construction
- Policy CS35: Infrastructure and Developer Contributions

Policy CS5: Green Belt will apply until the site is formally removed from the Green Belt (i.e. until the Site Allocations DPD is formally adopted).

Figure 2: Extract from Core Strategy – Berkhamsted Vision Diagram



Dacorum Borough Local Plan 1991-2011

- 2.6 Although the Core Strategy has been adopted, some of the Local Plan policies are still 'saved' (i.e. they remain operational). These saved policies will gradually be superseded as the Council produces further Development Plan Document (DPDs) and supplementary guidance.
- 2.7 The following saved Local Plan policies are particularly relevant to the development of the LA4 site:
- Policy 18 The Size of New Dwellings
 - Policy 58 Private Parking Provision
 - Policy 76 Leisure Space in New Residential Development
 - Policy 99 Preservation of trees, hedgerows and woodlands
 - Policy 100 Trees and woodland planting
 - Policy 101 Trees and woodland management
 - Policy 118 Important Archaeological Remains
- 2.8 Some elements of the appendices to the Dacorum Borough Local Plan 1991-2011 have been superseded by the Core Strategy policies. However, for simplicity they are retained in their entirety, until updated and superseded by subsequent DPD or decisions.
- 2.9 The following Local Plan appendices are particularly relevant to the development of the LA4 site:
- Appendix 3 Layout and Design of Residential Areas
 - Appendix 5 Parking Provision
 - Appendix 6 Open Space and Play Provision
- 2.10 The Core Strategy and Site Allocations will take precedence where there is any conflict in content.

Supplementary guidance

- 2.11 The Council has adopted a number of documents to supplement Local Plan and Core Strategy policies. These documents are used as material planning considerations in deciding planning applications. Where there is a conflict between their content and that of a Development Plan Document, the DPD will take precedence. The main documents relevant to the development of the LA4 site are as follows:

Supplementary Planning Guidance (SPG)

- Accessibility Zones for the Application of Car Parking Standards – now incorporated into the Area Based Policies SPG (2004).

Supplementary Planning Documents (SPD)

- Planning Obligations (2011). Note: the sections relating to affordable housing contributions have been superseded by the Affordable Housing SPD. The guidance will be updated on adoption of the Council's Community Infrastructure Levy (CIL).

- Affordable Housing (2013)

Site Allocations

- 2.12 Dacorum Borough Council is consulting on the Pre-Submission version of the Site Allocations DPD at the same time as this draft master plan for the LA4 site. The Site Allocations DPD includes a policy for the LA4 site, together with an indicative layout and a series of development principles. These are reflected and elaborated on by this master plan.
- 2.13 Where there is any conflict between the requirements of this master plan and the Site Allocations DPD, the Site Allocations DPD will take precedence.
- 2.14 Comments received on both consultation documents will be considered by the Council before the Site Allocations DPD is submitted to the Planning Inspectorate for public examination or the LA4 master plan is adopted.

Community Infrastructure Levy

- 2.15 Dacorum Borough Council have published a draft charging schedule which requires all new buildings which are over 100sqm gross internal floorspace to contribute to the new Community Infrastructure Levy (CIL). Subject to the outcome of the examination of CIL, it is expected that some of the infrastructure to support the LA4 site will be secured through CIL, with a limited number of contributions secured through the current S106 mechanism (see section 5 for further information).

Proposal

- 2.16 The development will provide for 40 homes, accompanied by open space, sustainable transport and green links. The number of units anticipated for the site within the Site Allocations DPD is slightly lower than originally assumed in the Core Strategy (which specified 'around 60'). This is as a result of further testing of site capacity through the master plan and Site Allocations processes.
- 2.17 The development will also secure 40% of the units as affordable housing (through a S106 agreement) and make other contributions towards on and off-site infrastructure as required (see section 5 for further information).

The Site

- 2.18 The site is 1.9 Ha in area and lies on the south side of Shootersway, Berkhamsted immediately adjacent and to the west of the British Film Institute site. It is a level site, comprising the extensive garden associated with Hanburys, and the land and buildings of The Old Orchard property.
- 2.19 This document will set out the key principles behind the conceptual master plan (see Figure 5) that has been produced in consultation with Officers at Dacorum Borough Council.

3. Analysis of the Site

3.1 This section of the master plan sets out a site analysis of the LA4 site and covers the following:

- Access and accessibility;
- Utilities and services;
- Flooding / Drainage
- Ecology and arboriculture; and
- Archaeology.

3.2 This information has been used to inform the development principles and indicative layout plan in section 4.

Access and accessibility

3.3 The site is well positioned within easy walking distance from a number of key destinations including bus stops, Berkhamsted town centre, a Waitrose superstore, six schools and Berkhamsted train station which enjoys excellent connectivity.

3.4 Glanville Consultants have produced a Transport Strategy for the proposed development of up to 60 dwellings at LA4 in Berkhamsted, The report made an initial assessment of the main transport considerations related to the project, including: outlining a suitable vehicular access point; evaluating the impact on the surrounding road network; and investigating sustainable travel options to the site.

3.5 The nearby junction of Shootersway/A416 has existing layout and congestion problems and was assessed in the Kingshill Way/Kings Road/Shootersway Junction Stage 1 Feasibility Report (Hertfordshire Highways, 2010). The report concludes that introducing signal controls at this junction with provisions for pedestrian crossing would provide the most appropriate solution to the existing vehicular and pedestrian issues.

3.6 Additional traffic from the two sites allocated in the (then) draft Core Strategy (the other site being Strategic Site SS1 Land at Durrants Lane / Shootersway), of which the Hanburys and The Old Orchard development only makes up 25%, were modelled and found to have a minor effect on the expected queues at the proposed signal junction. Therefore, the Hertfordshire Highways Junction Feasibility Report concludes that no further work is required to mitigate the development impact than that proposed to resolve the current capacity issues with the junction.

3.7 Investigations illustrate that utilising the access point as per the proposed master plan, means that there will be no problems in accessing the site.

Utilities and services

3.8 The latest position on the infrastructure required to support the existing and planned levels of development within the Borough is set out in the Dacorum

Infrastructure Delivery Plan Update (June 2012)¹. The technical work to date indicates that there are no absolute constraints to the delivery of the amount of development proposed for Berkhamsted in the Core Strategy.

- 3.9 The land is free from gas and waste water mains, and electricity and telecommunications (Virgin) cabling. An electrical sub-station abuts the western edge of the site. An easement runs across the rear of the site, however this is considered to be a constraint that can be designed around.

Waste Water

- 3.10 Foul water sewers run to the north of the site. Thames Water has confirmed that Berkhamsted Waste Water Treatment Works has recently been upgraded. It has sufficient capacity to cope with future levels of growth in the town.

Potable Water

- 3.11 No specific requirements for potable water infrastructure have been identified as a consequence of planned development across the Borough. It is likely that only local network reinforcements will be required.

Gas

- 3.12 There is a low pressure main to the north of the site. National Grid has confirmed that the strategic impact of planned development can be absorbed by the gas network. However, local reinforcements to the network are likely to be required to serve new development. They are in the process of upgrading the medium pressure system in Berkhamsted to its maximum capacity, although this is likely to take a number of years to complete.

Electricity

- 3.13 UKPN has confirmed that the planned housing growth in the town will place an additional load on the electricity network. This can be met by local level upgrades of the primary substation.
- 3.14 In summary there are not considered to be any significant impediments to the provision of appropriate services to serve the site. Any on-site infrastructure requirements will need to be met by the development.

Flooding / Drainage

- 3.15 The site does not lie within the flood plain, nor does it have a history of any flooding. According to the Environment Agency's flood risk constraints maps this site falls within Flood Zone 1 – i.e. where there is a less than one in one thousand year chance of flooding from fluvial sources. In principle there is not likely to be any restriction to the development of this land for housing from a

¹ <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/evidence-base/dacorum-infrastructure-delivery-plan-2012>

flood risk perspective. Therefore, there are no flooding impediments to affect delivery. However, it will be necessary to complete a flood risk assessment for submission with any planning application as the site is over 1 hectare in size.

Ecology and arboriculture

- 3.16 EcoConsult and Ruskins have been appointed to review the ecological and arboricultural aspects of the site's potential for development.
- 3.17 EcoConsult have completed an extended Phase 1 Habitat Survey in June 2013². This has been used to identify habitats of nature conservation interest and provide information on protected and notable species.
- 3.18 Ecologically, the land is not subject to any local or statutory wildlife or nature conservation designations. However, EcoConsult and the County Council's ecology advisor consider the site may be of sufficient merit to justify some form of biodiversity offsetting. The site may support low numbers of reptiles and bats which will require future surveys. Appropriate mitigation measures will be put in place should the site come forwards for development. The existing informal heavy landscaping provides opportunities for nature conservation and green links to the adjoining wider countryside.
- 3.19 Arboriculturally, no Tree Preservation Orders exist on the site. A full tree survey has been carried out and as illustrated in Figure 4. It is proposed to retain all of the good quality trees on the site, including the mature trees around the site which provides a mature screen to Shootersway and the adjoining sub-station together with a strong defensible boundary to the Green Belt. EcoConsult recommend the retention of the woodland areas, and that boundaries are strengthened with new planting of native trees and shrub species.

² Extended Phase 1 Habitat Survey – Land at Hanburys and The Old Orchard (June 2013)

Figure 4: Tree Survey



- 3.20 Further detailed advice will be provided by the Council's Trees and Woodlands team, and will be taken into account at the planning application stage, as appropriate. Such advice will include the nature and timing of a Tree Preservation Order prior to development, and their protection during the construction phase.

Archaeology

- 3.21 This site was the subject of an archaeological desk-based assessment, geophysical survey and limited field evaluation to test the results of the geophysics. No heritage assets of sufficient quality or extent to represent a constraint on the allocation of the site for housing were identified.
- 3.22 However, the percentage of trial trenching was extremely low, specifically designed to reveal the presence of any archaeological constraints that might affect the allocation of the site for housing. It is possible that discrete archaeological features or small sites may exist in areas not examined during the evaluation which may represent either a constraint on the construction of individual properties/aspects of the development, or require mitigation through the planning process. The County Council, therefore, recommend that further limited archaeological field evaluation is undertaken to inform the determination of an outline application for housing, and what, if any, mitigation is required.

4 The Master Plan Principles

Master Plan Requirements

- 4.1 This master plan sets out a framework for the form that the new development will take, and includes the key requirements for when the detailed plans are drawn up as part of the subsequent planning application for the site. The challenge is to create a place that complements and enhances the existing neighbourhood and fits into the landscape.

Development Principles

- 4.2 Policy LA4 in the Site Allocations DPD establishes a series of development principles for this site. These must be followed when drawing up future planning applications for this site. They will also be used by the Council as a basis upon which to assess this application.
- 4.3 For this site the Development Principles are grouped into the following sub-headings:
- Homes and Design
 - Landscape and Green Space
 - Infrastructure and Transport

Homes and Design

- **Design the scheme to a high level of sustainability.**
- **Limit buildings to 2 storeys normally.**
- **A mix of homes including 40% affordable.**
- **Use good quality materials and provide gables to buildings.**
- **Arrange buildings/routes to achieve natural surveillance, good pedestrian access, and an attractive relationship to open spaces.**

Layout

- 4.4 The land at Hanburys and The Old Orchard provides an opportunity to integrate new residential development with the adjacent development along Shootersway. The site represents a logical extension to the settlement boundary that would deliver a scheme of new dwellings with the minimum of impact on views over the adjoining countryside.
- 4.5 The local character is typified by the development along Shootersway which comprises detached housing dominated by informal heavy landscaping, and the significant massing of the British Film Institute. The master plan envisages a development of around 40 houses which is based on a relatively low density of 25 dwellings per hectare.

- 4.6 The layout proposes several different characters of development that will create a balanced community, the central element of the site being at a medium density whilst the edge of the development is at a lower density as the site abuts the open countryside. In addition to this, the property known as The Old Orchard could be developed as either low density detached houses or as a single block of mansion apartments, although it would still be subject to meeting the planning requirements and development principles for the site. It is proposed that the property known as Hanburys is retained.

Mix and Tenure

- 4.7 40% of the total homes will be affordable. This should comprise 75% rented and 25% shared ownership or other forms of intermediate housing (excluding shared equity housing). All affordable homes will be provided as a mix of sizes and types (flats and dwellings) to reflect local needs. At present there is an equal need for 1, 2 and 3 bedrooms.
- 4.8 Accommodation to provide supported housing and independent living (e.g. for the elderly and people with learning, physical and mental disabilities) may contribute towards the affordable housing element of the proposal either for social/affordable rent or shared ownership.
- 4.9 The Council expects affordable housing to be indistinguishable from market housing in terms of design, and to be dispersed across the site. They should be designed to the Homes and Community Agency design and sustainability standards [<http://www.homesandcommunities.co.uk/ourwork/design-and-sustainability-standards>] or their equivalent. The Council will work with Registered Providers to ensure, where feasible, a proportion of homes are delivered to meet lifetime homes standards.
- 4.10 The detailed tenure and type of housing will be informed by the latest advice and technical work set out in the Council's Affordable Housing Supplementary Planning Document (SPD) (www.dacorum.gov.uk/ahspd), and the most up to date local housing needs information. Early liaison with a Registered Provider and the Council's Strategic Housing team is essential.
- 4.11 Although not illustrated on the indicative layout plan (Figure 5), it is worth noting that alternatively the site could come forwards as a retirement / care or sheltered housing scheme. Although this would result in less mix in size of properties, it would meet a wider need of the town for older person's accommodation. It would also contribute towards housing supply in the Borough. This could take the form of housing or alternatively as a single block that would sit well within the site's landscape, but would be subject to meeting the planning requirements and development principles for the site.

Sustainability

- 4.12 Development will be required to comply with the highest standards of sustainable design and construction. The requirements on principles of sustainability are contained in Policies CS28, CS29 and CS30, and Table 10 of the Core Strategy, relating to reducing carbon dioxide emissions, energy

and water efficiency, and other factors of environmental sustainability. Developers will be expected to complete a Sustainability Statement and carbon compliance check in support of the development. Further advice on how to meet the requirements can be seen in the Core Strategy and Hertfordshire's Building Futures Design Guide: <http://www.hertslink.org/buildingfutures/>

Landscape and Green Spaces

- **Design landscaping to allow views out of the site while ensuring secure boundaries.**
- **Maintain a semi-rural frontage and mature planting to Shootersway.**
- **Create a defensible boundary to the Green Belt and new soft edge to the settlement by enhancing and managing existing landscaping and through careful design and layout.**
- **Strengthen the boundary to prevent outward expansion of the Green Belt at the western boundary.**
- **Focus development around a key green space.**
- **Meet the Council standards for open space and arrange to ensure a pleasant, coherent and wildlife-friendly network throughout the development that links to adjoining open countryside.**
- **Carefully locate buildings, open space and landscaping so as to respect the setting and security of the neighbouring British Film Institute (BFI) site. Development should not be located close to the boundary with the BFI site: new housing should back onto the site.**
- **Retain pond feature in line with ecological and drainage requirements.**

4.13 The conceptual master plan in Figure 5 has been formulated taking into account the opportunities and constraints. The proposals are particularly landscape-led, taking the lead from the site's strong inherent landscape characteristics. The most significant landscape features existing at the site consist of a group of trees close to Shootersway and in the centre of the frontage. This will be a focal point for green space within the site.

Landscape

4.14 The site is very well contained by extensive existing boundary screening. The careful layout, design and density of housing and new landscaping will ensure that a soft edge is created with the adjoining countryside to provide a new permanent defensible boundary to the Green Belt and to safeguard the important open buffer between the southern edge of the site and the A41 bypass. Retention of the boundary landscaping will also help to maintain the semi-rural setting of the Shootersway frontage.

4.15 EcoConsult recognise the ecological importance of the existing woodland and hedgerow cover across the site and recommend its retention and, where appropriate, that it be supplemented.

- 4.16 Development on the site will result in a modest encroachment of development up the valley side. However given its existing residential use, its contained nature between the BFI site and electricity sub-station and extensive boundary landscaping, the site has very little wider amenity value and is well screened from the A41 and surrounding areas. As such, development on the site would not have an adverse impact on the landscape setting and would not be visible in views from the valley floor.

Ecology

- 4.17 The site may support low numbers of reptiles and bats which will require future surveys. Appropriate mitigation measures will be put in place should the site come forwards for development. The existing informal heavy landscaping provides opportunities for nature conservation and green links to the adjoining wider countryside.
- 4.18 Further detailed advice will be provided by the County Council's ecological advisor, and will be taken into account at the planning application stage, as necessary.

Trees

- 4.19 It is proposed to retain all of the good quality trees on the site, including the mature trees around the site which provides a mature screen to Shootersway and the adjoining sub-station together with a strong defensible boundary to the Green Belt. EcoConsult recommend the retention of the woodland areas, and that boundaries are strengthened with new planting of native trees and shrub species. Within the site itself, near to the entrance, there is a group of mature trees which will be retained to act as a focal group for the development.
- 4.20 Further detailed advice will be provided by the Council's Trees and Woodlands team, and will be taken into account at the planning application stage, as necessary.

Sustainable Drainage

- 4.21 Appropriate sustainable drainage systems (SuDS) will be implemented within any new development where technically feasible. This will ensure that the drainage concept and design is considered at an early stage, allowing space to manage surface water, improve water quality, and provide amenity and biodiversity value. Pre application discussion on the drainage strategy and SuDS design is recommended with Hertfordshire County Council (the SuDS Approving Body (SAB)), and Dacorum Borough Council (the local planning authority).
- 4.22 At this site, consideration should be given to the following aspects in relation to surface water management:
- the topography of the site; and
 - the sustainable integration of existing wet area into the layout of the site.

Infrastructure and Transport

- **Link utilities to existing networks and provide extra capacity where needed to serve the development.**
- **Mitigate the impact on the local road network by supporting sustainable transport measures and improvements to the Shootersway/Kingshill Way junction.**
- **Ensure sufficient, well-located parking.**
- **Take the main vehicular access from Shootersway.**
- **Design internal road access to prevent future expansion of the development into adjoining land (e.g. into the adjoining Haslam Field).**

Transport

- 4.22 An appropriate vehicular and pedestrian access route into the site has also been proposed which is considered to be suitable for its intended use and location within the road network. To connect the on-site pedestrian facilities with the surrounding footways, it is proposed to introduce either an uncontrolled crossing across Shootersway, or connect to the proposed signal controlled junction at Shootersway/A416 via a new footway on the westbound side of Shootersway. Access arrangements will need to be discussed in more detail with the local Highway Authority as the scheme is progressed.
- 4.23 Existing constraints prevent delivering a four way signal solution that would meet current design standards at the Kingshill Way / Shootersway junction. It would also compromise the capacity and therefore the operation of the junction improvement outlined in the Stage 1 Feasibility report (2010) produced by Hertfordshire Highways.

Visibility

- 4.24 The swept path of the refuse vehicle entering The Hanburys and The Old Orchard site coupled with the radius requirements would require the vehicle stop line to be located between 6-9 metres (at least) within the site. TAL 50/04 requires intervisibility to each stopline and pedestrian crossing point within a new junction. The presence of the existing substation and listed building within third party land would prevent this criteria being met.

Capacity

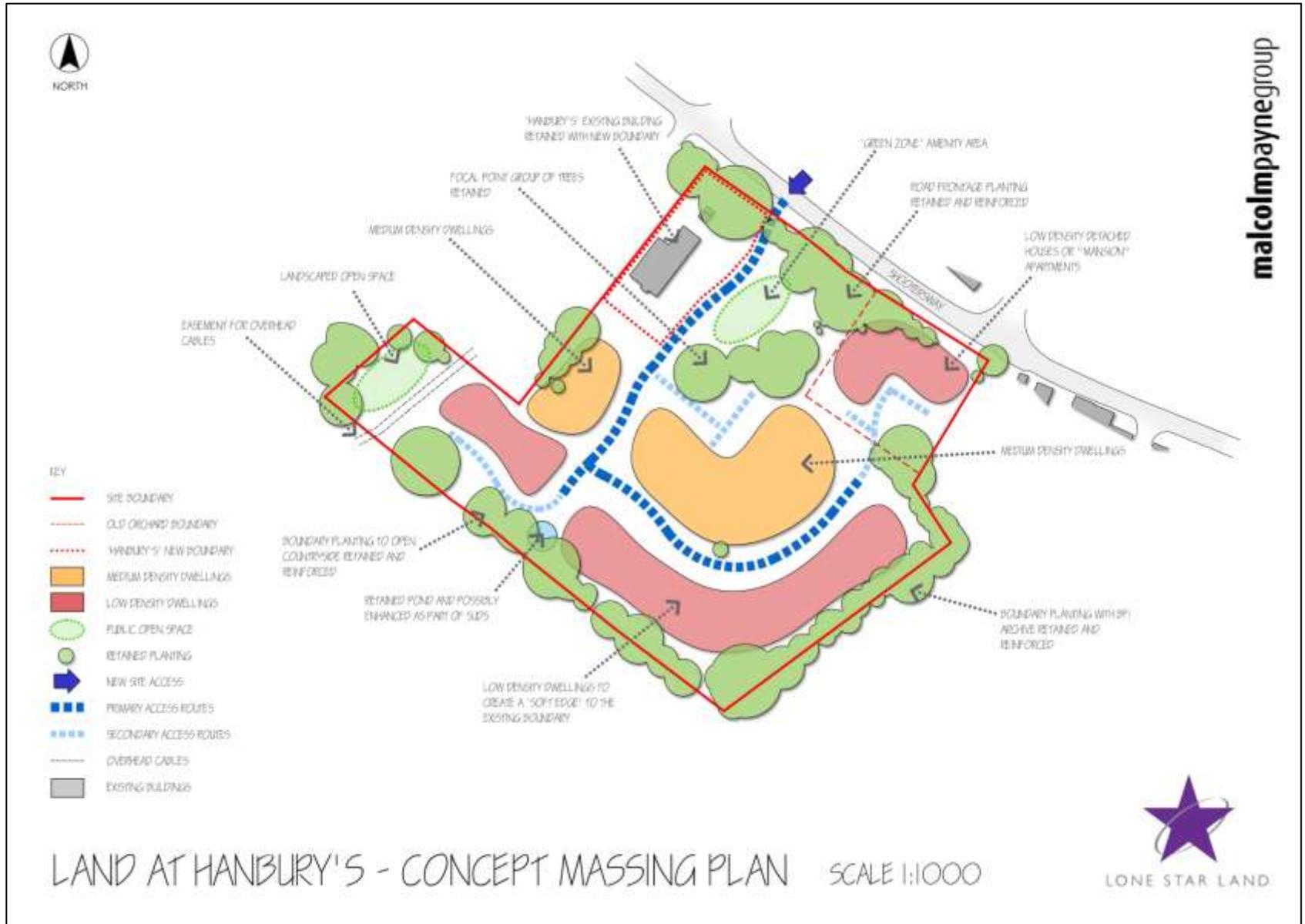
- 4.25 The traffic signal junction improvement for the Kingshill Way / Kings Road / Shootersway was a compromise solution to balance highway constraints, address pedestrian provision and limit rat-running. To achieve this and cater for large vehicles passing through the junction each arm has to operate in sequence. Adding a fourth arm would compromise junction capacity further. Also the presence of the fourth arm would push the stop line on Shootersway further west further reducing capacity of the junction.

- 4.26 To preserve the capacity of the proposed Hertfordshire County Council junction improvement and provide visibility to the required standards, the most appropriate solution is to provide access to the site as laid out in the Glanville Consultants' Transport Strategy.

Infrastructure

- 4.27 On-site infrastructure requirements for utilities including waste and potable water, electricity and gas will be met by the development in consultation with the responsible stakeholders.

Figure 5: Indicative Layout Plan



5. Delivery

- 5.1 This master plan will be used as a framework to help guide future development on the site. It elaborates on the requirements set out in the Site Allocations Development Plan Document (DPD), which in turn forms part of the new Local Plan for Dacorum.

Phasing

- 5.2 In accordance with Core Strategy Policy CS3: Managing Selected Development Sites and Site Allocations Policy LA4, the site is scheduled to come forward for development in the second half of the Core Strategy period i.e. after 2021. The site can effectively be developed as a single phase in accordance with the master plan.
- 5.3 The first housing completions are expected under a year from the grant of full planning permission. Berkhamsted is an active housing market area and it is anticipated that the development would take approximately 2 years to complete. The development will be completed by 2031 to ensure its contribution to the Core Strategy housing target.

Planning Obligations

- 5.4 There are no known or identified abnormal development costs which would undermine the ability of this site to pay appropriate contributions towards infrastructure either through Community Infrastructure Levy (CIL) or Section 106³.
- 5.5 The main items identified to be funded as a result of the impact of the proposed development from either a Section 106 agreement or CIL include:
- *Affordable housing* - the individual composition of the tenure will be determined at the time of the application in accordance with the Affordable Housing SPD;
 - *Contributions towards sustainable transport* – as advised by the Passenger Transport unit at the County Council;
 - *Junction improvements at Shootersway / Kingshill Way* – improvements are expected to include traffic lights and pedestrian crossings in accordance with proposal T/17 in the Schedule of Transport Proposals and Sites in the Site Allocations DPD. Contribution to be determined following advice from the local Highway Authority at the planning application stage;
 - *Healthcare contributions* – for local services as advised by NHS Hertfordshire;

³ It is anticipated that CIL will be in place at the time the application is submitted, however in the event of any changes to legislation Section 106 agreements will be used to secure funding for infrastructure requirements.

- *Education contributions* - for local primary school provision and other educational needs as advised by the Local Education Authority; *and*
- *On-site provision of open space* – to include an area of play in accordance with National Playing Fields Association (NPFA) standards.

5.6 Contributions may also be required towards offsetting the loss of the wildlife resource. This will be determined following advice from the County Council's Ecology Advisor.

6. Supporting Documents

61. The following background documents have helped with the preparation of the master plan:

- Extended Phase 1 Habitat Survey – Land at Hanburys and The Old Orchard (EcoConsult, June 2013)
- Highways Statement: Land at Hanburys and The Old Orchard, Shootersway, Berkhamsted (Glanville Consultants, 2011)
- Archaeological Assessments: Stage 2: Preliminary Targeted Field Evaluation – Land to the rear of Hanburys, Berkhamsted (Archaeological Services and Consultancy Ltd, August 2013)
- Kingshill Way / Kings Road / Shootersway Junction Stage 1 Feasibility Report (Hertfordshire Highways, 2010)
- Dacorum Infrastructure Delivery Plan Update (DBC, June 2012)

6.2 The documents can be viewed on Dacorum Borough Council's website, and using the following link:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/localallocations/la4-hanburys-berkhamsted>