



## Borough

AMR 2006/07	Appropriate Assessment 2008	Sustainable Community Strategy 2008	Gypsies and Travellers Study 2007
<p>No direct and relevant references to the site allocations. However, the AMR does provide an important source of baseline data and progress of sites to support the work on the Site Allocations.</p>	<p>[The document strictly makes reference to the core strategy. However, there would be links back to the site allocations where there are references to development opportunities in the core strategy.]</p>	<p>Page 12 Meeting housing need. Two of the aims are to provide sufficient new homes and ensure there is an adequate supply of affordable housing.</p>	<p>Para. 4.1.1 Many of the sites are located within the same general area and where one site is pursued the others within the vicinity are likely to require forfeiting in order to avoid any potential negative impacts.</p>
	<p>Non-technical study page ii. Development not expected within 3km buffer zones of the Special Areas of Conservation, and development potential would predominantly consist of brownfield sites within settlements and small scale greenfield development required for determined affordable housing need.</p>	<p>Page 12 Meeting housing need. Two of the actions are to support the delivery of the homes target in the RSS and to increase the provision of affordable units to rent or buy.</p>	<p>Para. 4.1.3 Small site size that allows for not more than 15 plots works best. County Council's Gypsy Section suggest that a 15 plot site requires approximately 1Ha.</p>
	<p>Non-technical study page ii. The biggest, if indirect, threat to the Chilterns Beechwoods SAC would come from development to the west of Hemel Hempstead and/or the implementation of the HH Northern Bypass and the associated increases in recreational use.</p>		<p>Para. 4.1.6 Land ownership not considered, so alternative options have been put forward to maximise choice of potential sites. Has not focussed solely on "best" sites in case some sites have to be discarded.</p>
	<p>Non-technical study page ii. It has been concluded that a full Appropriate Assessment and any associated mitigation measures (to be agreed with Natural England) would be necessary if, large scale greenfield development were to occur within the 3km buffers and if accessibility to the SAC was improved in conjunction with the development of one or more neighbourhoods outside the SAC buffers.</p>		<p>Para. 4.1.8 Sites are allocated a preference score (1, 2 or 3 - 1 is the most preferable) based on a technical judgement. Factors influencing scoring include: necessity for earthworks; screening; visual amenity; site access; Green Belt; and other site criteria.</p> <p>Para. 4.2.1. 24 sites have been suggested (see Fig 4 and tables on pages 15-17 inc.).</p> <p>Para's. 4.2.2 and 4.2.3 Five sites have been scored as "1": two in Hemel Hempstead (D1 Featherbed Lane and D15 Highwood); one in Berkhamsted (D3 Swing Gate Lane); one in Tring (D11 Icknield Road (South Side)); and one in Bovingdon (D18 Bovingdon Airfield).</p>

## Borough

Indoor Recreation Facilities 2006	Open Space Study 2008	Retail and Leisure Study 2006	Retail Study Update 2009	SFRA 2007 - 08
<p>Page 41 Summary. The LTA recognises that there is currently a deficiency of indoor courts in Dacorum and it is therefore a priority to support plans to meet this demand.</p>	<p>Section 11 page 80. The study recommends potential additions to the open land designations that can be delineated in the Site Allocations DPD.</p>	<p>Para. 10.1 A review of possible development sites within the three towns has been undertaken.</p>	<p>Para 6.3: There is no need to allocate a site for a new foodstore (other than at Waterhouse Square) in the LDF - this need and a potential site should be reviewed after the implementation of Waterhouse Square.</p>	<p>Para. 8.1 Recommends outputs from study are used as an evidence base from which to direct new development to areas of low flood (Flood Zone 1). Where development cannot be located in Flood Zone 1, each planning authority should use the flood maps to apply the Sequential Test to their remaining land use allocations.</p>
	<p>Section 11 page 83. The LDF should make provision for the retention of existing and creation of new open space to support any new housing.</p>			<p>Para. 8.2 Where the need to apply the Exception Test is identified the scope of the SFRA will need to be widened to a Level 2 assessment. It is recommended that as soon as the need for the Exception test is established, Level 2 SFRA(s) are undertaken so as to provide timely input to the overall LDF process.</p>
	<p>SFRA Level 2. Page 30 Use the Sequential test to locate all new development (site allocations) in least risky areas, giving highest priority to Flood Zone 1. Where the Sequential Test alone cannot deliver acceptable sites, the Exception test will need to be applied (see section 1.3.2).</p>			

**Social and Communities Facilities Study  
2006**

Para 6.5.6 A significant proportion of the anticipated elderly population could be accommodated within the existing supply of sheltered housing schemes with modest improvements to the existing stock. The Council's Housing department feels the current planned provision will be sufficient to meet anticipated needs to 2021.

Para 6.5.9 An additional 50 nursing beds (including dementia) will be required by 2010. Adult Care Services have recommended that a new private nursing care home is developed in the borough to meet this demand. One option being considered by HCC is land at Durrants Lane / Shootersway, Berkhamsted (H37).

Para 6.5.13 Over time there will be a need to consider how the LDF responds to the needs of the [new] Hospice of St Francis. It may be necessary to consider whether the site will become subject to policies regards MDS in the Green Belt or how it may otherwise be treated.

6.5.16 Any development of neighbourhood centres ought to consider additional day centre facilities linked to community centres as part of a cluster of communal uses including health and education.

7.5.5 It would appear that there is a significant demand for a large performance venue and also some demand for small community venues to potentially address in the LDF.

Para 10.4: There are several key facilities needing locations, which may best be addressed through the site allocations in the LDF. The key facilities needing locations are treatment centres, doctors surgeries, children centres, large arts facility, mosque, multi-cultural facility, day centres, residential care facility and police station and custody facilities.

## Hemel Hempstead

Appropriate Assessment 2008	Sustainable Community Strategy 2008	Gypsies and Travellers Study	Open Space Study 2008
[The document strictly makes reference to the core strategy. However, there would be links back to the site allocations where there are references to development opportunities in the core strategy.]	Page 13 Promoting culture, arts, leisure and tourism. One key action is to facilitate a major cultural venue in Hemel Hempstead.	Appendix 3 Maps / Tables pages 15/16/17 The bulk of locations are in Hemel Hempstead (9), chiefly to the northern edge of the town. The sites are: D1 Featherbed Lane; D2 Felden; D15 Holtsmere End; D19 Cupid Green Lane; D20 Grovehill; D21 Polehanger Lane; D22 Fields End Lane; D23 Long Chaulden; D24 Leverstock Green.	Section 10.1 page 76. The study recommends the following areas as extensions to Open Land: Hunting Gate; structural woodland between Hawthorn Lane and Martindale Road; extensions to Warners End Wood; Trouvere Park; Brickmakers Lane allotments; dell at The Crofts; extensions to Longdean School and Woodfield School; Hobletts Manor School; Martindale School; woodland belt west of Maylands Avenue between St Albans Road and Wood Lane End; woodland belt off Tewin Road; amenity space around flats at Berkeley Square/Cuffley Court, Bayford Close, Woodhall Farm; Datchet Close; amenity space adjoining Howe Grove.
Non-technical study page ii. The biggest, if indirect, threat to the Chilterns Beechwoods SAC would come from development to the west of Hemel Hempstead and/or the implementation of the HH Northern Bypass and the associated increases in recreational use.		Page 13 D1 and D15 are higher scoring sites. Appendix 3 Maps (St Albans) A number of locations (6) have been identified that fall within St Albans, but are close to the boundary with Dacorum (on eastern edge): SA14 Flamsteadbury South; SA15 Flamsteadbury South; SA16 Holtsmere End Lane; SA20 Leverstock Green (Bedmond Road); SA21 Green Lane (Westwick Row); and Little Revelend Farm.	

### Retail and Leisure Study 2006

Para 10.2 Apsley Mills Retail Park. This site offers little opportunity for further retail development due to its physical constraints, it is well occupied and that the land surrounding is mainly used for residential purposes.
Para 10.3 Jarman Park. The site would be suitable for intensification of retail use in the event that any of the existing leisure uses was to close. The site would also be suitable in commercial terms for extension of Tesco. However, there is no forecast need for any such additional floorspace, in view of the allocation of the adjacent site in the Local Plan for retail warehousing, and the proposal to bring forward the Civic Zone [Waterhouse Square] for retail and other uses. Further retail development on the site would be inappropriate, at least until a need arises for more out-of-centre floorspace (unlikely until late in LDF period to 2016).
Para. 10.4 Jarman Park (vacant site). Identified for retail development in the Local Plan, and is currently being marketed for retail warehousing. The site would be suitable for additional retail development. It would be able to accommodate forecast need for retail warehouses for much of the forecasting period.
Para. 10.6 The Civic Zone site will be used for new civic offices, other civic and cultural uses, supporting retail, and cafes and restaurants. Much of the site, therefore, may not be available for major retail development. Consider that the site could have potential for retail formats which do not need to be in the highest rented prime locations.
Para. 10.7 Asda at Hillfield Road. The most prominent physical constraint is the steepness of the slope into which the site is built. The site is not suitable for retail or leisure development due to the topography, difficult access, distance from town centre retail areas, and nature of surrounding uses. If Asda relocates, the best use of the site would probably be residential or office uses.
Para 10.8 Civic Zone [Waterhouse Square]. Its size, shape and location make it suitable for a large new food and non-food superstore. This site would also be attractive to some comparison goods retailers who operate large footprint stores
Para 10.12 As part of a mixed use redevelopment, the Civic Zone would also be suitable for some A3 café and restaurant uses.
<del>Para. 10.14. The Council should consider identifying the west side of Marlowes, between Bridge Street and Riverside Centre, as a potential opportunity area for prime retail development towards the end of the LDF period.</del>
Para. 9.73 A possible further location (for convenience floorspace) is north-east HH, centred on Maylands Avenue. There would be benefits to the employment area of developing a new local centre for the area. Such a centre would need to be anchored by a new (discount) foodstore and accommodate some additional small shop units and service businesses. The site would need to be central to and accessible from the employment area, and accessible from nearby residential areas.
Para 9.74 Jarman Park is functioning as an out of centre food superstore and retail/leisure park, attracting expenditure from HH and beyond and very limited local "top-up" convenience expenditure. Existing local centre designation is no longer realistic in view of its role and function. Suggest that it should not be designated as a local centre in the LDF.

## Hemel Hempstead

Retail Study Update 2009	Site Allocations 2008	Social and Communities Facilities Study 2006
<p>Para 6.3: There is no need to allocate a site for a new foodstore (other than at Waterhouse Square) in the LDF - this need and a potential site should be reviewed after the implementation of Waterhouse Square.</p>	<p>Appendix 1 Hemel Hempstead Map. Housing. Several greenfield sites identified in the Green Belt around the town, many of which could come forward as strategic housing sites at the neighbourhood-scale through the Core Strategy DPD. West HH has been subject to a number of submissions all detailing different site boundaries (H/h62, H/h62a-d), although a more comprehensive approach is being promoted (H/h62d). Some sites would have implications for the supply of employment land (Sappi Site A (H/h60a), Frogmore Road (H/h17 and H/h17a) and Breakspear House (H/h75)). Five sites would impact on Open Land (north of Westwick Farm (H/L2), HHFC (H/h50), Leverstock Green Tennis Club (H/h80), Two Waters East (H/h83) and Jupiter Drive (H/h91)) and another two would affect existing social and community uses (Greenhills Day Centre (H/h78) and Boxmoor House School (H/h92)).</p>	<p>Para 4.4.13 If development at West HH were progressed, improvements are likely to be required at Hemel Hempstead School. However, there is spare capacity for growth in primary school pupil numbers in Warners End and Chaulden wards.</p>
<p>Para's 6.4-6.6: There would be merit in identifying 3 or 4 sites for deep discount supermarkets early in the plan period. They should be located according the sequential approach, and following Hemel Hempstead town centre the most favourable locations are at any existing or new local centres to serve the new housing development. Leverstock Green, Woodhall Farm or Grovehill and Warners End local centres are well located to serve new housing growth and therefore could accommodate new discount supermarkets to serve the new housing.</p>	<p>Appendix 1 HH Maps. Employment. Some sites would have implications for the supply of employment land (Sappi Site A (H/h60a), Frogmore Road (H/h17 and H/h17a) and Breakspear House (H/h75)).</p>	<p>Para 4.4.14 Development of NEHH of around 900-1250 dwellings would justify the inclusion of a primary school. Capacity at Astley Cooper secondary school should cope with the demand arising out of NEHH [sites H/h22, 26, and 29], Woodhall Farm and Grovehill.</p>
<p>Para 6.8: In the longer term, the west side of the pedestrianised part of the Marlowes may provide opportunities for redevelopment for higher density retail uses to accommodate additional comparison goods floorspace. This would strengthen this part of the town centre and benefit from pedestrian flows between Riverside and Waterhouse Square. This area should be identified in the LDF for future comparison retail development after the completion of Waterhouse Square.</p>	<p>Appendix 1 HH maps. Retail. Large scale retailing proposed on the Civic Zone (now Waterhouse Square) (H/h52) and Marlowes/Bridge Street/Waterhouse Square (H/r1), the latter being suggested through the Donaldsons study as a longer-term proposal. Any redevelopment of Leisure World (H/r3) could provide for substantial new floorspace but there would be implications for the existing leisure provision and HH town centre. The Donaldsons study has supported the creation of a new local centre anchored by a foodstore within the Maylands business area (H/r2).</p>	<p>Para 4.6 Higher Education. West Herts College wish to retain a small presence on the Civic Zone site [now Waterhouse Square]</p>
<p>Para 6.9: Jarman Park will be attractive and suitable for bulky goods retailing and should be designated for such permitted use.</p>	<p>Appendix 1 HH Maps (although a number of sites are not mapped). Transport. A range of proposals identified some of which are major schemes: HH northern bypass (H/t3); a variety of highway network improvements along the A414 and A4147 (H/t4, 5, 7, and 8); North East Relief Road (H/t6); and park and ride at Breakspear way (H/t9). The Northern Bypass would have considerable environmental impact. Some smaller schemes also proposed: further decking of Water Gardens (North) car park (H/t10) and improvements to the Plough Roundabout (H/t12).</p> <p>Appendix 1 HH Maps. Social Community. Martindale, Barncroft and Jupiter Drive schools have all closed (ref. H/h55, 57 and H/h58) and are potentially available for residential/mixed uses. However, closure of Pixies Hill has not been confirmed (H/h56). Still uncertainties as to what hospital facilities will remain on the HH Hospital site (H/h3) and therefore what land would be available for other uses. Two housing sites would affect existing social and community uses (Greenhills Day Centre (H/h78) and Boxmoor House School (H/h92)).</p>	<p>Para 4.7.5 An examination of supply and demand for educational facilities shows it would be better to direct any further substantial requirements for additional housing land away from Apsley/Nash Mills.</p> <p>Para 4.6: West Herts College wishes to retain a small presence on the Civic Zone, and to provide 2 satellite centres in Hemel Hempstead for use as a Community Learning Centre and an All Age Skills Centre. Numerous options should exist for alternative options and the Council should facilitate this change through the LDF process, ensuring the premises are accessible by public transport.</p>

Appendix 1 HH Maps. Leisure Possible residential development on several sites would impact on existing leisure facilities (e.g. Leverstock Green FC (H/h21), HHFC (H/h50), and Leverstock Green Lawn Tennis Club (H/h80)). Lucas Sports Ground, Breakspear Way is being promoted as a possible location for a town stadium by HHFC (H/L5). Land could be made available (H/L7) adjacent to Sappi (Site B) for leisure related use if the latter were brought forward for development.

Para 5.2 Land surrounding HH hospital is reserved in the DBLP (site C5) for its expansion and associated staff accommodation [site H/h3 in the Site Allocations].

## Hemel Hempstead

Site Allocations 2008	Social and Communities Facilities Study 2006
<p>7. Other. Open Land. Open Land study has identified new and extension to existing Open Land designations in HH, Tring, Berkhamsted and Bovingdon. [These still need to be mapped.]</p>	<p>Para's 5.3.1-5.3.2: There are plans to introduce 15 local treatment centres across beds and Herts, of which 2 are expected to be in Dacorum. They may be within existing community hospitals or within new facilities, but they will need to be in highly accessible locations. The PCT supports locating centres in Hemel Hempstead and Berkhamsted; suggested locations are the existing hospital site in HH and the Gossoms End Elderly Care Unit in Berkhamsted (although parking may be an issue at Gossoms End).</p> <p>Para 5.4.9 Housing development in Woodhall Farm will put pressure on existing medical facilities. A development of between 950-1200 homes at NEHH [sites H/h22, 26, and 29] would require a purpose built medical centre.</p> <p>Para 5.4.10 If land at West HH is proposed for residential development, then it is likely that additional medical facilities will be required within the area in the form of a purpose built premises.</p> <p>Para. 5.6 A number of sites will need to be allocated for health facilities in consultation with the PCT and health service providers. Highfield Surgery is a priority as is the future of HH hospital.</p> <p>Para 5.6.2 Large residential developments at NEHH and west HH would warrant the provision of new medical facilities.</p> <p>Para 6.5.8: Adult Service intend to develop 23 Extra Care housing units at Evelyn Sharp House.</p> <p>Para 6.6: Temporary planning permission exists for the use of Bury Lodge, Queensway as a drop in centre for the homeless which expires in 2010. However, objections raised by Herts Constabulary means alternative sites need to be considered.</p> <p>Para 7.2.3 Existing religious use of Haven House, London Road prevents the complete development of a designated housing site [site H/h34 in the Site Allocations]. Alternative venue may be required for the church.</p> <p>Para 7.2.3: Hemel Hempstead Community Church seems to be one of the largest religious premises in the Borough - it operates from Haven House, London Road, Apsley. The premises is also used for additional activities. However, its use prevents the complete development of the designated housing site (TWA 5).</p> <p>Para 7.2.6: The five Methodist churches in Hemel plan to consolidate on the Civic Zone site, and the Salvation Army wishes to retain a separate place of worship upon the Civic Zone site.</p> <p>Para 7.3.1-7.3.6: There is currently one Mosque within the Borough (150 St Albans Hill), however it is unsuitable for a number of reasons - it's within a resi area, there's no separate worship space for women and it is far to small for current demand. There is some demand from the Muslim community to relocate the mosque, and to have an associated community centre, the approx. size needed would be 430 sqm. A new mosque would ideally be located close to the existing Muslim community; potential sites include: extension of current mosque through use of land at Lime Walk School; a site within the Civic Zone; a site within Maylands employment area; or a site released by an alternative religious group.</p>

## Berkhamsted

Gypsies and Travellers Study 2007	Indoor Recreation Facilities 2006	Open Space Study 2008	Retail and Leisure Study 2006	Retail Study Update 2009
Appendix 3 Map/ Table on page 15 identifies four potential sites, 3 to the south east of Berkhamsted and one to the north west of Northchurch. They are: D3 Swing Gate Lane; D4 Ashlyn's Hall; D5 Swing Gate Lane; and D6 Dudswell.	Page 50 Summary. Identified deficiency of provision in Berkhamsted, where there are currently no community centres.	Section 10.2 page 77. Potential additions to designated Open land include: St Mark's Church grounds; Bridle Way; Victoria and Swing Gate Junior Schools; and St Peter's Church grounds (currently under Town Centre designation). The opportunity could be taken to include part of the Edgeworth House site nearest the canal as Open Land.	Para. 10.16 Stag Lane. The site is attractive for large floorplan stores. However, it is not suitable in planning terms mainly due to its distance from the retail centre, surrounding non-retail uses, absence of need, and the existence of a potential development site immediately adjacent to the prime retail area.	Para 6.11: The Water Lane site suffers from a number of difficulties which mean that it should not be identified for retail development in the LDF. Instead there should be a criteria based policy indicating when new retail development would be supported, which would not preclude the Water Lane site from being developed.
Para 4.2.3 D3 is a higher scoring site.			Para. 10.17 Water Lane Car Park. Site has potential for a mixed use scheme being in the core of the town centre. Residential and office accommodation could be incorporated to take advantage of the site's location near the rail station. This site should be allocated for retail based mixed use development in the LDF, to be implemented as need arises.	

Site Allocations 2008	Social and Communities Facilities Study 2006
Appendix 1 Berkhamsted Map. Housing. Several greenfield sites identified in the Green Belt around the town. Most prominent is land south of Berkhamsted (Be/h2) that includes several large parcels of land in the ownership of Legal and General (Be/h2a-e). A number of the sites are those previously promoted (and rejected) through the Local Plan inquiry process (e.g. Ivy House Lane (Be/h1), New Road (Be/h3), Durrants Lane (Be/h7), Bank Mill Lane (Be/h8), and Ashlyns School (Be/h9)). Two sites are in the CAONB and cannot be supported (Pea Lane (Be/h4) and Shootersway (Be/h5)). The Governors of Ashlyns School are suggesting that the Berkhamsted FC site should be redeveloped for housing and the stadium relocated to land south of Upper Hall Park on land in the ownership of Savills (Be/h2a). Development of the existing housing proposal site H37 (land at Durrants lane/Shootersway) is unlikely to come forward in current form, and the landowners are discussing with the Council a different layout with a higher number of units (Be/h12, L2 and C4).	Para's 5.3.1-5.3.2: There are plans to introduce 15 local treatment centres across beds and Herts, of which 2 are expected to be in Dacorum. They may be within existing community hospitals or within new facilities, but they will need to be in highly accessible locations. The PCT supports locating centres in Hemel Hempstead and Berkhamsted; suggested locations are the existing hospital site in HH and the Gossoms End Elderly Care Unit in Berkhamsted (although parking may be an issue at Gossoms End).
Employment. None.	Para 4.5: A replacement site for Egerton Rothesay School will be secured through the development of housing site H37 in the Local Plan. [site Be/h12]
Appendix 1 Berkhamsted Map. Retail. Existing Local Plan designation S1 for a new town centre foodstore, mix of other uses and improved public car parking (Be/r1).	
Appendix 1 Berkhamsted Map Transport. Two sites identified for Tunnel Fields/New Road and A41 Chesham Road junction.	
Appendix 1 Berkhamsted Map Social Community. Hospice site, Shootersway (Be/c1) now complete. The BFI are seeking a residential care home on their site as part of enabling development to fund future improvement of facilities. The police would like to relocate services to a smaller facility as part of the redevelopment of the Water Lane/High Street site (Be/c3). This is not felt to support the mix of uses needed to make the scheme viable. The Egerton Rothesay school is likely to stay in its current position (Be/c4) should a revised scheme come forward on the H37 housing site (Be/h12).	
Appendix 1 Berkhamsted Map. Leisure The Governors of Ashlyns School are suggesting that land south of Upper Hall Park could be used for sports facilities including the relocation of the Berkhamsted FC ground to allow the latter to come forward for housing.	
Other. Open Land. Open Land study has identified new and extension to existing Open Land designations in HH, Tring, Berkhamsted and Bovingdon. [These still need to be mapped.]	

## Tring

Gypsies and Travellers Study 2007	Open Space Study 2008	Retail and Leisure Study 2006	Retail Study Update 2009	Site Allocations 2008
<p>Appendix 3 Maps/ Table on pages 15 and 16 Six sites identified by the Scott Wilson report around the town but not to the south as this abuts the CAONB. The sites are: D7 (Dunsley Farm, London Road); D8 (Marchcroft Lane SE); D9 (Marchcroft Lane NW); D10 (Little Tring Road); D11 (Icknield Road S); and D12 (Icknield Road N)).</p>	<p>Section 10.3 page 78. The grounds of Frances de la Salle School is recommended as an addition to the open land designation.</p>	<p>Para 10.19 Dolphin Square. Would benefit from refurbishment. Could accommodate a modest increase in floorspace. Proximity of church and graveyard would preclude expansion of the site. This area should be the first choice location to accommodate any new retail floorspace, in order to help finance refurbishment of the Dolphin Square centre.</p>	<p>Para 6.12: There is no need to allocate any sites in the LDF for retail development; instead a criteria based policy indicating when new retail development would be supported should be included.</p>	<p>Appendix 1 Tring Map Housing. New development is principally being promoted on greenfield sites around the edge of Tring. New housing is problematic given constraints on local services serving the town. Larger sites are being promoted to the north of Icknield Way, Marshcroft Lane, Waterside Way, New Mill and Station Road/Cow Lane. HCC have put forward a number of substantial sites (that form part of their rural estate) north and south of the A41 bypass, and north of Icknield Way. Some of the sites were considered at the previous local plan inquiry and rejected by the Inspector (e.g. Station Road/Cow Lane). Cala Homes have actively been promoting a site adjacent to Icknield Way GEA through local consultation. Some of the GEAs have been put forward for housing (although previously rejected by the Local Plan Inquiry Inspector), and part of Akeman Street was the subject of a recent application that was refused (loss of employment and parking) for mixed commercial and residential. Vacant commercial land to the rear of Western Road/Goldfield is still available for housing.</p>
<p>Para 4.2.3 D11 is one of the higher ("1") scoring sites.</p>		<p>Para 10.21 Cattle Market Site and Car Park. In commercial terms the site would be suitable for a small to medium foodstore. However, the site is currently in use as an important car park and as the site for the Tring Market. There would be difficulties to find alternative locations, and both benefit the town centre. The need for a supermarket is not so pressing that the site should be released as a matter of urgency. Any development needs to respect the character and historical setting of Tring.</p>		<p>Appendix 1 Tring Map Employment. Any redevelopment of the existing GEAs for housing (mentioned above) would result in the loss of local employment opportunities and an imbalance between jobs and homes in the town. The Local Plan Inquiry Inspector did not support the loss of employment land in Tring. Some of this loss could be offset by the extension of the existing Icknield Way GEA, although this would be at the expense of encroaching into the Green Belt. Existing employment proposal (E6) on Miswell Lane is being considered as a possible housing site. Some of the larger greenfield housing sites do include an element of employment use e.g. Marshcroft Lane/Station Road and Dunsley and Cow Lane Farms.</p> <p>Appendix 1 Tring Map Retail. The Donaldsons retail study (January 2006) has suggested that the Cattle Market and The Forge car park could accommodate a new (700 sqm net) foodstore to meet longer term growth in shopping floorspace. However, this would have implications for existing uses (e.g. the market) and loss of parking. See site T/r1</p> <p>Appendix 1 Tring Map Transport. Additional car parking and other related facilities is being sought adjacent to Tring Station to serve the station. This is also being considered in parallel through the Tring Station Gateway Project.</p> <p>Social Community. None</p> <p>Appendix 1 Tring Map. Leisure. The Waterside Way site (see sites T/h3) does include a proposal for marina, but the provision of this is linked to progressing the related housing development. Several other sites have been highlighted for leisure related use, although they were previously considered at the Local Plan Inquiry and some of which fall within the CAONB.</p> <p>Other. Open Land. Open Land study has identified new and extension to existing Open Land designations in HH, Tring, Berkhamsted and Bovingdon. [These still need to be mapped.]</p>

## Kings Langley

Gypsies and Travellers Study 2007	Site Allocations 2008
None proposed in Scott Wilson report.	<p>Appendix 1 Kings Langley Map. Housing. A number of greenfield sites are being promoted around the edge of Kings Langley, particularly at Rectory Farm and to the south of the village. Rectory Farm has twice been rejected at a Public Local Inquiry into the Local Plan (impact on sensitive open gap between the village and Nash Mills). The sites to the south of the village (either side of A41 bypass) are sizeable, owned by HCC, and could support a large number of dwellings (+1,000). The scale and location (sensitive gap between KL and Hunton Bridge/Watford) make these unlikely to be supported.</p> <p>Appendix 1 Kings Langley Map. Employment. Cllr Anderson is suggesting that undesignated employment land at Sunderlands Yard, Church Lane should be used for housing (KI/h1). This would result in the loss of local employment opportunities, but would also represent the redevelopment of a brownfield site close to shops and facilities.</p> <p>Retail. No substantial sites.</p> <p>Transport. None.</p> <p>Social Community. Herts Constabulary have muted several possible sites, including Rectory Farm, for their Area HQ. Difficult to support this proposal in this location given large-scale of floorspace required (3,500 sqm) and the impact on the openness of the Green Belt/strategic gap.</p> <p>Appendix 1 Kings Langley Map. Leisure. Cllr Anderson is promoting land at Rectory Farm (site KL/L1) as public local space for the village.</p> <p>Appendix 1 Kings Langley Map. Other. Cllr. Anderson is looking for conservation area designation (ref KL/hh1) of the Flint Bungalows, Rucklers Lane. This can be considered separately from the LDF process.</p>

## Bovingdon

Gypsies and Travellers Study 2007	Open Space Study 2008	Site Allocations 2008
<p>Appendix 3 Maps / Table on page 16 Three sites highlighted in Scott Wilson report: D16 Flaunden Lane; D17 Bovingdon Green Lane; and D18 Bovingdon Airfield.</p> <p>Para 4.2.3 D18 is one of the higher ranking sites.</p>	<p>Section 10.4 page 78. Old Dean and the amenity space at Lancaster Drive are recommended as potential additions to the Open land designation.</p>	<p>Appendix 1 Bovingdon Map Housing. A number of greenfield sites are being promoted around the edge of the village particularly at Duckhall Farm (2 sites), and east of Green Lane (3 sites). Both of these would be sizeable sites (+100) and put additional strain on the settlement. There are also several sites in more isolated locations outside of the village boundary to the south of Bovingdon along Shantock Lane, Middle Lane, Grange Farm, and Long Lane. No housing is being promoted on the airfield.</p> <p>Appendix 1 Bovingdon Map. Employment. A large scale employment opportunity (14ha) between Leys Hill Road and Bakers Wood is being considered through the Site Allocations. However, this is not being actively pursued by any landowner(s)/developer, is unlikely to be supported (Green Belt location) and is in fact what was previously considered (and rejected) at the Inquiry into the Local Plan.</p> <p>Retail. None.</p> <p>Transport. None.</p> <p>Appendix 1 Bovingdon Map. Social Community. The larger of the sites being promoted behind Green Lane could include a doctor's surgery and residential care home. Agents acting on behalf of the prison are asking us to consider extending the current Major Developed Site in the Green Belt boundary to allow for possible future expansion of the prison.</p> <p>Appendix 1 Bovingdon Map. Leisure. A drive in cinema (ref Bov/L1) is being promoted on the airfield, but this would represent inappropriate development in the Green Belt and is not supported.</p> <p>Other. Open Land. Open Land study has identified new and extension to existing Open Land designations in HH, Tring, Berkhamsted and Bovingdon. [These still need to be mapped.]</p>

## Countryside

### Site Allocations

Appendix 1 Kings Langley, Bovingdon and Chipperfield Maps Housing A range of sites have been put forward principally on the edge of the selected small villages. Smaller sites on the edge of some of the villages could provide suitable sites to meet local housing needs. Those larger sites (such as those being promoted by HCC) and away from the immediate edge of the settlement would be difficult to support.

Employment. The owners of the egg packing facility at Gubblecote (O/h15) are looking to promote the site for housing. This would result in the loss of the land for local employment opportunities. Similarly, Bourne End Mills GEA is being promoted for a mixed use development and retirement community (ref. O/h1 and 3). this too will have implications for the loss of employment land.

Retail. None.

Social and Community

Transport. A new single carriageway bypass at Water End A4146 is highlighted (O/t1) as part of HCC Transport Policy and Programme Scheme). However, would affect key environmental designations, particularly the CAONB.

Leisure. Piccotts End pumping Station (O/L1) was suggested as a site for a hotel through the previous Local Plan inquiry process. Chief concerns are impact on Green Belt and the Gade Valley.

Other. Owners of Garden Scene nursery in Chipperfield are looking to amend the village boundary to include their site.

## Growth Areas

Appropriate Assessment 2008	Community Strategy 2008	Retail Study Update 2009	Site Allocations 2008	Social and Communities Facilities Study 2006
<p>[The document strictly makes reference to the core strategy. However, there would be links back to the site allocations where there are references to development opportunities in the core strategy.]</p> <p>Non-technical study page ii. The biggest, if indirect, threat to the Chilterns Beechwoods SAC would come from development to the west of Hemel Hempstead and/or the implementation of the HH Northern Bypass and the associated increases in recreational use.</p> <p>Non-technical study page ii. It has been concluded that a full Appropriate Assessment and any associated mitigation measures (to be agreed with Natural England) would be necessary if, large scale greenfield development were to occur within the 3km buffers and if accessibility to the SAC was improved in conjunction with the development of one or more neighbourhoods outside the SAC buffers.</p>	<p>Page 15 Meeting the needs of children and young people. Encouraging activities and facilities for young people in new growth areas.</p>	<p>Para's 6.4-6.6: There would be merit in identifying 3 or 4 sites for deep discount supermarkets early in the plan period. They should be located according the sequential approach, and following Hemel Hempstead town centre the most favourable locations are at any existing or new local centres to serve the new housing development. Leverstock Green, Woodhall Farm or Grovehill and Warners End local centres are well located to serve new housing growth and therefore could accommodate new discount supermarkets to serve the new housing.</p>	<p>The document does refer to a number of large housing sites and associated development around HH that would need to be considered through the Core Strategy DPD as strategic sites.</p>	<p>Para 10.5.1 A new neighbourhood at NEHH of 950-1200 homes would be expected to provide a local centre which should provide at least a community centre, medical centre, children centre and primary school.</p> <p>10.5.2 If there is development at West HH then a purpose built medical facility will be required to accommodate patient demand on Parkwood Drive Surgery.</p>