



Dacorum Borough Council

Local Planning Framework

DACORUM CORE STRATEGY EXAMINATION IN PUBLIC

Statement of Common Ground as agreed between

Dacorum Borough Council

and

**Hertfordshire County Council (Hertfordshire Property) (Representor
Number 627624)**

**Rapleys for Barratt North London (BWD Trading Ltd) (Representor
Number 494284)**

**Vincent & Gorbing for Taylor Wimpey UK Ltd (Representor Number
210999)**

in respect of Local Allocation LA3 Land at West Hemel Hempstead

and:

Representations from Rapleys (see inside) and
Representations 974, 975 and 976 from Vincent & Gorbing

August 2012

Purpose of this statement

The purpose of this statement is to inform the Inspector and other parties about the areas of agreement between Dacorum Borough Council (DBC) and land owning interests expressed by Hertfordshire County Council (Hertfordshire Property), Rapleys and Vincent & Gorbing in relation to matters relating to the Pre-Submission Core Strategy.

Background

The Council and parties representing the key landowners have met several times to discuss how Local Allocation LA3 can be delivered. Joint discussion and agreement has covered technical work and future consultation concerning the Core Strategy and planning process. The evidence base has been extended where appropriate.

The first statement which follows relates specifically to Local Allocation LA3 and has been agreed by all the parties.

The second statement refers to representations on other matters and the Council's proposed changes in the Report of Representations (Examination Document SUB5).

Agreed Matters: (1) Local Allocation LA3

DACORUM CORE STRATEGY
WEST HEMEL HEMPSTEAD (SITE LA3)
JOINT STATEMENT

CONTENTS

<u>1.0</u>	<u>INTRODUCTION</u>	4
<u>2.0</u>	<u>LAND INTERESTS</u>	6
<u>3.0</u>	<u>BACKGROUND TO THE LA3 ALLOCATION</u>	7
<u>4.0</u>	<u>CONSTRAINTS AND OPPORTUNITIES</u>	9
<u>5.0</u>	<u>CONCEPT PLAN</u>	17
<u>6.0</u>	<u>CONCLUSIONS</u>	24

APPENDIX 1: SUPPORTING TECHNICAL DOCUMENTS

LIST OF PLANS

Figure 1	Site identification plan
Figure 2	Site location plan
Figure 3	Land interests
Figure 4	Urban Context
Figure 5	Concept Plan

Draft 3: Issued to DBC 20 July 2012

Draft 4: Response to first comments of DBC issued 10 August 2012

Final Draft: amendments agreed at meeting 15 August 2012

Final: DBC amendments following – includes typos referred to at that meeting

Vincent and Gorbing file reference

P:\4107 Land at west HEMEL HEMPSTEAD\Reports\Joint Statement - Final agreed.docx

1.0 INTRODUCTION

1.1 This statement was commissioned by Taylor Wimpey, Barratts Homes North London, and Hertfordshire County Council Corporate Property, who together own or control land to the west of Hemel Hempstead, within the general area identified within the Dacorum Core Strategy as a Local Allocation (LA3). It has been prepared with the support of Dacorum Borough Council and is agreed by all parties.

1.2 The statement demonstrates the feasibility of developing the land in accordance with the principles set out in the Core Strategy. In doing so, it:-

- Describes the site and surroundings;
- Identifies the technical work that has been undertaken in order to demonstrate technical feasibility;
- Provides and describes a Concept Plan, identifying principles that will be important in ensuring that the development proceeds in an acceptable manner taking account of the constraints and opportunities of the site;
- Assesses the development concept in relation to key planning and environmental issues.

1.3 The allocation of the land for development is sound and, when needed, the development can be advanced in a manner consistent with the strategic policy context within the Core Strategy and the guidance of the National Planning Policy Framework (NPPF). The infrastructure requirements of the development are deliverable and the allocation will result in a sustainable development that will help to meet the housing needs of the Borough.

1.4 A full suite of technical work has been undertaken in order to demonstrate the deliverability of the allocation and to inform emerging design work aimed at minimising its environmental impact. Detailed assessments in respect of landscape and visual matters, transportation, utilities and flood risk, ecology and desk based

archaeological assessments have all been undertaken. A list of this documentation is attached at Appendix 1.

- 1.5 The clear intention of those with land interests at West Hemel Hempstead is to work in a collaborative manner with the Council. This work will continue through the Site Allocations DPD process during which a detailed master plan will be prepared. The Site Allocations DPD will address the phasing of development and its associated infrastructure in order to ensure that the site is brought forward at an appropriate time to meet Core Strategy housing requirements.

2.0 LAND INTERESTS

- 2.1 The potential area of the allocation is shown in Figure 1 (site location plan) and Figure 2 (site identification plan). The detailed boundary is not shown in the Core Strategy and will be established through the Site Allocations DPD.
- 2.2 The potential area of the allocation is largely controlled by three main parties, as shown in Figure 3 (land interests). The land to the north and east is controlled by Taylor Wimpey. The land to the west and south is owned freehold by Barratt Homes. A parcel of land adjoining existing dwellings and Chaulden Lane is owned by Hertfordshire County Council and has been declared surplus to operational requirements. A further land parcel south of Pouchen End and east of Pouchen End Lane is owned by third parties and could be considered as part of the development area in the future, albeit its proximity to the neighbouring village of Winkwell suggests that it may only be suitable for open land uses, or left in agricultural use.
- 2.3 All three parties support the LA3 allocation and made representations to this effect at the Preferred Options stage. Allocation-wide work has been advanced jointly and all three parties are willing to continue the process to bring forward the land for development through the Core Strategy and subsequent Site Allocations DPD.
- 2.4 Taylor Wimpey and Barratt Homes are two of the UK's leading housebuilders and are committed to the delivery of the necessary infrastructure and completed units to make the scheme a sustainable urban extension to Hemel Hempstead.

3.0 BACKGROUND TO THE LA3 ALLOCATION

- 3.1 The potential to expand Hemel Hempstead onto land adjoining Warners End and Chaulden has been considered over a prolonged period.
- 3.2 The northern parts of the site were proposed for development by the Council in the last Deposit Draft Local Plan (1998). The Inspector recommended the Council reconsider the allocation of the land unless there were no other suitable alternatives. He raised particular issues in respect of the landscape and visual impact of the allocation, and its impact on the local highway network.
- 3.3 In preparing the Core Strategy, the Council has considered whether the LA3 allocation would represent a sound and sustainable location at which to accommodate future housing needs. The process by which the Council has concluded that the land represents a preferred option is reported in other documentation forming part of the evidence base.
- 3.4 In particular, the Council considered the options available to accommodate housing around Hemel Hempstead in the context of the East of England Plan. It was recognised then that urban capacity alone would be insufficient to meet longer term housing needs and that some Green Belt release would be necessary. The land was considered as an option in the *"Growth at Hemel Hempstead"* (Examination Document CS5) consultation in November 2006 and featured in options within *"Assessment of Growth Scenarios for Hemel Hempstead"* (Examination Document HG10), March 2009.
- 3.5 The document *"Assessment of Local Allocations and Strategic Sites"* (Examination Document HG15), first published in October 2010, assessed the relative merits of different small-scale development options on the edge of the borough's towns and large villages, incorporating independent advice on a number of matters including *inter alia* sustainability and highways issues, as well as the policy advice of the then extant PPG2: Green Belts. The LA3 allocation was seen as sequentially preferable

after Marchmont Farm (now LA1) and a small Green Belt release at Fletcher Way in Hemel Hempstead (now LA2).

- 3.6 The previous Local Plan Inspector raised two important issues – landscape and traffic. Both of these have been reconsidered in detail. A full review of landscape and visual issues has been undertaken in order to inform the Concept Plan. The Council themselves conducted traffic modelling to demonstrate that the impact of development on highway conditions was reasonable and this work has been supplemented by more detailed analysis which includes consideration of necessary works to the highway network.
- 3.7 The parties with land interests support the LA3 allocation and have provided supporting technical work to demonstrate deliverability during the process of preparing the Core Strategy. Representations at the Pre-Submission stage *against* the proposal have been limited. Aside from those parties promoting alternative sites or objecting to the loss of Green Belt in principle, issues raised by consultees can be addressed through careful planning of development and associated infrastructure.

4.0 CONSTRAINTS AND OPPORTUNITIES

4.1 A full assessment of the allocation has been undertaken and a list of the supporting technical reports is attached as Appendix 1. This work is summarised below.

LOCATION AND ADJOINING USES

4.2 The land is located approximately 2.4 kilometres from Hemel Hempstead town centre and is situated on the western edge of the town. It adjoins the existing housing areas of Warners End and Chaulden and lies to the north of the River Bulbourne valley. The hamlet of Pouchen End lies to the west and the land adjoins agricultural land beyond to the west and north.

4.3 The potential area of the allocation is roughly rectangular-shaped area of land bounded to the east by housing at Warners End, Long Chaulden, Musk Hill and Public Footpath No 21, and to the north, south and west by existing field hedgerows and lanes (Pouchen End Lane and Chaulden Lane)

LAND USE AND TOPOGRAPHY

4.4 The land mostly contains agricultural fields predominantly in arable use, subdivided by hedgerows, hedgerow trees and fences.

4.5 The land comprises a plateau of elevated land to the north, linked to the northern slopes of the valley of the River Bulbourne. A dry valley is located within the north eastern parts of the land; this extends through the land from Shrub Hill Common situated within the built up areas of the town. The land occupying the floor and lower slopes of the river valley lie at an elevation of between 95 and 155 metres AOD. The land rises to an elevation of 165 metres AOD to the north.

LANDSCAPE APPRAISAL

4.6 The Landscape and Visual Issues Report aimed:-

- To review background documentation including landscape planning designations affecting the Study Area;

- To carry out a landscape and visual appraisal of the Study Area in order to assess its visibility and its relationship with the surrounding area;
- To summarize the key issues with regard to the potential development of the Study Area;
- To provide advice to guide the layout, scale, form, massing and general land use arrangements on the Study Area and assimilate the development into the wider landscape and create appropriate green infrastructure links;
- To form conclusions on the suitability of the Study Area and development proposals and advise on suitable mitigation proposals that needs to be incorporated into the scheme.

4.7 The Landscape and Visual Issues Report summarises the assessment of the character of the land contained within the “*Landscape Character Assessment for Dacorum*,” (Examination Document EN2) published as Supplementary Planning Guidance in May 2004. The Study Area and land in the vicinity of the Study Area is covered by two Landscape Character Areas (LCA’s), Area 118 – Lower Bulbourne Valley to the south and west and Area 120 – Little Heath Uplands to the north and west. In each of these areas the Landscape Character Assessment proposes a landscape strategy and guidelines for managing change to “Improve and Conserve” the landscape.

4.8 None of the land is designated as having any landscape value such as AONB. That said, the land is in a good condition with a recognisable structure of open fields and strong hedgerows. The Landscape and Visual Issues Report describes it as “reasonably pleasant but undistinguished.”

4.9 The Landscape and Visual Issues Report shows that the boundaries to the area are well defined by existing vegetation, largely well-developed hedgerows, and roads which together with the gently undulating topography and adjoining hedgerows and trees contain and enclose the land. However, within the potential area of the allocation some of the existing hedgerows contain gaps and allow partial views

across the land in some views. There are some alien features too, which should be replaced (e.g. a line of poplars in the south west corner of the Study Area).

4.10 The existing strong framework of tall robust hedgerows and good tree cover within the wider area together with the gently undulating landform provide a high degree of visual containment within the landscape and restricts or curtails views towards and into the area, especially from Little Heath, Bourne End / Winkwell and the eastern edge of Berkhamsted (LVIR, para. 4.61).

4.11 The Landscape and Visual Issues Report concludes that with additional structural landscaping the area has potential to accommodate development and makes recommendations as to strengthening the existing landscape framework in order to avoid any wider landscape harm, retaining the treed skyline, as well as creating a defined landscaped edge to the built up area as part of definition of the future Green Belt boundary (ref LVIR para. 5.27. It also reviews the landscape sensitivity of different parts of the land in order to inform the disposition of developed and undeveloped land uses such as playing fields and open space and provides an illustration of this in the form of a *Landscape Opportunities and Constraints Plan* (Ref : L6).

ECOLOGY

4.12 Ecological surveys of the potential area of the allocation have been undertaken over the last year (i.e. Examination Documents JS6 and JS7 – see Appendix 1).

4.13 The main conclusions in respect of the land are as follows:-

- All habitats and plant communities recorded in the survey area are common and widespread in a local and national context;
- No nationally rare or scarce plant species and no UK BAP Priority Species were recorded within the survey area;
- Existing hedgerows on site should be incorporated into the design of the development with suitable buffer zones as far as possible;

- The hedgerows provide suitable habitat for dormice and further studies to establish their presence or otherwise are recommended;
- There is no suitable aquatic habitat for great crested newts on or adjacent to the study area. Suitable reptile habitats are present along the field margins of the land. Further reptile studies are recommended and the issue should be considered in detailed masterplanning.
- Some trees which could potentially support roosting bats are present on site and there are two active badger setts which should ideally be left in-situ, albeit these are both 'minor' or 'outlier' setts. Further studies in respect of these setts are recommended.
- All habitats on the land are suitable for use by breeding birds, with further detailed studies recommended. Site clearance should be undertaken outside the breeding season and mitigation should be considered through the detailed masterplanning process.

4.14 In summary there are no overriding ecological constraints on the land. However, it is important that biodiversity is taken in to account in masterplanning as part of a comprehensive approach to green infrastructure.

HERITAGE ASSETS

4.15 Desk-based heritage assessments have been undertaken on the allocation as a whole, by Headland Archaeology and by CgMs.

4.16 There are no designated assets within the assessment area, and only one designated asset is recorded within the wider area. The 16th century Pouchen End Hall, a Grade II Listed Building, is situated within the hamlet of Pouchen End on the western side of Pouchen End Lane, and is now associated with later 19th century farm buildings.

4.17 There are no statutorily protected sites within the potential area of the LA3 allocation. The archaeological studies conclude that there is a moderate to high

potential for the study area to contain buried archaeological remains, relating to earlier field systems, predating those identified within the assessment area. One potential built feature – a conjectured Roman road – passes through the adjoining urban area to the east but no significant assets have been recorded within the area. The land has long been used for agricultural land uses, rather than settlement, and the potential is therefore greatest in relation to field-systems of prehistoric and Romano-British date as such field systems are likely to have extended over most of the surrounding landscape.

- 4.18 The site is within the Bulbourne Valley and several known heritage assets with archaeological and historic interest are known from similar topographical positions within the valley. Such positions have been shown to be preferred locations for later prehistoric/Roman settlement.
- 4.19 Given the known baseline and following consultation with HCC Historic Environment Advisor, it is concluded that the site possesses moderate archaeological potential for the presence of heritage assets of archaeological interest, some of which may constrain the design or layout of the development. However, there is no overriding archaeological constraint to development. Further archaeological assessment will be undertaken as a prerequisite to the Master Plan and a future planning application. Assessment will include geophysical survey and field evaluation to establish whether there are any archaeological constraints on layout and whether any specific mitigation measures would be required to be undertaken prior to development taking place.

FLOOD RISK AND DRAINAGE

- 4.20 A Flood Risk and Drainage Assessment has been undertaken by JMP Consulting. The land is located within Flood Zone 1; therefore there are no constraints on the proposed development resulting from fluvial flooding.
- 4.21 The technical work undertaken has identified two drainage catchments which both have issues of overland flooding and ponding. The technical work sets out a

number of options for surface water drainage, including the use of on-site attenuation, SUDS and other infiltration features.

- 4.22 Some off-site reinforcement of the foul water sewerage network may be required, but this should not present an over-riding constraint to development. Thames Water is presently working on an impact study looking at the capacity of Maple Lodge Treatment Works. Investment in this plant is expected to come forward in due course and developer funded studies will be undertaken to fully determine infrastructure up-grade requirements. Thames Water has expressed support for the development strategy of a small number of large sites (including LA3) as being one that can more readily be accommodated in infrastructure planning. If the need for and timescales for this investment do not satisfactorily coincide with the early phases of development at the LA3 allocation, the option of an on-site packaged water treatment works at the southern end of the land, installed for a temporary period, has been investigated and concluded as viable as an interim solution.

GROUND CONDITIONS

- 4.23 A combined Phase I and Phase II Geo-environmental Assessment has been undertaken by Delta-Simmons for the area of the land controlled by Taylor Wimpey. There are no identified potential sources of contamination within this area. Ground conditions are considered to be suitable for traditional strip and pad foundations and therefore no abnormal development costs are likely to arise. The southern areas of the site have been the subject of a Phase 1 Assessment and the results of future intrusive investigation are likely to be broadly similar to those areas already assessed by intrusive survey given the historic and current agricultural use of the land. Further intrusive investigation will be undertaken as an input into the Master Plan and will allow for more detailed drainage solutions to be developed as the details of the scheme progress

ACCESS OPPORTUNITIES

- 4.24 A Means of Access and Transport Appraisal has been undertaken by Stomor Ltd, which has looked at identifying an appropriate access strategy, relative to the impact of development on the surrounding network and junctions. Central to the

access strategy proposed is the maximum utilisation and promotion of non-car modes of transport to maximise the development's sustainability.

- 4.25 The report identifies that with the land being developed and with general growth in traffic, a number of local junctions will near capacity and require some form of improvement. The necessary junction improvement works would be relatively minor and could be accommodated within the highway boundary (for example at Boxted Road/Long Chaulden/Northridge Way junction in Warners End). A number of potential accesses into the land are identified. All-purpose accesses should be provided from Long Chaulden, near the centre of the potential area of the allocation, and from The Avenue in the north and perhaps from Champion Road or alternatively to the south. The southern access would serve a limited number of dwellings due to restrictions on road configurations and widths within this part of the existing estate.
- 4.26 Public transport in the form of buses would be routed into the area with bus stop provision enabling all properties within the development to be within 400m of a halt.
- 4.27 Pedestrian/cycle/shared surface links should be provided from a number of adjacent estate roads. Possibilities such as Rowcroft, Musk Hill, and Lindlings will be considered.

UTILITIES

- 4.28 Contact has been made with a number of infrastructure and service providers to ascertain capacity, constraint and connection issues for the development. In broad terms, gas, electrical and water infrastructure can be provided to the land from the existing local network. The work is reported in the report "*M&E Consultancy Services for JMP Consultants – Land at West Hemel Hempstead (LA3).*"
- 4.29 A new 11kV electricity transformer would be required at the Warners End Primary Substation and some 740m of sewers/water pipes will require reinforcement in order to maintain quality of service to existing customers.

- 4.30 A high pressure gas main (LHP) crosses the centre of the land. The advice from the Health and Safety Executive (HSE) is that the dwellings should not be located within a 70m cordon either side of the pipeline; gardens and other open space uses are acceptable within this cordon.
- 4.31 There are no water mains on the land. There is however, underground BT plant crossing the site, connecting to the One2One mast located on the land, and overhead cables along the western boundary. Neither the mast nor the overhead cables are considered to be a constraint to development; the cables can be relocated underground.

5.0 CONCEPT PLAN

5.1 Based on the above assessment and the technical work undertaken, a Concept Plan has been prepared in order to demonstrate the principles that would apply to future masterplanning. The Concept Plan (Figure 5) is intended to illustrate how the allocation could be brought forward.

DEVELOPMENT PRINCIPLES

5.2 The main development principles illustrated in the Concept Plan are as follows:-

- Create a network of green infrastructure through the area
- Establish opportunities for direct access to the countryside;
- Reinforce the existing structural landscape features adjoining Pouchen End Lane to enable a new, clear and defensible Green Belt boundary to be defined, and to reduce further the limited views of the development from the west. This would be achieved by a substantial (i.e. 40 – 50m) green corridor;
- Establish a central swathe of open space across the land as a green link to Shrubhill Common with a wide tree belt which will assist in retaining a treed skyline when viewed from the south and south east;
- Protect the wildlife corridor alongside footpath no. 20
- Reinforce structural planting along existing field boundaries within the allocation to create a well-structured development of landscaped compartments with particular emphasis on enhancing existing screening and maintaining a treed skyline;
- Provide playing fields in the north western corner of the land in order to avoid development in what is considered a potentially sensitive location in landscape terms in views from the west;

- Retain an area of open space and associated structural landscaping on the more exposed south facing slopes to the south of footpath no. 91;
- Sensitively plan the interface with existing built development including landscaped buffers where appropriate;
- Positively address views out of the site along defined viewing corridors;
- Provide locations for surface water drainage attenuation and appropriate locations depending on the extent of infiltration within the land as a whole;
- Develop a vehicular access strategy which maximises the integration with the existing urban area; and
- Maintain the rural character of Pouchen End Lane and Chaulden Lane.

5.3 The Concept Plan is further explained as follows.

ACCESS AND MOVEMENT STRATEGY

5.4 An access and movement strategy will be developed based upon the technical work provided in the Means of Access and Transport Appraisal undertaken by Stomor Ltd and in consultation with the with the local highways authority. Potential vehicular access points would be from Long Chaulden, near the centre of the land, and from The Avenue in the north, with a small area of development served from the spur from Champion Road or alternatives to the south. There would be no vehicular access from Pouchen End Lane, or from Chaulden Lane, unless required for emergency purposes. Other access opportunities shown could allow for enhanced limited vehicular access and pedestrian and cycle integration into and through the land.

5.5 The structure of the development would allow movement through the development by cycle and on foot through generous green corridors, segregated from main vehicular access routes. The corridors through and around the periphery of the land would allow for informal circular routes to be established that

would enhance accessibility of greenspace to both the existing and the new population.

- 5.6 The potential to link these routes to the wider countryside has been explored and will be considered in further detail as masterplanning progresses. The desirability of linking to the wider footpath network is recognised, in particular the potential opportunity to link the Chiltern Way, which runs along the eastern boundary of the land, through the development, to the Hertfordshire Way, which routes north-south through the settlement of Little Heath some 1km to the west. Such a link would yield beneficial countryside access opportunities and offer circular routes using these footpaths and the Grand Union Canal.

GREEN INFRASTRUCTURE

- 5.7 The Concept Plan illustrates a comprehensive network of green spaces including areas of public open space, green corridors and landscaped buffers which in area will exceed Local Plan standards. This green infrastructure would be multi-functional, including providing for playing pitches, informal recreation, biodiversity, areas of surface water attenuation, and visual amenity.
- 5.8 In addition to the structural areas of open space, it would be expected that the housing areas themselves would benefit from smaller areas of local open space containing 'Local Areas of Play' (LAPS) for younger age groups and areas of amenity space. These areas will have the effect of further ensuring that the development is not seen as a homogenous area of housing.

SOCIAL AND COMMUNITY USES

- 5.9 Sufficient land exists to accommodate a range of community services to meet the day-to-day needs of the development.
- 5.10 A 2FE primary school will be required. The Concept Plan shows this centrally located to serve the development as a whole as well as the wider area. A site of 2.5ha. will be required. Detailed design would ensure access to the school site by a

variety of transport modes. The majority of the development would be within 400m of this facility, a distance over which pedestrian and cycle journeys can be easily encouraged with appropriate facilities.

- 5.11 An area for multi-use community facilities is also shown close to the main access; in accordance with the Principles of the LA3 allocation, this would include a doctors' surgery and limited local retail provision.

SERVICES

- 5.12 As highlighted above, there are no over-riding services constraints to development of the land.
- 5.13 The presence of the High Pressure Gas Main across the land is recognised by the adoption of a worse case 70m buffer to any built development, albeit, gardens and other open uses could be accommodated within this buffer.
- 5.14 The areas of open space would be designed to coincide as far as possible with existing surface water overland flow routes to help ensure a sustainable surface water strategy. The Concept Plan indicates the likely location of on-site attenuation features in areas of open space. These would be supplemented with other linear swales and the potential for infiltration, depending on soil conditions.
- 5.15 All services would be provided from surrounding infrastructure with some reinforcement.

HOUSING AREAS

- 5.15 The Concept Plan identifies a number of discrete housing areas, separated by significant landscape features and areas of open space, all set within a peripheral necklace of structural planting. These areas have the potential to establish different character areas, with varying densities and detailed design approaches informed by their location within the development and environmental (particularly landscape) considerations.

- 5.16 It would be expected that the average density within the potential area of the allocation would be in the order of 25 – 35 dwelling/ha. This will deliver approximately 900 houses, including a wide mix of two and three storey dwelling types, sizes and tenures.
- 5.17 All parties acknowledge the Council's position that the local allocation may need to accommodate a small number of pitches for travellers, in addition to housing. The area was identified as a potential location, together with others, in the Scott Wilson Report (Examination Document HG5). The Council expects any decision to be taken in the light of an updated Gypsy and Traveller Accommodation Assessment and further consideration through the Site Allocations DPD.

ENVIRONMENTAL ASSESSMENT

- 5.18 The assessment of environmental factors is being approached on an iterative basis, firstly through the Concept Plan and subsequently through the Master Plan.
- 5.19 Development of the land for housing will result in the loss of the open fields and thereby a change to landscape character, which is unavoidable. However, the Landscape and Visual Issues Report indicates that the impact of the proposals on local character will, however, be perceived from a relatively small area within the wider landscape, mainly to the south, but the existing development to the east and strong framework of vegetation to the north, east and west would ensure that the effects are localised in these directions.
- 5.20 The effects on character can be minimised, with appropriate mitigation measures such as the retention of existing landscape features and introduction of new areas of open space and planting within the development. The Concept Plan therefore embraces strategic landscaping (both existing and proposed), together with suggesting a disposition of developed and undeveloped uses, as a direct response to the landscape review.
- 5.21 The landscape impact will be minimised by the arrangement of open space and landscaped planting that results in a series of small housing parcels that allow the

housing to be integrated into the existing landform and landscape structure. The visual prominence of different parts of the land has been considered and this assessment has influenced the Concept Plan.

- 5.22 More detailed consideration of matters such as storey heights, orientation of buildings and roads, the use of materials (particularly for roofs) will take place as the development proposals progress and will ensure that the landscape and visual impact of the proposals is further mitigated. The opportunity to create or maintain views and vistas across the site, especially southwards, will be considered in the alignment of roads and green corridors.
- 5.23 The proposals offer significant opportunities to enhance biodiversity as part of the Green Infrastructure strategy. It will be important to create positive wildlife corridors, from the Shrubhill Common Nature Reserve through the development and to the wider countryside beyond.
- 5.24 Other environmental considerations will include the impact of the development on local hydrology and ground conditions, natural resources and waste, local air quality and the noise environment, and cultural heritage. None of the baseline assessments listed in Appendix 1 have indicated any impediments to development, and mitigation will form an intrinsic element in the design process in the future.

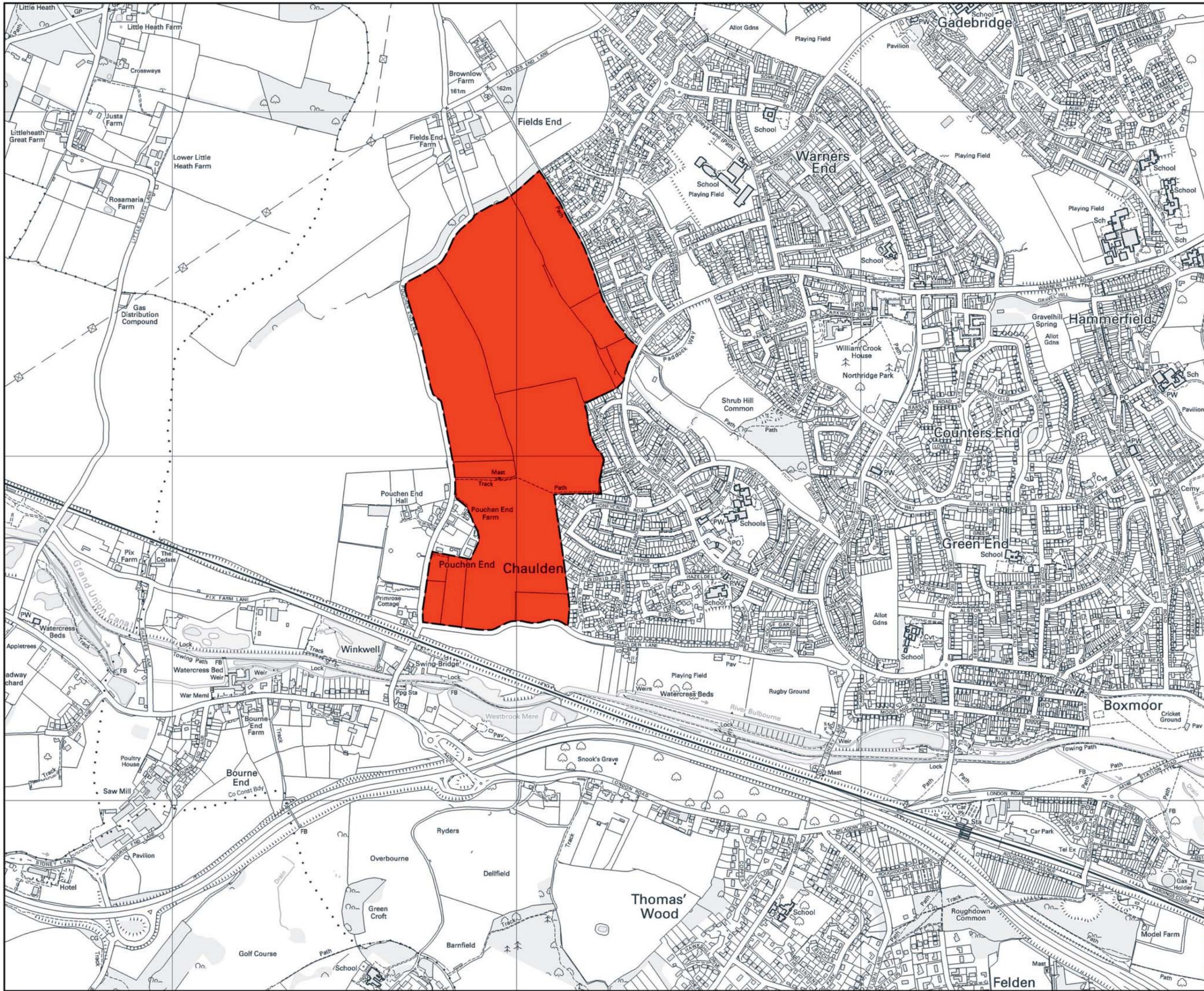
GREEN BELT BOUNDARY

- 5.25 The proposals shown in the Concept Plan will result in a soft edge to the extended urban area. They will also offer the potential for a new, clear and defensible Green Belt boundary that will form the western limit of Hemel Hempstead. The detailed Green Belt boundary will be established through the Site Allocations DPD.
- 5.26 The degree of visual containment of the land and the mitigation of landscape and visual impacts will clearly assist in avoiding harm to the wider Green Belt from either adverse impacts on visual amenity or 'unrestricted sprawl.' The Green Belt will continue to maintain the separate identities of Hemel Hempstead, Berkhamstead and the intervening villages. Existing public rights of way and the

potential to create new access routes, will provide improved opportunities for access to the countryside from the urban area. There will be no impact on the special character areas within Hemel Hempstead nor the historic areas within Berkhamsted, as there is no inter-visibility between these areas and the potential area of the allocation.

6.0 CONCLUSIONS

- 6.1 The housing allocation LA3 at West Hemel Hempstead will be a suitable extension to the existing town. There are no impediments to development either in terms of ownership control, infrastructure or environmental consequences. The Concept Plan illustrated in this statement will form the basis for detailed master planning.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Hertfordshire County Council 100019606 October 2011

 STUDY AREA

Revision Date Drawn

Detail



Scale
0 500m



Taylor Wimpey



BARRATT HOMES

VINCENT & GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

Land at West Hemel Hempstead (LA3)

Drawn: HNA Checked: MF
Date: August 2012 Scale at A3: 1:10000

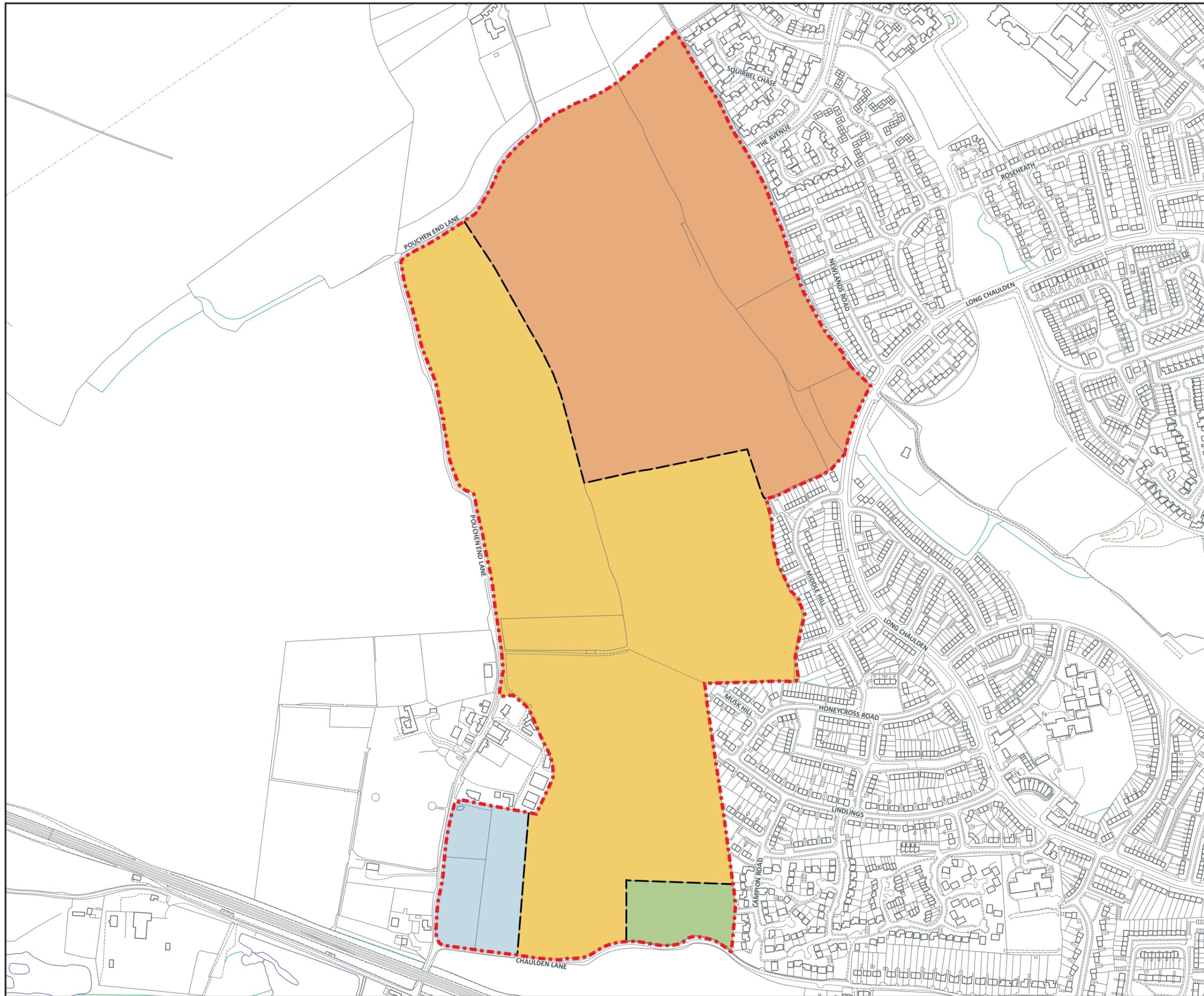
Drawing Title: Site location

Drawing No: Figure 1

Revision No:

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Hertfordshire County Council 100019606 October 2011

-  STUDY AREA
-  TAYLOR WIMPEY/
GARDENER FAMILY
-  BARRATT STRATEGIC
-  HERTFORDSHIRE COUNTY
COUNCIL
-  OTHER OWNERSHIP



Revision Date Drawn

Detail



Scale
0 250m



**Taylor
Wimpey**



**BARRATT
HOMES**

VINCENT & GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

**Land at
West Hemel Hempstead (LA3)**

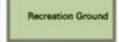
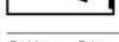
Drawn: HNA Checked: MF
Date: August 2012 Scale at A3: 1:5000

Drawing Title: Land interests

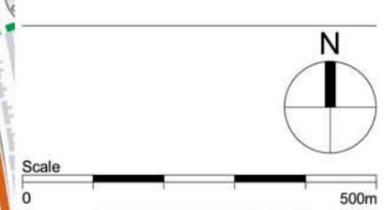
Drawing No: Figure 3

Revision No:

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Hertfordshire County Council 100019606 October 2011

-  STUDY AREA
-  RETAIL FACILITIES
-  OPEN SPACE
-  DOCTORS SURGERY
-  SECONDARY SCHOOLS
-  PRIMARY SCHOOLS
-  HERTFORDSHIRE WAY
-  CHILTERN WAY
-  PUBLIC FOOTPATH
-  BRIDLEWAY
-  BYWAY OPEN TO TRAFFIC
-  BUS ROUTE SERVED BY 5 OR MORE JOURNEYS EACH WAY (MONDAY-SATURDAY)
-  BUS ROUTE SERVED LESS OFTEN
-  RAILWAY STATION
-  WEST COAST MAINLINE RAILWAY

Revision	Date	Drawn



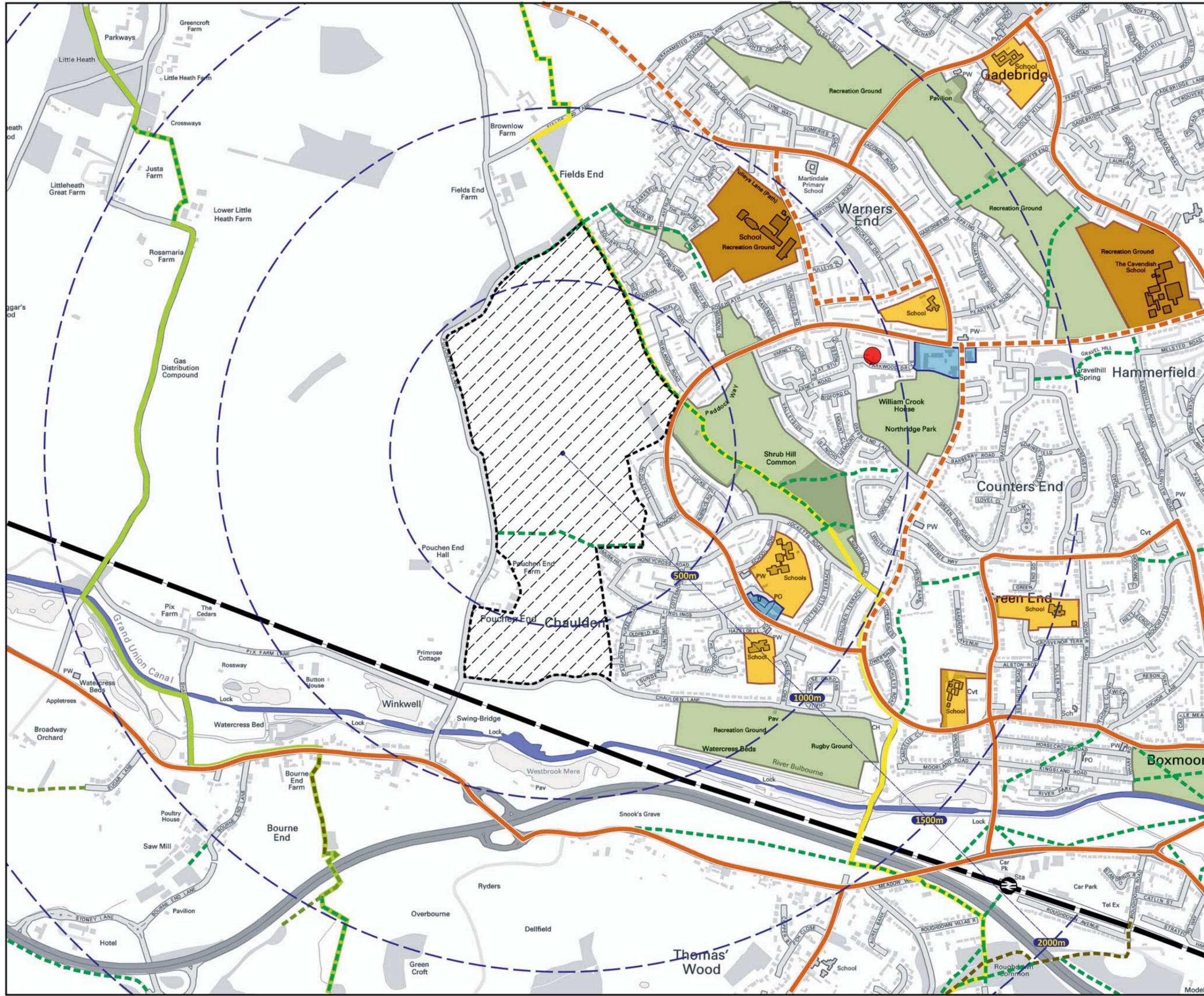
Land at West Hemel Hempstead (LA3)

Drawn: HNA Checked: MF
 Date: August 2012 Scale at A3: 1:10000

Drawing Title: Urban context

Drawing No: Figure 4

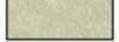
Revision No:



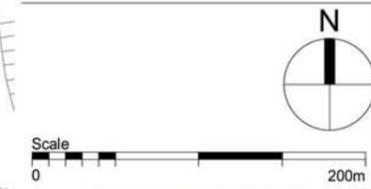
Model F

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Hertfordshire County Council 100019606 October 2011



-  STUDY AREA
-  RESIDENTIAL AREAS
-  GREEN CORRIDORS AND OPEN SPACE
-  POTENTIAL COMMUNITY USE
-  INDICATIVE LOCATIONS FOR SURFACE WATER ATTENUATION
-  EXISTING WOODLAND/HEDGEROWS TO BE RETAINED
-  PROPOSED STRUCTURAL LANDSCAPING
-  POTENTIAL ACCESS POINTS
-  HIGHWAY LINK
-  POTENTIAL FOOTPATH/CYCLE LINKS
-  GAS MAIN
-  20m EASEMENT
-  70m EASEMENT

Revision	Date	Drawn



Taylor Wimpey



VINCENT & GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

Land at West Hemel Hempstead (LA3)

Drawn: HNA Checked: MF
Date: August 2012 Scale at A3: Not to scale

Drawing Title: Concept plan

Drawing No: Figure 5

Revision No:

APPENDIX 1: SUPPORTING TECHNICAL DOCUMENTS

Examination Document JS1: *Land at Pouchen End, West Hemel Hempstead, Hertfordshire, Report on Landscape and Visual Matters*, David Williams Landscape Consultancy, July 2012

Examination Document JS2: *Means of Access and Transport Appraisal for Land at Fields End, Hemel Hempstead, Herts, HP12JQ*, Stomor Civil Engineering Consultants, May 2012

Examination Document JS3: *Land at West Hemel Hempstead, Flooding and Drainage Assessment*, JMP Consultants Limited, July 2012

Examination Document JS4: *M&E Consultancy Services for JMP Consultants Ltd, Land at West Hemel Hempstead (LA3)*, Elementa, June 2012

Examination Document JS5: *Archaeological Desk Based Assessment, Land at West Hemel Hempstead, Hertfordshire*, CgMs, April 2012

Examination Document JS6: *Land at Pouchen End, Hemel Hempstead, Extended Phase 1 Habitat Survey*, ACD Ecology, April 2012

Examination Document JS7: *Ecological Survey of land at Fields End, Hemel Hempstead, Hertfordshire*, Ecological Solutions Limited, May 2011

Examination Document JS8: *Combined Phase I and Phase II Geo-environmental Assessment, Fields End, Hemel Hempstead*, Delta Simmons Environmental Consultants, June 2011

Agreed Matters: (2) Other Matters

1. The parties have no objection to the minor changes put forward by the Council in its Report of Representations Annex B Table 3 (Examination Document SUB5).
2. Vincent & Gorbing support minor change MC9 which relates to Policy CS1 (Distribution of Development): they also wish to withdraw the objection, Representation 976.
3. Rapleys have submitted support for various parts of the Pre-Submission Core Strategy and no objections are recorded. However their support includes comments in the following representations:
 - 1040 - Policy CS 3 (Managing Selected Development Sites): to seek certainty in the planning process
 - 1042 - Policy CS17 (New Housing): to seek further explanation for the 15% housing trajectory trigger either in the Core Strategy or the Site allocations DPD
 - 1043 - Policy CS35 (Infrastructure and Developer Contributions): to add flexibility to the policy
 - 1060 - Policy CS19 (Affordable Housing): to remove reference to the level of property needed for affordable renting.
4. The Council's response to these four representations is as follows:
 - 1040 - The Council agrees there should be certainty in the process and has been working with the landowner parties to enable delivery of Local Allocation LA3 from 2021. Some flexibility is needed in the management of the housing land supply to ensure housing delivery over the whole plan period, to encourage regeneration and to prevent unnecessary development of Green Belt land.
 - 1042 – The Council is providing further explanation in its response to the Inspector's list of questions.
 - 1043 – The Council has responded to concerns in the Report of Representations (Annex B Table 2) and accepts it is important to set development contributions/community infrastructure levy at levels which do not hinder or prevent development. Charges and more detailed policy will be provided in subordinate documents. The approach to infrastructure provision is therefore considered appropriate and measured.
 - 1060 – The Council believes its approach is backed by evidence of need. Its response to a similar point is given in the Report of Representations (Annex B Table 2). Minor change, MC27, is proposed to clarify that the application of this element of policy will have regard to the qualifying factors listed in the policy: e.g. need and viability. This should meet the underlying concerns.
5. Rapleys accept the responses and assurances given by the Council and will be pleased to see the further information proposed by the Council.

Outstanding Matters

Objections, Representations 974 and 975, from Vincent & Gorbong remain outstanding: they relate to Policies CS17 (New Housing) and CS3 (Managing Selected Development Sites) respectively.

AGREEMENT

Signed by:

on behalf of Dacorum Borough Council

Dated 17 August 2012

on behalf of Vincent & Gorbing for Taylor
Wimpey UK Ltd

Dated 17 August 2012

on behalf of Rapleys for Barratt North London
(BWD Trading Ltd)

Dated 20 August 2012

on behalf of Hertfordshire County Council
(Hertfordshire Property)

Dated 20TH AUGUST 2012