



SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

SUMMARY of the ISSUES & OPTIONS PAPER



November 2006

Tell us what you think....

This document has been prepared for consultation purposes and is available for public comment from 29 November 2006.

Any comments you wish to make on this document should be sent to the Development Plans team at Dacorum Borough Council by **16 February 2007**.

You do not have to answer all of the questions raised. We would welcome your comments on those issues that you consider to be of particular importance to you.

To assist in submitting comments, a response form is available as a separate sheet. Where possible, we would appreciate comments being submitted on-line using the Council's specially designed web page www.dacorum.gov.uk.

Comments can be posted, faxed or emailed to:-

- On-line** www.dacorum.gov.uk
- By post** Development Plans
Planning & Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH
- By fax** 01442 228771
- By email** Development.plans@dacorum.gov.uk

A separate sustainability appraisal report has been prepared on an independent basis by consultants for the Council, C4S and Halcrow. This document appraises the environmental, social and economic implications of the options. Although we have not prepared a consultation form, your comments on the sustainability appraisal report are welcome: they may be sent by post, fax or e-mail.

Full copies of the sustainability report and main Issues and Options Paper are available on the Council's website www.dacorum.gov.uk/planning, at Dacorum Council offices and in libraries.

All responses will be considered and used to prepare a Preferred Options document in 2007, which you will have a further opportunity to comment on.

If you have any questions regarding this document, please contact a member of the Development Plans team on 01442 228660, or via the above email address.

Please note that if you are intending to comment on 'Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006)', the closing date for comments on this Paper is 19 January 2007.

1. INTRODUCTION

Background context

The Council is preparing a new 'Local Development Framework' or LDF for Dacorum Borough, to replace the 2004 Local Plan.

The LDF is a series of documents which are independently prepared and reviewed (see Figure 1 in full document).

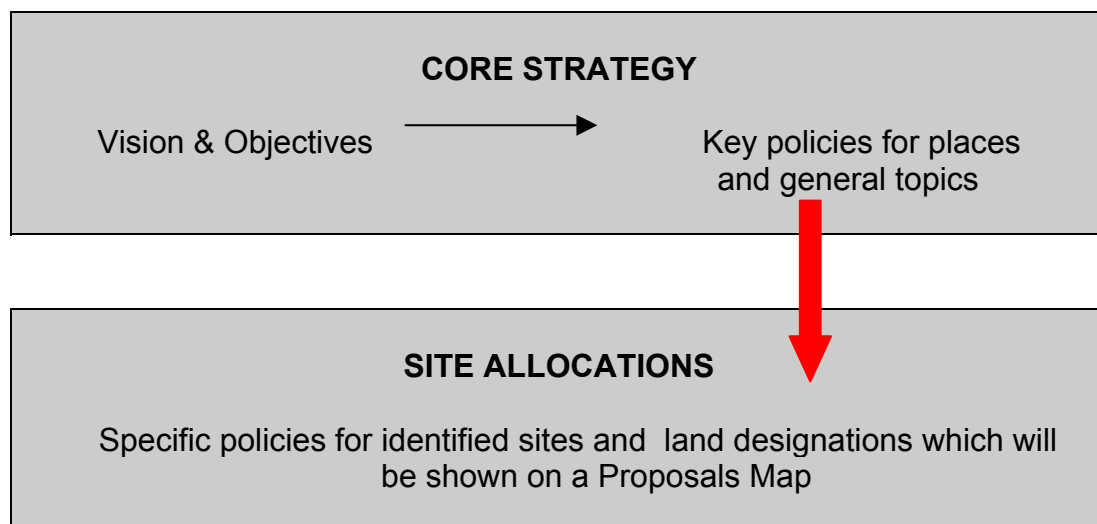
Where we are now

Having considered the Issues and Options for the Core Strategy during May / June 2006, the Council must now look at the detailed proposals which will enable the Core Strategy to be implemented. This 'Site Allocations - Issues and Options Paper' is part of the first phase of this process. It looks both at specific sites and also broader designations, such as the location of town and village boundaries and the extent of local centre designations.

In addition to this Site Allocations Issues and Options Paper, the Council is also consulting upon a **Core Strategy Supplementary Issues and**

Options Paper – Growth at Hemel Hempstead (November 2006). The final version of the East of England Plan is due for publication in Summer 2007. Depending upon its content, it may require the Council to take a further look at major site development options.

The diagram below illustrates how the Core Strategy and Site Allocations documents fit together. These two documents along with Development Control Policies, Proposals Map and Action Area Plan make up the key documents in the LDF.



Format of the Issues and Options Paper

The Paper consists of a number of sections. Each section provides a summary of the site allocation issues relating to that topic and suggests a number of potential options that the

Council could pursue. ***This summary should be read in conjunction with the Site Allocations Questionnaire.***

This Site Allocations Issues and Options Paper looks at the whole of Dacorum Borough, apart from the area of land to the east of Hemel Hempstead (shown in Figure 2 in the full

document). This area will be the subject of detailed assessment through the East Hemel Hempstead Town Gateway Action Area Plan.

Who has suggested Sites

Sites have been suggested by the public, landowners, developers, Town and Parish Councils and other departments within the Borough Council. A request for sites has also been sourced via the Council’s website, the Dacorum Digest and from unimplemented sites from the Local Plan and Local Plan Inquiry.

paper. For further information about any of these sites, please refer to the full Issues and Options Paper and the Schedule of Site Appraisals. Both documents are available on our website.

A list of addresses of all sites put forward for potential development is included at the end of this summary

Many of the recommendations regarding sites came from technical studies carried out by specialist consultants on behalf of the council and do not necessarily have the support of landowners.

Additional Information

An initial assessment of all of the sites considered for this Issues and Options Paper is set out in the **Schedule of Site Appraisals**. Please refer to this document for further information.

A separate **Sustainability Appraisal Report** which assesses the social, economic and environmental impacts of developing the sites is available as well.

How to put forward Additional Sites

Additional sites for development or conservation can still be put forward to the Council. Any submissions you have should include a site plan and description of the use(s) proposed. It

would also help to include a brief discussion of issues such as transport accessibility, land ownership and any known site constraints.

How we will choose Sites

When drawing up its final Site Allocations document, the Council must use the ‘sequential test.’ This means

using previously developed land, if available, before greenfield sites.

Chapter 1: SETTLEMENT STRATEGY

The general approach we propose is for the extent of the Green Belt, Rural Area and towns and large villages to remain as set out in the Local Plan. Changes to these boundaries will be for one of three reasons - to enable the strategic growth of Hemel Hempstead; to enable limited settlement expansion to meet

local exceptionally justified development needs; and to remove existing boundary anomalies and provide more clearly defined and defensible boundaries. This paper focuses upon the latter two of these reasons for change.

ISSUE 1 - Selected Small Villages in the Green Belt

Chipperfield, Potten End and Wigginton are designated as 'Selected Small Villages in the Green Belt.' This designation means that development is restricted here, due to their countryside location, although some exceptions are made for those people needing to live and/or work in the Green Belt and for

facilities to meet local needs. We can consider whether the existing boundaries of these three village cores remains appropriate; whether they can accommodate locally generated growth, or create a more easily identifiable Green Belt boundary.

[Question 1]

ISSUE 2 - Major Developed Sites in the Green Belt

There are six major developed sites in the Green Belt within the Borough. These are Ashlyns School, Berkhamsted Hill, Bourne End Mills, Bovingdon Brickworks, Bovingdon Prison and Kings Langley Secondary

School. The Council's view is that these should be retained. The Site Allocations document gives an opportunity to review the detailed boundaries of all these sites, if necessary.

Bourne End Mills

Two submissions (from prospective developers) have been received regarding this site. Both proposals seek development of the site beyond the current defined inner 'infill' boundary. This inner boundary was put in place to limit the visual impact of the site

through the provision of a landscaped buffer and to control the area of building. Consideration of whether the employment use should be retained or other uses allowed is set out in the Employment section.

[Question 2]

Bovingdon Prison

The National Offenders Management Service (NOMS) have indicated that expansion may be required at The Mount Prison in Bovingdon. They have therefore requested that consideration be given to expanding the current boundaries in order to allow for this

potential future expansion. Like Bourne End Mills, the inner 'infill' boundary was put in place to limit the extent of development within the site and reduce its visual impact on the Green Belt.

[Question 3]

The Council must also consider whether any other sites should be designated as major developed sites in the Green Belt. **[Question 4]**

ISSUE 3 - The Extent of the Green Belt and Rural Area

If significant losses of Green Belt land are required around Hemel Hempstead to accommodate growth, the Council can consider making Green Belt additions in appropriate locations elsewhere. This compensatory

One small area of land north of Lovetts End to the north of Hemel Hempstead would be consistent with the above

approach would involve the replacement of Rural Area designation with Green Belt designation. It would generally exclude land already within the Chilterns Area of Outstanding Natural Beauty (AONB) .

considerations and is illustrated in Figure 3 of the full document. **[Question 5]**

ISSUE 4 - Selected Small Villages in the Rural Area

Aldbury, Long Marston and Wilstone are designated as 'Selected Small Villages in the Rural Area.'

Feedback from consultation on the Core Strategy Issues and Options Paper indicates some support for the release of limited areas around these

rural settlements for development exits. We need to consider whether small parcels of land should be excluded from the village boundaries to create a clearer boundary on the ground and/or to specifically allow for future development. **[Question 6]**

ISSUE 5 - Towns and Large Villages

If any development proposal is taken forward on the edge of a town or large village, the boundary of the settlement would be amended as a result. You

may also consider that a boundary should be amended purely to create a more clearly defined and identifiable boundary on the ground. **[Question 7]**



Chapter 2: HOUSING

The 2006 Panel Report on the East of England Plan has made a number of key recommendations that could have major implications for the level of housing growth and other development needs in the Borough, and in particular Hemel Hempstead.

Any additional development will require joint working with St Albans City & District Council to tackle the issues of housing growth and Green Belt review around Hemel Hempstead.

The purpose of the Site Allocations document is to consider more specific matters relating to allocating land for housing and not to deal with strategic 'bigger picture' issues raised by the Core Strategy.

Llewellyn Davies carried out an Urban Capacity Study on behalf of the Council. The study's capacity estimate of 5,994 new dwellings between 2001-2021, has since been amended to delete those sites that have been implemented. A list of the sites they considered could accommodate 10 or more new residential units is listed on page 9.

All of the sites are mapped in the Schedule of Site Appraisals and in the original Urban Capacity Study document.

This section concentrates on issues relating to the source, location and broad appraisal of housing land.

ISSUE 1 – Selecting Housing Sites for the Site Schedules

A steady supply of land needs to come forward to enable the Borough's housing obligation to be satisfied. We expect that this will be met from a variety of sources. A broad framework to prioritise (or discount) groupings of

sites is required to assess potential sites.

It is important that we understand your preferences for these site options and how we take forward potential areas of land.

ISSUE 2 – Unimplemented Local Plan Housing Proposal Sites

We will be looking to carry forward the remaining and as yet unimplemented valuable supply of housing proposal sites in the current Local Plan to meet the future housing requirement. The list of unimplemented sites can be found in the full document.

Overall, we expect that these sites can be delivered and will continue to contribute to the supply of future housing. Unless there is a valid reason, these remaining sites should therefore form part of the Sites Allocations document. **[Question 8]**

ISSUE 3 – Urban Capacity Sites

The Urban Capacity Study produced by consultants on behalf of the council, will represent a key source of potential housing sites. Such sites will help

reduce the pressure for or scope of greenfield sites, and the overall need for Green Belt review and settlement

boundary change to accommodate new housing.

The study comprises a combination of identified sites of five or more units and estimates for smaller sites from a variety of sources. All are based on reusing previously developed land and buildings in built-up areas and exclude greenfield sites. **[Question 9]**

‘Large sites’ are currently defined as sites that can accommodate 5 or more residential units. However, we question whether that is the best approach and propose to only specifically identify those which could accommodate 10 or more units. This approach will avoid a proliferation of very small identified housing sites. The addresses of sites considered to have the potential to provide 10 or more new units are listed on page 9. **[Question10]**

ISSUE 4 – New Sites

New sites have come forward from a number of sources, including landowner suggestions and those raised at the last Local Plan Inquiry. Some of the sites put forward are for affordable housing. Not all of these sites will prove suitable or be needed to ensure an adequate supply of housing up to 2021. **[Question 11]**

When considering which new sites to take forward we will give priority to brownfield sites over greenfield ones and those with less detrimental impact on any key environmental designations, such as the Chilterns Area of Outstanding Natural Beauty. **[Question 12]**

ISSUE 5 – Greenfield Sites

The term ‘greenfield’ refers to sites that are undeveloped. It includes land within towns and villages – such as playing fields and public open space – as well as sites within the countryside. Not all greenfield sites are within the Green Belt.

Urban extensions into the Green Belt at Hemel Hempstead may be necessary

to accommodate the level of housing growth that may be allocated to the Borough. Smaller urban extensions or minor changes to settlement boundaries could be justified outside of Hemel Hempstead on the basis of meeting a clear and proven local need for housing (see the Settlement Strategy section).

ISSUE 6 – Other Sites

As explained above, the Council will need to assess a variety of opportunities that will provide a comprehensive pool of potential development options to take forward at

this stage. However, we must consider whether we have missed other potential sources or areas of land for housing. **[Question 13]**

List of Urban Capacity Sites(Over 10 Dwellings/Site)

Site Ref.	Name / Address		Site Ref.	Name / Address		Site Ref.	Name / Address
AE24	Berrymead rear gardens		BOX3	off SunnyHill Gardens (89)		KL38	London Road
AE31	Adeyfield Road		BOX8	Woodland Avenue		LG36	Green Lane (13-25) see LG17
AW1	Old House Road		BOX16	Mayo Gardens		LG40	Leverstock Green Road
AW5	Windmill Road		BOX20	Anchor Lane		NM10	Silverthorn Drive
AW8	Windmill Road		BOX22	Anchor Lane		NM13	Sappi Nash Mills
AW28	Eastbrook Way		BOX29	Green End Road		NM14	Belswains Lane
AW30	Commons lane		CHA22	Chaulden Terrace		N4	Covert Road
AW34	Great Road		CHA24	School Row		N5	Lyme Avenue
Ald1	Stock's Road/Tom's Hill Road		CH8	Johnson Court		TC10	Silk Mill Way
Ald3	Stoneycraft Road		CH15	St Albans Hill		TE8	Brook Street
Ald9	Trooper Road		CH16	Deaconsfield Road		TE9	Shugars Green
APS5	London Road		CH16a	Deaconsfield Road		TW7	Western Road
APS7	London Road		CH18	Sempill Road		TW8	Westen Road/Miswell Lane
APS9	London Road		CH23	Lawn Lane		TW19	High Street
APS16	Ebberns Road		CH30	Dowling Court		TW27	Tring Road
APS17	Ebberns Road		GH20	Peterlee Court		TW31	Tring Road
APS20	Storey Street		GH52	Stevenage Rise		TW35	Tring Road
APS23	London Road		HHC6	Templemead		TW40	Tring Road
APS24	London Road		HHC8	Bury Road, Gadebury elderly persons home		TW42	Chapel Fields
APS32	Featherbed Lane		HHC11	Adeyfield Road			
APS38	London Road (218)		HHC18	Bury Green			
APS47	Roughdown Avenue		HHC21	Leighton Buzzard Road			
BEN12	Candlefield Road		HHC24	Bridge Street			
BC7	Manor Street		HHC26	Moor End Road			
BC10	Lower Kings Road		HHC30	Cotterells			
BC31	Springfield Road/ St Katherine's Way		HHC33	Station Road			
BC32	St John's Well Lane		HHC37	Marlowes			
BE7	Clarence Road		HHC47	Hillfield Road			
BW2	Stag Lane/ High Street		HHC70a	Allandale			
BW3	Stag Lane/ High Street		HHC74	Marlowes			
BW5	High Street		HSP2	Wheatfield			
BW7	Park Street		HSP8	Little Mimms			
BW8	Bulbourne House, High Street		HSP13	Queensway			
BW9	High Street (behind Edgeworth House)		HSP32	Typledene Close			
BW16	High Street		KL3	Coniston Road			
BOV2	Yew Tree Drive		KL6	The Nap			
BOV3	Church Street		KL16	Great Park			
BOV9	High Street (31)		KL21	off High Street			
BOV14	St Lawrence Close		KL23	Common Lane			
BOV46	High Street		KL35	Vicarage Lane			

ISSUE 7 - Gypsy and Traveller Sites

The challenge is to find the best sites not only for the gypsies and travellers themselves but also for the settled community. Smaller sites are favoured by the Council's consultants (Centre for Urban and Regional Studies) because they are easier to integrate with the surrounding community and environment. Access to facilities and shops are also factors to take into account. Alternatives to Green Belt locations are preferred, although given the various planning constraints

affecting Dacorum and its neighbours, it looks likely that some sites would have to be in the Green Belt.

The majority feedback from The Core Strategy Issues and Options Paper (May 2006) preferred provision to be planned in "other locations", rather than "alongside any major new development". We would like to know where these new sites should be located in Dacorum. **[Questions 14,15,16 and 17]**

Chapter 3: EMPLOYMENT

The South West Hertfordshire Employment Space Study concluded that Dacorum has a small surplus of employment land compared to forecast demand up to 2021. This situation may change as a result of the emerging East of England Plan.

We must also ensure that we provide appropriate opportunities for businesses of all types to locate within the Borough, and opportunities for local businesses to expand into larger premises.

ISSUE 1 – Employment Area Boundaries

There are currently twenty one designated General Employment Areas (GEAs) within the Borough. These are illustrated on the Proposals Map of the current Local Plan.

The amount and distribution of employment land, and hence the issue of whether these sites should remain

for employment uses, is being considered through the Council's Core Strategy. You may feel that some changes are appropriate to the specific boundaries of the areas listed above, either to include additional areas of land, or exclude existing parts of the sites. **[Question 18]**

ISSUE 2 – Types of Employment Designations

Each General Employment Area is designated for a particular type, or types, of employment use. This differentiation is required to reflect each

site's locational characteristics and ensure that appropriate amounts of land are available for different employment uses.

Nash Mills General Employment Area

Nash Mills General Employment Area (GEA) is designated for business and industrial uses. Until recently the site was the UK headquarters of Sappi Graphics, who are moving their operations elsewhere. Consideration therefore needs to be given to what is the most appropriate future use for this site. **[Question 19]**



Bourne End Mills

Two submission have been received by the Council regarding the Bourne End Mills site. The first proposes residential development with an element of employment land retained. The second proposal relates to the development of the site for a continuing care complex for the elderly.

Bourne End Mills is considered to be an important source of employment land. It is currently only accessible from the A41, which although appropriate for employment traffic would have to be reconsidered for residential development. **[Question 20]**

Apsley Paper Trail

Trustees of the Paper Trail have asked the Council to consider the potential redesignation of part of the site adjacent to their offices (Proposal Site TWA7) for residential purposes. An alternative would be to propose non-residential or employment uses which

could include retailing. These uses would more readily fit with the original concept of a vibrant mix of uses and creating an exciting place to visit. They would also offer the long term prospect of further expansion of the Paper Trail if it proves successful. **[Question 21]**

ISSUE 3 – Unimplemented Employment Proposals

Three of the Borough's unimplemented employment sites are in the Maylands business area and will be covered by the East Hemel Hempstead Town Gateway Action Area Plan. The fourth site is at Miswell Lane, Tring, part of the Icknield Way General Employment

Area (GEA). This site, and the wider GEA, is allocated for business, industry, storage and distribution uses. We would like to know what you think the future of this site should be. **[Question 22]**

ISSUE 4 – Other Potential Employment Sites

We will look at opportunities for employment in Hemel Hempstead within the East Hemel Hempstead Town Gateway Action Area Plan. We must also consider whether there are any other potential areas of land

suitable for employment uses within the Borough. A distribution of employment sites will assist in dispersing traffic and reducing traffic congestion. **[Question 23]**

ISSUE 5 - Conversion of Employment Land to Other Uses

The current Local Plan identifies five specific sites within the Borough's towns and large villages where the conversion of employment land to housing is specifically supported. The

Site Allocations document can consider whether the boundaries of these existing sites should be left as they are, or amended in any way. **[Question 24]**

ISSUE 6 – Potential Locations for Live/Work Uses

Live/Work is a form of mixed-use development that combines business and domestic functions within a self-contained unit. Different locations can be considered, for example

employment sites within residential areas or sites within town centres. Diversification within the Maylands business area could include Live/Work units. **[Question 25]**

Chapter 4: RETAILING

ISSUE 1 –Town and Local Centre Boundaries

There are at present 3 town centres and 19 local centre boundaries defined on the Proposals Map to the Dacorum Borough Local Plan 1991 – 2011. There may also be potential to create a new local centre to serve the Maylands

business area as part of wider regeneration goals. This will be considered through the East Hemel Hempstead Town Gateway Action Area Plan. **[Question 26]**

ISSUE 2 – The Extent of the Primary Shopping Area

Government advice requires planning authorities to define a core/primary shopping area in each centre where retail development is concentrated. These are not currently defined on the proposal maps to the existing Local Plan. In smaller shopping areas the boundary of the centre is likely to be

similar to the extent of the current defined shopping area. However, in the town centres the council intends to closely follow the existing spread of mixed and main frontages when defining the boundary of the core/primary shopping area. **[Question 27]**

ISSUE 3 – Town Centre Shopping Frontages

The Council has identified a shopping area for each of the three town centres of Hemel Hempstead, Berkhamsted and Tring.

To ensure that diversity and balance is retained, parades in shopping areas are divided into “main shopping frontages”,

where no further loss off shops is permitted, and “mixed shopping frontages” where a greater mix of retail and non-shop uses is acceptable. The current spread of frontages is set out in the main document.

The Retail and Leisure Study (January 2006) carried out by consultants on behalf of the council broadly supports the existing pattern of frontages, although it does recommend that in certain parades a more flexible approach to uses, particularly to accommodate cafes and restaurants, could be acceptable. **[Question 28]**

The Riverside scheme is a new shopping development in Hemel Hempstead town centre. It represents a key shopping location and attraction within the town centre. We believe the mix of uses there needs to be

safeguarded. Consideration therefore needs to be given as to the appropriate



degree of control over uses within individual parades. **[Question 29]**

ISSUE 4 – Local Centre Shopping Frontages

The council considers that it is important to protect the level of shops within the shopping areas of the local centres. Whilst the council does not intend to make any significant changes

to the designated shopping areas, some minor revisions to the extent of the shopping areas might be justified in certain instances to reflect local changes in the centres. **[Question 30]**

ISSUE 5 – The Future of Current Shopping Proposal Sites

There are seven shopping proposal sites in the Local Plan, four of which have yet to be implemented. These unimplemented sites are listed in the full document.

mixed-use scheme anchored by a supermarket could be accommodated on the site and that redevelopment of this site could occur in two phases. **[Question 31]**

One of these, proposal site S1, which includes the existing Tesco store and former Waitrose site in Berkhamsted town centre, is a complicated site located in a Conservation Area and involving multiple ownership and an existing public car park. The council has commissioned consultants, to consider the feasibility of bringing this site forward (Land off High Street and Water Lane, Berkhamsted Feasibility Study). The consultants consider that a

No progress has been made on the implementation of two proposal sites relating to Apsley Local Centre (sites TWA9 and TWA10). These seek to replace existing buildings with better designed units, incorporating rear access facilities. We consider that the proposals could be better achieved through design advice rather than through their continued inclusion as shopping proposal sites. **[Question 32]**

ISSUE 6 – New Shopping Location in Hemel Hempstead Town Centre

The Retail and Leisure Study has highlighted the possibility of land on the

west side of the Marlowes (between Bridge Street and the Riverside

scheme), as being suitable to accommodate future development opportunities for non-food floorspace within the town. This would be a longer-term proposal after 2016.

The site would be in a central location and could be seen as a continuation of the Civic Zone development and wider town centre regeneration.

[Question 33]

ISSUE 7 – New Shopping Location in Tring Town Centre

The Retail and Leisure Study has also highlighted the possibility of accommodating a small supermarket in Tring town centre in the future. The study has suggested the Cattle Market and adjoining public car park as a

potential site. It may however be more appropriate to encourage the re-use of the former Budgens store rather than trying to promote a new store.

[Question 34]

ISSUE 8 – Main Out of Centre Retailing

The Local Plan currently identifies a number of out of centre retailing sites, such as the Apsley Mills Retail Park and adjacent Sainsbury store in Hemel Hempstead. National and local planning policies would generally discourage the expansion of shopping on these sites in favour of more central locations. The

Retail and Leisure Study did not identify the need to expand out of centre sites to meet future floorspace forecasts. However, there may be scope to make minor amendments to existing boundaries to improve servicing and access. **[Question 35]**

Chapter 5: TRANSPORT AND INFRASTRUCTURE

There are currently 25 short term and 15 long term transport proposals illustrated on the Proposals Map and in the transport diagrams in the current

Dacorum Borough Local Plan 1991-2011. Many of these have been implemented, and superseded, or are under construction.

ISSUE 1 – Road Proposal Schemes

Two longer term road improvement schemes, which the council could reconsider are the A4146 Leighton Buzzard Road, Water End Bypass (Ti), and the Tunnel Fields link to New Road, in Northchurch (Tiii).

[Question 36]

New Road Proposals

The consultation on the Core Strategy Issues and Options Paper raised questions about the capacity of London

Road (A4251) in Apsley. The County Council have identified the Chesham Road junction on the A41 as a congestion problem area. Works to the Plough Roundabout and provision of a northern bypass have been considered as part of the Hemel Hempstead Transportation Plan. The issue of the bypass is covered in the Core Strategy Supplementary Issue & Options Paper – Growth at Hemel Hempstead.

[Question 37]

ISSUE 2 – Parking

The current Local Plan contains proposals for Parking Management Schemes (which have been implemented, with extension of the Hemel Hempstead scheme currently being considered), and for decking of the Water Gardens North Car Park. The latter preceded the Civic Zone proposals which will need to consider parking provision in the Town Centre.

There is currently very high demand for public car parking within Berkhamsted town centre. The Feasibility Study for

Land off High Street and Water Lane, Berkhamsted concluded that further parking could potentially be accommodated within any new development on this site

Previous consultation has raised the issue of lorry parking around the Frogmore Employment Area in Hemel Hempstead. There is a lorry park in the Maylands Business Area which is safeguarded for this use. **[Questions 38, 39 and 40]**

ISSUE 3 – Accessibility

The current Local Plan includes a proposal for a park and ride service on the eastern side of Hemel Hempstead. Tring Station is already safeguarded and is a candidate for improvement. Network Rail is proposing the expansion of the safeguarded area to provide additional car parking, thus intercepting long distance commuting trips that might otherwise be made entirely by car. This car park would be located in the Green Belt and Chilterns Area of Outstanding Natural Beauty. **[Questions 41 and 42]**

A Cycling Strategy for the whole of Dacorum is close to completion, but there is as yet no equivalent Walking Strategy. It is proposed that once complete these strategies can form supplementary advice.

Detailed proposals will often consist of relatively minor, but important, improvements such as safe crossings or dropped kerbs. There will however be strategic proposals, such as Sustrans National Route 57 from Bovington to Harpenden via the Nicky Line. **[Question 43]**

The current Local Plan contains cycle route proposals in Two Waters and Apsley and Tring, a footway improvement in Kings Road, Berkhamsted, and improvements to the footpath network in Two Waters and Apsley. Of these we intend to retain the Two Waters & Apsley proposals only. **[Question 44]**

ISSUE 4 – Infrastructure: Utilities

Thames Water indicated that it would be easier to provide services for a small number of large sites than a large

number of small sites. Neither they or the Environment Agency identified a need for new facilities.

Chapter 6: COMMUNITY DEVELOPMENT

The provision of social and community facilities is essential to create and maintain a balanced community. The term 'Community Facilities' covers a range of different facilities across the Borough, such as education, health, worship, childcare, residential care, prison services and environmental services.



ISSUE 1- Future of Current Social & Community Facilities Proposal Sites

There are seven Social and Community Facility proposal sites identified within the Adopted Local Plan. As outlined in the full document, some have already been implemented and we propose to retain others for their planned use. Some designations may however need to be reconsidered.

Proposed Sites: Cambrian Way (C2), Astley Cooper School (C3) and Fletcher Way/Wheatfield, (H12)

Sites C2 and C3 are no longer required for their current identified uses. The sites are linked with Housing Proposal Site H12 which became available on the basis that the youth centre reserved for the site is relocated. The youth centre was proposed to be relocated to site C2, and the church reserved for this site would have the opportunity of locating in site C3, previously

designated as open land. **[Questions 45 and 46]**

The land at Proposal Site C2 has always offered an opportunity for a social and community function. Given its location adjacent to the Local Centre the site would be appropriate to retain for this purpose. **[Question 47]**

Land between Featherbed Lane and Two Waters Way TWA20

This site was set aside to meet social or community needs arising from the enlargement of the Manor Estate. However this requirement is now expected to be met through an alternative site. On this basis there are a number of options we can consider for this site. These should take account of the land's current inclusion within the Green Belt. **[Question 48]**

ISSUE 2 - West Herts Hospital

Land surrounding the hospital is reserved in the current Local Plan for its expansion and associated staff accommodation. The Council is opposed to the loss of Hemel Hempstead hospital services. However, any changes to the function of the hospital brought about by the West Herts NHS Trust over the next 10 years

may require less land. The landowner, English Partnerships, suggests that this land should be reallocated for residential use. There is however an identified need for a mental health care facility in Hemel Hempstead and possible need for at least two treatment centres and a doctors surgery in the Borough. Hospital buildings may also

become surplus to requirements, releasing further land for alternative

uses. **[Questions 49 and 50]**

ISSUE 3 - Other Potential Social and Community Facility Proposal Sites

Social and community uses are generally permitted within residential areas, town and local centres and through the reuse of existing buildings in rural areas, the Green Belt and open land. It is recognised however that it is difficult to secure sites for social and community uses, when competing in the current land market. The Social and Communities Facilities Technical Study identified an increased demand for facilities for religious/cultural groups. **[Question 51]**

Gas Board Site, London Road, Hemel Hempstead

The Hemel Hempstead Community Church operates from Haven House, London Road, Apsley, part of the

former British Gas Site. The church only has temporary permission, as the site is set aside for housing use.

The Community Church has put forward a proposal to reallocate the land for a mix of residential and social and community uses, allowing for the retention of the existing community facility as part of a comprehensive redevelopment scheme. Consideration needs to be given to the impact the inclusion of a new social and community facility would have on the overall number of housing units that could be accommodated on the site and potential parking/access issues. Any reduction in the housing expected from the site would need to be provided for elsewhere. **[Question 52]**

ISSUE 4 - Release of Existing Land in Social and Community Use

Education facilities

A review of primary schools in Hemel Hempstead, carried out by Hertfordshire County Council has identified a current primary school place surplus of 17.5% across Hemel Hempstead, which is forecast to rise to 21.1% by 2012. The review does not however factor in possible additional development that the town may need to accommodate as a result of the East of England Plan.

The review has identified possible options which may result in the closure of a number of schools. Alternative uses could include redevelopment for residential use or for other social and community facilities. There is a specific and identified need for two replacement

doctors surgeries - Highfield and Parkwood Drive, Warners End.

The school sites identified for release are at Barncroft, Pixies Hill, Martindale and Jupiter Drive. Martindale is currently located within a residential area and would therefore be acceptable for development for other uses under existing planning policies. It is currently designated as a "Lead Agency" working towards becoming a Children's Centre. **[Question 53]**

The other three sites identified within the Schools Review are located within designated open land. The current Local Plan permits the re-use or redevelopment of vacant buildings for educational facilities in open land for

other social and community or recreational purposes, provided the playing fields or grounds remain as a green space. The open land designation would have to be removed if building was to be permitted on the green space. This green space is of course important because it contributes to leisure facilities, visual amenity,

nature conservation and the general environment. **[Question 54]**

If closed, the whole of each of the four school sites, or the area excluding the playing area, will become available for another use. Different options may be appropriate for different sites. **[Question 55]**

Chapter 7. LEISURE AND RECREATION

Leisure is a major land user and includes open uses such as pitches and open land, and also built uses such as

sport centres. It can include land in both public and private ownership.

ISSUE 1 - Open Land Boundaries

Open Land designated within the current Local Plan comprises a site or series of sites that total 1 hectare or more, used for a variety of uses such as: leisure space; woodland; allotments; churchyards and cemeteries; and amenity land.

The Council's Open Space Study indicates that Dacorum has a reasonable level of open space. However, much of this is in the form of private sport facilities that are not accessible to all.

Any changes that are required to the boundaries of existing open land are likely to occur to enable limited development brought about through a specific development proposal, or to remove any boundary anomalies and give clearer boundaries on the ground. **[Question 56]**

The Council is sometimes asked to consider whether existing open land can be used to accommodate built sport facilities. These are currently considered on a site-by-site basis. **[Question 57]**

ISSUE 2 - New Open Land Sites

We need to consider whether there are any other potential areas within the Borough that could be designated as open land. Sites put forward for consideration should be 1 hectare or more in size and used as leisure space or public amenity space. **[Question 58]**

The Outdoor Sports Facilities Study undertaken by consultants on behalf of the council show that existing pitches and ancillary facilities could accommodate current and latent

demand. In addition, the number of schools making their facilities available to the public could be expanded. The emphasis is therefore on protecting existing facilities and investment to make best use of them.

If major new residential development is to take place around Hemel Hempstead, additional playing pitches would be required. The Green Belt can accommodate essential facilities for outdoor sport and recreation, which

means that sports clubs' expansion needs can generally be supported, unless there is conflict with other

designations such as the Chilterns Area of Outstanding Natural Beauty. **[Question 59]**

ISSUE 3 - New Potential Leisure Sites

The Indoor Facilities Strategy and Action Plan accompanies the Indoor Facilities Assessment Report and highlights that there are currently no community centres in Berkhamsted, although the town does have two small community hall facilities. However, the study concludes that it may not be appropriate for this shortfall to be met through new buildings and that provision may be found as the result of developing relationships with town and parish Councils and existing privately managed facilities. **[Question 60]**

The Strategy Action Plan also recommends extensions of the sports

facilities of Kings Langley School and Ashlyns School. Both these sites are designated as Major Developed Sites in the Green Belt.

The Strategy and Action Plan suggested that there are gaps in the provision of fitness equipment but the requirement is small-scale and could be incorporated in small fitness clubs. However, if significant levels of new housing are required due to East of England Plan, then levels of leisure provision will need to be reassessed and new sites may be required to meet the extra demand.

[Question 61]

ISSUE 4 - Hemel Hempstead Town Stadium

Hemel Hempstead Town Football Club have raised the issue of a town stadium. A town stadium has the potential to be shared with Leverstock Green football club who are also looking to relocate and possibly with the Hemel Stags Rugby League Club. The former Lucas Sports Field Site could be considered. New opportunities may also arise through the East of England Plan. **[Question 62]**

The current Hemel Hempstead Town Football Club ground is off Vauxhall

Road in Hemel Hempstead and is currently designated as open land. If the football ground were to relocate, the site is an obvious opportunity to accommodate housing growth within the town. A number of other possible uses could also be considered for the site. **[Question 63]**

If Leverstock Green Football Club were to move to a town stadium site, there are also a number of potential options for their existing site. **[Question 64]**

ISSUE 5 - Bunkers Park Caravan Site

The existing Local Plan safeguards the Buncefield Lane Caravan site from alternative development. The Caravan Club is looking to move its existing site to a new location at Bunkers Park, within the Green Belt, off Bedmond Road, Hemel Hempstead. The council

considers that if permitted, the new site should be protected from alternative development. The site's current Green Belt designation may be sufficient, but we could consider safeguarding its use through a specific leisure designation. **[Question 65]**

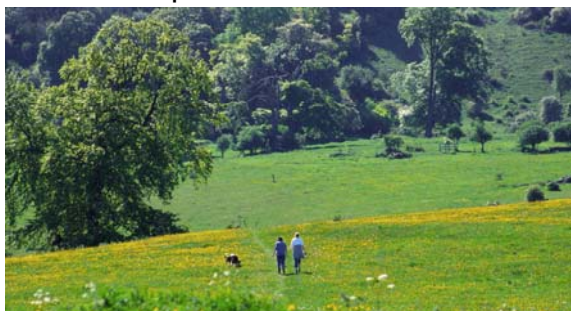
Chapter 8. LANDSCAPE, BIODIVERSITY AND HISTORIC HERITAGE

The Council is able to use a variety of designations (with supporting policies) to protect, conserve and promote different aspects of the natural environment and historic heritage. The areas to which the designations apply should be mapped mainly on the

Proposals Map. Boundaries of the designations which are not determined through the Site Allocations DPD or Local Development Framework will be included on the Proposals Map but are not put forward for specific discussion.

ISSUE 1 - Landscape

Thirty different Landscape Character Areas have been identified in the Landscape Character Assessment for Dacorum by consultants (The Landscape Partnership): this has been adopted as supplementary planning guidance by the council. The assessment covers physical influences such as geology, topography, vegetation and wildlife, as well as historical and cultural influences such as the field pattern and settlement form.



Areas are analysed and appropriate strategies and guidelines set out. A significant proportion of Dacorum falls within the Chilterns Area of Outstanding Natural Beauty.

We need to consider how the Landscape Character Assessment should be incorporated into the Local Development Framework. Our preference is to retain the assessment

as supplementary planning guidance, an approach which is followed by other councils in Hertfordshire. **[Question 66]**

The Government advises in PPS7 that carefully drafted, criteria-based policies, utilising tools such as landscape character assessment, should provide sufficient protection for areas of landscape that are particularly highly valued locally, but fall outside of nationally designated areas (like the Chilterns Area of Outstanding Natural Beauty). 'Landscape Conservation Areas' were removed from the previous Local Plan following direction within the Hertfordshire County Structure Plan. We therefore only propose to include local landscape designations when there are very special reasons. **[Question 67]**

We are advised of Regionally Important Geological and Geomorphological Sites (RIGGS) by Hertfordshire County Council. We know about two sites in the Borough: pingoes on Boxmoor and puddingstone boulders at Castle Hill, Berkhamsted. Both sites are illustrated on the Proposals Map and protected through policy. **[Question 68]**

ISSUE 2 - Biodiversity

Wildlife Sites

There are over 200 non-statutory Wildlife Sites identified in the Habitat

Survey for Dacorum, some of which overlap with other designations. The

list is updated whenever new sites are identified or existing sites lose their nature conservation value. Decisions regarding these changes are made annually through the Hertfordshire Wildlife Sites Partnership. Wildlife Sites have not previously been shown on the Local Plan Proposals Map or listed in the accompanying policy text due to

Ancient Woodland

Ancient woodland is a valuable biodiversity resource, both for the range of species it supports and for its longevity as woodland. Many of the

this yearly updating process and the high number of sites involved. Fuller recognition can be given to Wildlife Sites by inclusion on the Proposal Map. As this is the approach now favoured by government, we wish to follow it. We need to consider if any other sites should be similarly designated. **[Question 69]**

Borough's areas of ancient woodland are already designated as Wildlife Sites. **[Question 70]**

ISSUE 3 - Historic Heritage Designations

Dacorum has 30 Scheduled Ancient Monuments, 61 Areas of Archaeological Significance, 23 Conservation Areas, over a thousand Listed Buildings and 3 designated Historic Parks and Gardens. These designations are protected through planning policies to ensure that they are

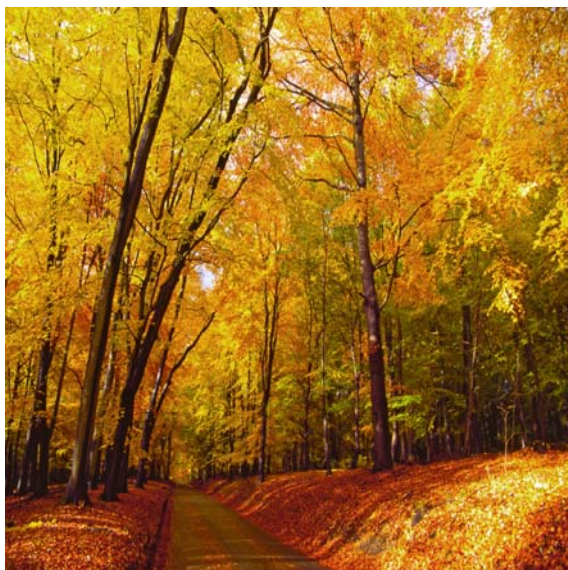
not needlessly or thoughtlessly destroyed. English Heritage (now part of a new body, Natural England), the Historic Buildings and Monuments Commission for England and Hertfordshire County Council's Archaeological Unit are involved in making the relevant designations.

Areas of Archaeological Significance

All sites currently advised by the County Archaeologist are shown on the

Proposals Map and protected through policy. **[Question 71]**

Historic Parks and Gardens



In addition to the currently designated Historic Park and Gardens at Ashridge; Tring Park and Markyate Cell Park, there are a number of other historic parklands of local importance which are not “registered” and which could be given recognition. These are: Beechwood House, near Markyate; Chipperfield Manor; Cheverells, Markyate; Rossway, south of Berkhamsted; Gaddesden Place; Abbots Hill, Kings Langley; Westbrook Hay, near Hemel Hempstead; Shendish Manor, near Hemel Hempstead; Gadebridge Park; Champneys, near

Wigginton; Amersfort, Potten End; The Golden Parsonage, Bridens Camp near Hemel Hempstead; and Haresfoot, south of Berkhamsted.

All except Amersfort and Cheverells are identified in the text of the Landscape

Character Assessment for Dacorum. We suggest their inclusion on the Proposal Map to provide an additional degree of protection. **[Questions 72 and 73]**

ISSUE 4 - The Grand Union Canal

The Grand Union Canal and its associated buildings, such as cottages, locks, mooring basins and wharfs, make an important contribution towards the Borough's historic heritage and leisure facilities.

However, some existing and characteristic canalside facilities are under pressure from alternative development. **[Question 74]**

Chapter 9. DESIGN

The Urban Design Assessment, prepared by consultants (Urban Practitioners) on behalf of the Council, recognised the need to develop a stronger and more coherent approach to help us create a high quality built environment. This study covered the Borough's three towns (Hemel Hempstead, Berkhamsted and Tring)

and three Large Villages (Bovingdon, Kings Langley and Markyate).

The Urban Design Assessment recommends a strategy plan for each settlement. These plans divide the settlements into broad urban design zones, or areas with different design advice, relating to each area type. **[Questions 75 and 76]**



The following table lists all sites put forward for consideration

Schedule of Sites

(The code is a unique number that allows the site to be identified on the maps at the end of the Schedule of Site Appraisals)

Hemel Hempstead	
H/h1	Marchmont Farm (agent submission/landowner submission)
H/h23	The Hive, Featherbed Lane, Felden
H/h25	Marchmont Farm (Inspectors Report)
H/h32	Shendish Manor (agent submission)
H/h40	Gorhambury Estate land (landowner submission)
H/h41	Marchmont Farm (Core Strategy)
H/h42	Shendish Manor (Core Strategy)
H/h54	Bunkers Park (Core Strategy)
H/h44	Nash Mills (Core Strategy)
H/h45	Felden (Core Strategy)
H/h46	Grovehill and Woodhall Farm (Core Strategy)
H/h47	Boxmoor (Core Strategy)
H/h48	Gadebridge North (Core Strategy)
H/h49	Old Town (Core Strategy)
H/h62	Pouchen End, West Hemel Hempstead (Core Strategy)
H/h63	Land beside M1
H/h64	Land at Breakspear Way
H/h65	Land North of Gadebridge (landowner submission)
H/h66	Breakspear Way (Inspectors Report)
H/h67	West Hemel Hempstead (Inspectors Report)
H/h68	Shendish Manor (Inspectors Report)
H/h71	London Road, Boxmoor (Inspectors Report)
H/h72	Sheethanger Lane, Felden (Inspector's Report)
H/h5	Windmill Road, Adeyfield
H/h6	Driftway, Adeyfield
H/h7	Paston Road, Adeyfield
H/h8	Mimas Road, Highfield
H/h9	Malvern Way, Highfield
H/h10	Eastwick Row end of Mariner Way, Adeyfield
H/h11	Marlins Turn (A) and (B), Warners End
H/h12	Cuttsfield Terrace / Chaulden Terrace, Chaulden
H/h13	Cumberlow Place, Leverstock Green
H/h14	Kimpton Close / Cleaves Road, Woodhall Farm
H/h15	Claymore, Grovehill
H/h16	Eskdale Court / Borrowdale Court / Westerdale, Highfield
H/h33	Barnacres Road/Candlefield Road, Bennetts End
H/h35	Deansway, Bennetts End
H/h36	Horselers, Bennetts End
H/h37	Lime Walk, Bennetts End
H/h38	Reddings, Bennetts End
H/h39	Ritcroft Street, Bennetts End
H/h4	Paradise Fields (H40)
H/h26	Land south of Redbourn Road (H41)
H/h27	Buncefield Lane / Green Lane (H38)
H/h28	Westwick Farm, Pancake Lane (H42)
H/h29	Three Cherry Trees Lane / North East Hemel Hempstead (H18)
H/h17	Ebbens Road / Frogmore Road
H/h18	1-13 Frogmore Road
H/h19	Frogmore End, Frogmore Road
H/h22	Three Cherry Trees Lane (East) (E4)

H/h30	74-78 Wood Lane End
H/h31	Hemel Gateway
H/h34	Gas Board site, London Road (TWA5)
H/h53	Former Kodak Tower, Cotterells
H/h59	Land at former John Dickinsons, London Road (TWA7)
H/h60	Sappi Site, Nash Mill, Belswains Lane
H/h61	Lord Alexander House, Waterhouse Street
H/h69	Buncefield Lane (Inspectors Report)
H/h21	Leverstock Green football club
H/h50	Hemel Hempstead football club
H/h51	Land adj 37 Coleridge Crescent
H/h2	West Herts College
H/h3	Hemel Hempstead Hospital (C5)
H/h55	Martindale Primary School, Boxted Road
H/h56	Pixies Hill JMI School, Pixies Hill Crescent
H/h57	Barncroft Primary School, Washington Avenue
H/h58	Jupiter Drive JMI School, Jupiter Drive
H/h24	Three Horseshoes Petrol Filling Station, Leverstock Green
H/h52	Civic Zone
H/L1	Caravan site, Buncefield Lane, Bedmond Road
H/e1	Junction of Eastman Way and Swallowdale Lane
H/c1	Land at Featherbed Lane, Two Waters Way, Apsley
H/r1	Marlowes / Bridge Street / Waterhouse Street
H/r3	Jarman Fields local centre
H/r2	Maylands Business Area
H/t1	Dacorum cycle route network
H/t2	Dacorum pedestrian route network
H/t3	Hemel Hempstead Northern Bypass
H/t4	A414 Maylands Avenue roundabout
H/t5	A414 Breakspear Way/Green Lane roundabout
H/t6	North East Relief Road
H/t7	Swallowdale Lane
H/t8	A4147 Redbourn Road
H/t9	Breakspear Way
H/t10	Water Gardens North Car Park
H/t11	A4251, London Road, Apsley
H/t12	Plough Roundabout
H/L4	Land at West Hemel Hempstead
H/L6	Shendish Manor – south side fields
H/L2	Land north of H42
H/L5	Lucas Sports Ground, Breakspear Way
H/h70	Field between Westwick Farm & Green Lane (Inspectors Report)
H/h73	Land at Horseshoe, Leverstock Green
H/h74	Land between Westwick Farm and Green Lane
H/L3	Bunkers Farm
Berkhamsted	
Be/h1	Ivy House Lane
Be/h2	Land south of Berkhamsted
Be/h3	Lockfield, New Road
Be/h4	Pea Lane, Nothchurch
Be/h5	Land at Shootersway
Be/h6	Blegberry, Shootersway
Be/h7	Land to the west of Durrants Lane
Be/h8	Land at Bank Mill Lane
Be/h9	Land at Ashlyns School
Be/t1	Tunnel Fields, Northchurch
Be/t2	A41 Chesham Road junction

Be/c1	Hospice Site, Shootersway
Be/r1	Land off High Street/Water End
Tring	
T/h2	Marchcroft Lane (landowner submission)
T/h3	Land north of Icknield Way
T/h4	Land adjacent to Icknield Way GEA
T/h5	Land at New Mill
T/h6	Marshcroft Lane / Station Road (landowner submission)
T/h10	Land between Station Road, Cow Road and London Road
T/h11	Station Road/Cow Lane
T/h12	South of Park Street
T/h13	Cattle Market, Brook Street
T/h14	Land at Miswell Lane
T/h1	Rear of Western Road
T/h7	Akeman Street, General Employment Area
T/h8	Brook Street, General Employment Area
T/h9	Miswell Lane
T/e1	Land Adjacent to Icknield Way General Employment Area
T/e2	Land Between Marshcroft Land and Station Road
T/e3	Dunsley and Cow Farm Lane
T/r1	Cattle Market & Forge Car Park
T/L1	Dunsley and Cow Lane Farms
T/L2	Land at Hastoe Lane/Park Road
T/L3	Land west of Cow Lane
T/L4	Land east of Cow Lane
T/t1	Land Adjacent to Tring Station car park, Station Road
Bovingdon	
Bov/h1	Land at Duckhall Farm
Bov/h2	Land off Louise Walk
Bov/h3	Little Gables, Long Lane
Bov/h4	Land at Middle Lane, Bovingdon
Bov/h5	Land at Shantock Hall Lane
Bov/h6	Land at Grange Farm
Bov/h7	Land at Long Lane
Bov/e1	Land between Ley Hill Road and Bakers Wood
Bov/L1	Drive-Thru Cinema, Bovingdon Airfield
Bov/c1	Bovingdon Prison
Kings Langley	
KL/h3	Rectory Farm, Rectory Lane
KL/h5	Hill Farm, Love Lane
KL/h1	Sunderlands Yard, Church Lane
KL/h2	Ex- Kings Langley Building Supplies
KL/h4	Land at Rucklers Wood, Rucklers Lane
KL/L1	Rectory Farm
KL/L2	Rucklers Wood, Rucklers Lane
KL/hh1	Rucklers Lane flint bungalows
Markyate	
M/h3	Foxdall Farm, Luton Road
M/h4	Dammersley Close
M/h5	Land at Westerley Road, Albert Street
M/h1	Land at Cheverells Green (east)
M/h6	Land at Buckwood Road
M/h7	Land at Buckwood Road/Cavendish Road
M/h9	Land at Cheverells Green (west)
M/h8	Land rear of Pickford Road, Cleveland Road, Sursham Court and Farrer Top
M/h2	Hicks Road / A5

M/t1 a&b	Land at Slip End / Pepsal End
Other Settlements	
O/h2	The Twist, Wiggington
O/h6	Bourne End Lane, Bourne End
O/h8	End of Nunfield, Chipperfield
O/h9	Ackwell Simmons Ltd, Chapel Croft, Chipperfield
O/h4	Grange Road, Wilstone (DBC housing submission)
O/h5	Grange Road, Wilstone (landowner submission)
O/h7	Wilstone Bridge, Tring Road, Wilstone
O/h1	Bourne End Mills (employment & residential)
O/h3	Bourne End Mills (elderly persons complex)
O/L1	Piccotts End Pumping Station
O/t1	Water End A4146

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