**Introduction**

This is the Site Allocations Pre-Submission Map Book incorporating the Focused Changes from the 2014 consultation. This document is to be submitted to the Planning Expectorate in January 2016 for approval to adopt as part of Dacorum’s Local Planning Framework.
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<td>LA4</td>
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<td>Social and Community Facilities:</td>
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<td>Leisure and Cultural Facilities:</td>
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<th>Site Allocations Reference / Section</th>
<th>Amendment Reference</th>
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<tr>
<td>Chilterns Area of Outstanding Natural Beauty Article 4 Directions</td>
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<td>Biodiversity and Geological Conservation: Local Nature Reserves (LNRs) Sites of Special Scientific Interest (SSSI) Regionally Important Geological Sites (RIGs) Ancient Woodland Special Areas of Conservation Wildlife Sites</td>
<td>MC69</td>
<td>108 &amp; 109</td>
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<thead>
<tr>
<th>Site Allocations Reference / Section</th>
<th>Amendment Reference</th>
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<tr>
<td>Areas of Archaeological Significance Conservation Areas Nationally Registered Park or Garden of Historic Interest Locally Registered Park or Garden of Historic Interest Scheduled Monuments</td>
<td>SC13</td>
<td>124</td>
</tr>
</tbody>
</table>

### Notes

Significant Changes (denoted by an ‘SC’ prefix) and Minor Changes (denoted by an ‘MC’ prefix):

<table>
<thead>
<tr>
<th>Minor Change (MC)</th>
<th>Changes of a minor nature that are required to reflect amendments proposed or as a consequential change as a result of these amendments.</th>
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</thead>
<tbody>
<tr>
<td>Significant change (SC)</td>
<td>Changes of a more significant nature that are required to reflect amendments proposed, or as a consequential change as a result of these amendments. Significant changes usually relate to the inclusion of a new proposal site or a more substantial change to the wording or boundary of a designation or proposal.</td>
</tr>
</tbody>
</table>

The changes themselves are shown in the text via **strikethrough** for deletions and **underlining** for new/revised wording. Changes to the Map Book are described in the text and shown in the form of ‘before’ and ‘after’ maps.

Editorial changes listed in Table 4 of the Report of Epresentataaoons have been made to the text. They are not specifically identified as they do not form part of the Focused Changes consultation.
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1. **Introduction**

1.1 This is the Map Book that accompanies the Site Allocations written statement. Together they make up the full Pre-Submission Site Allocations document.

1.2 The role of the Map Book is to illustrate the proposal sites, safeguarded sites and other designations referred to in the written statement. It also notes designations and sites currently shown on the current Policies Map that are now proposed for deletion or amendment.

1.3 The Map Book highlights *changes* to the existing Policies Map (the Dacorum Borough Local Plan 1991-2011 Proposals Map, as amended by the Core Strategy). Unless specified, the sites and designations on this existing Policies Map are carried forward.

1.4 For completeness, the Map Book only sets out the changes for the area of the Borough covered by the Site Allocations DPD. Changes to the Policies Map required in the Maylands area of Hemel Hempstead will be updated through the East Hemel Hempstead Area Action Plan (AAP) (see Map 1 below).

**Map 1 – Borough of Dacorum showing Area Action Plan**

1.5 In order to avoid confusion with the numbering for ‘saved’ designations and sites within the AAP area, these will be assigned a ‘DBLP’ prefix, to denote they are carried forward from the Dacorum Borough Local Plan.
1.6 In addition, the ‘Looking After the Environment’ section includes some designations that are defined by other organisations, such as Natural England and English Heritage. This includes the Chilterns Area of Outstanding Natural Beauty, Scheduled Monuments and nationally designated Historic Parks and Gardens. Any changes to these designations are shown for information only.

1.7 On adoption of the Site Allocations DPD, a new composite Policies Map will be produced which will supersede the existing Policies Map (and this Map Book). This will be available in both paper and interactive versions.

1.8 Following adoption, the interactive version of the Policies Map may be amended from time to time to reflect any changes to these factual designations and ensure the maps remain as comprehensive as possible.
The Sustainable Development Strategy
2. Promoting Sustainable Development

Green Belt boundary amendments to the existing Green Belt and Rural Area boundary:

<table>
<thead>
<tr>
<th>Hemel Hempstead</th>
<th>GB/1</th>
<th>LA1 Marchmont Farm, Hemel Hempstead</th>
<th>Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead</th>
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<tr>
<td></td>
<td>GB/2</td>
<td>LA2 Old Town, Hemel Hempstead</td>
<td>Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead</td>
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<tr>
<td></td>
<td>GB/3</td>
<td>LA3 West Hemel Hempstead</td>
<td>Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead</td>
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<tr>
<td></td>
<td>GB/4</td>
<td>Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead</td>
<td>Removal from the Green Belt and addition to the settlement of Hemel Hempstead</td>
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<tr>
<td></td>
<td>GB/5</td>
<td>Land at A41 land adjoining Roughdown Common and Hemel Hempstead station</td>
<td>Regularising of Green Belt boundary including: a small addition to the Green Belt; and larger area removed from the Green Belt and addition to the settlement of Hemel Hempstead</td>
</tr>
<tr>
<td></td>
<td>GB/6</td>
<td>Land at the junction of Lower Road and Bunkers Lane, Hemel Hempstead</td>
<td>Removal from the settlement of Hemel Hempstead and addition to the Green Belt</td>
</tr>
<tr>
<td>Berkhamsted</td>
<td>GB/7</td>
<td>LA4 Hanburys, Berkhamsted</td>
<td>Local Allocation – removal from the Green Belt and addition to the settlement of Berkhamsted</td>
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<tr>
<td></td>
<td>GB/8</td>
<td>Land above the Chiltern Park Estate, Berkhamsted</td>
<td>Removal from the settlement of Berkhamsted and addition to the Green Belt</td>
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<tr>
<td>Tring</td>
<td>GB/9</td>
<td>LA5 West Tring</td>
<td>Local Allocation – removal from the Green Belt and addition to the settlement of Tring</td>
</tr>
<tr>
<td></td>
<td>GB/10</td>
<td>Land at and adjoining Garden House, London Road, Tring</td>
<td>Removal from the Green Belt and addition to the settlement of Tring</td>
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<tr>
<td></td>
<td>GB/11</td>
<td>Land at Ridge View off Marshcroft Lane, Tring</td>
<td>Removal from the settlement of Tring and addition to the Green Belt</td>
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<tr>
<td>Bovingdon</td>
<td>GB/12</td>
<td>LA6 Bovingdon</td>
<td>Local Allocation – removal from the Green Belt and addition to the settlement of Bovingdon</td>
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<tr>
<td></td>
<td>GB/13</td>
<td>Land at Bovingdon Court, Bovingdon</td>
<td>Removal from the settlement of Bovingdon and addition to the Green Belt</td>
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<td></td>
<td>GB/14</td>
<td>Land at Chipperfield Road, Bovingdon</td>
<td>Removal from the Green Belt and addition to the settlement of Bovingdon</td>
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<td></td>
<td>GB/15</td>
<td>Land at Church Street, Bovingdon</td>
<td>Removal from the settlement of Bovingdon and addition to the Green Belt</td>
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<td>Markyate</td>
<td>GB/16</td>
<td>Land at Church Street, Bovingdon</td>
<td>Removal from the settlement of Bovingdon and addition to the Green Belt</td>
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<td>Reference</td>
<td>Location Description</td>
<td>Amendments</td>
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<tr>
<td>GB/16</td>
<td>127a London Road, Markyate</td>
<td>Removal from the Green Belt and addition to the settlement of Markyate</td>
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<td>GB/17</td>
<td>Land rear of Farrier Top and High View, Markyate</td>
<td>Removal from the Green Belt and addition to the settlement of Markyate.</td>
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<tr>
<td><strong>Other</strong></td>
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<tr>
<td>GB/18</td>
<td>Land west of Cupid Green Lane north of Hemel Hempstead</td>
<td>Removal from the Rural Area and addition to the Green Belt</td>
<td></td>
</tr>
<tr>
<td>GB/19</td>
<td>Land at Frithsden Beeches, Berkhamsted Common</td>
<td>Regularising of the Green Belt to align boundary to field boundary including small scale addition and removal from the Green Belt to the Rural Area</td>
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<tr>
<td>GB/20</td>
<td>Land adjoining New Road, Berkhamsted Common</td>
<td>Removal from the Green Belt and addition to the Rural Area</td>
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</table>

**Key to Proposed Green Belt Boundary Amendments:**

**EXISTING BOUNDARY:**

- INNER GREEN BELT BOUNDARY WITH A SETTLEMENT
- OUTER GREEN BELT BOUNDARY WITH THE RURAL AREA
- OUTER GREEN BELT BOUNDARY WITH MARKYATE

**PROPOSED BOUNDARY:**

- INNER GREEN BELT BOUNDARY
- OUTER GREEN BELT BOUNDARY WITH THE RURAL AREA
- OUTER GREEN BELT BOUNDARY WITH MARKYATE
- LAND TO BE REMOVED FROM THE GREEN BELT
- LAND TO BE ADDED TO THE GREEN BELT
GB/1 LA1 Marchmont Farm, Hemel Hempstead:

GB/2 LA2 Old Town, Hemel Hempstead:
GB/3 LA3 West Hemel Hempstead:

GB/4 Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead:
GB/5 Land at A41 land adjoining Roughdown Common and Hemel Hempstead station:

GB/6 Land at the junction of Lower Road and Bunkers Lane, Hemel Hempstead
GB/7 LA4 Hanburys, Berkhamsted

GB/8 Land above the Chiltern Park Estate, Berkhamsted:
GB/9 LA5 West Tring:

SC1 (below)

Map in previous Pre-submission document:

Amended map:
GB/10 Land at and adjoining Garden House, London Road, Tring:

GB/11 Land at Ridge View off Marshcroft Lane, Tring:
GB/12 LA6 Bovingdon:

GB/13 Land at Bovingdon Court, Bovingdon:
GB/14 Land at Chipperfield Road, Bovingdon:

GB/15 Land at Church Street, Bovingdon:
GB/16 127a London Road, Markyate:

GB/17 Land rear of Farrier Top and High View, Markyate:
GB/18 Land west of Cupid Green Lane north of Hemel Hempstead:

GB/19 Land at Frithsden Beeches, Berkhamsted Common:
GB/20 Land adjoining New Road, Berkhamsted Common:
Small Villages in the Green Belt

The amendments to the village boundaries below relate to additions to the following villages, where new sites are now to be included within the village envelope

VB/1 Garden Scene Nursery, Hermes and The New Bungalow

VB/2 22 and 23 College Close
VB/3 Linnins Pond, Flamstead
Small Villages in the Rural Area

The amendments to the village boundaries below relate to an addition and a correction to Long Marston

**VB/4 Rear garden at 25 Cheddington Road**

**VB/5 Land r/o 16 to Pembroke Cottage, Tring Road, Long Marston**
Major Developed Sites in the Green Belt

SC2 (below)

MDS/1 Abbots Hill School - Defined boundaries for New Major Developed Site in the Green Belt
MDS/4 MDS/2 Berkhamsted Castle Village – Extended Infill Area

MDS/2 MDS/3 Ashlyns School – Extended Infill Area
MDS/4 MDS/5 Bovingdon Brickworks – Extended external boundary
MDS/5 MDS/6 Bovingdon Prison – Extended Infill Area
SC3 (below) (also see MC70)

**MDS/6 MDS/7 Kings Langley School** – Infill Area removed due to redevelopment of school buildings. New infill area defined.

Map in previous Pre-submission document:

Amended map:
SC4 (below) (also see MC71)

MDS/7 MDS/8 Bourne End Mills Employment Area - External boundary amended

Map in previous Pre-submission document:

Amended map:
Mixed Use Proposals

MU/1 West Herts College site and Civic Zone, c/o Queensway/Marlowes/Combe Street (north)/ Leighton Buzzard Road, Hemel Hempstead – new proposal
MC5 (below)

MU/2 Hemel Hempstead Hospital Site, Hillfield Road, Hemel Hempstead – new proposal and remove existing social and community and leisure proposals

Map in previous Pre-submission document:

Amended map:
MU/3 Paradise/Wood Lane, Hemel Hempstead – new proposal and remove GEA designation

MU/4 Hemel Hempstead Station Gateway, London Road, Hemel Hempstead – new proposal
MU/5 Bunkers Park, Bedmond Road, Hemel Hempstead – new proposal and remove existing leisure proposal

MU/6 Land at Durrants Lane, Shootersway, Berkhamsted – new proposal and remove existing housing, social and community and leisure proposals
**MU/7 Gossoms End/Billet Lane, Berkhamsted** – new proposal and remove existing GEA designation

**MC10 (below)**

**MU/8 Former Police Station, c/o High Street/Kings Road, Berkhamsted** – new proposal
MC11 (below)

MU/9 Berkhamsted Civic Centre and land to r/o High Street, Berkhamsted – new proposal
3. Enabling Convenient Access between Homes, Jobs and Facilities

Transport Sites and Proposals

Note – The Schedule of Transport Proposals Sites and Schemes in the Local Plan 2004 will be superseded by the proposals below, with the exception of the East Hemel Hempstead AAP area.

T/1 Existing bus interchange facilities

T/2 Replacement bus interchange facilities
T/3 Hemel Hempstead Railway Station

T/4 Apsley Railway Station
T/5 Bus garage, Whiteleaf Road

T/6 Featherbed Lane and related junctions
T/7 B481 Redbourn Road

T/8 Junction of Bedmond Road and Leverstock Green Road
T/9 A4146 Leighton Buzzard Road
T/10 New junction and highway works associated with development at LA1

T/11 New junction and highway works associated with development at LA2
T/12 New junction and highway works associated with development at LA3
T/13 Cycle route through Two Waters, Apsley and Nash Mills

T/14 Footpath network in Two Waters and Apsley
T/15 Cycle routes for London Road with Station Road

T/16 Berkhamsted Railway Station
T/17 Kingshill Way and Shootersway with reference to Sites SS1 and LA4

T/18 High Street Corridor, Berkhamsted
T/19 Lower Kings Road Public Car Park

T/20 Tring Railway Station
T/21 New junction and highway works associated with development at LA5

T/22 Tring Station to Pitstone
T/23 New junction and highway works associated with development at LA6
Dacorum Borough Local Plan Saved Schedule

The following proposal sites from the Dacorum Borough Local Plan 2004 that are within the boundary of the East Hemel Hempstead Area Action Plan (AAP) as defined on Figure 22 in the Core Strategy 2013 are saved. These proposal sites should be referenced with the prefix DBLP before the existing reference number. These will be reviewed as part of the forthcoming AAP and are listed for clarity:

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP T3</th>
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</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Improvements to A414 Maylands Avenue Roundabout, Hemel Hempstead.</td>
</tr>
<tr>
<td>Agency:</td>
<td>HCC</td>
</tr>
<tr>
<td>Information and Requirements:</td>
<td>HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Land outside the existing highway boundary may be required.</td>
</tr>
<tr>
<td>Progress</td>
<td>Slip lane scheme implemented 2001</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP T4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Junction improvements to increase the capacity of A414 Breakspear Way Roundabout</td>
</tr>
<tr>
<td>Agency:</td>
<td>HCC/DfT</td>
</tr>
<tr>
<td>Information and Requirements:</td>
<td>HCC/DBC consider the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Land outside the existing highway boundary may be required. Local Highway Authority scheme to be co-ordinated with works as part of Scheme T1 (M1 widening).</td>
</tr>
<tr>
<td>Progress</td>
<td>Hemel Hempstead Transportation Plan</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP T5</th>
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</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Widening and junction improvements on Swallowdale Lane, Hemel Hempstead (from Three Cherry Trees Lane to Redbourn Road)</td>
</tr>
<tr>
<td>Agency:</td>
<td>HCC</td>
</tr>
<tr>
<td>Information and Requirements:</td>
<td>HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead.</td>
</tr>
<tr>
<td>Progress</td>
<td>Hemel Hempstead Transportation Plan</td>
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<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP T6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Widening and junction improvements, A4147 Redbourn Road, Hemel Hempstead (Cupid Green to Queensway)</td>
</tr>
<tr>
<td>Agency:</td>
<td>HCC</td>
</tr>
<tr>
<td>Information and Requirements:</td>
<td>HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Landscaping required in particular to screen open storage in the Swallowdale General Employment Area.</td>
</tr>
</tbody>
</table>
### Scheme/Location:
Widening and junction improvements to complete North East Relief Road (line of existing Three Cherry Trees/ Green Lane)

**Agency:** HCC

**Information and Requirements:** HCC/DBC consider that the proposal should be brought forward by developer contributions in association with development at North East Hemel Hempstead (Proposals H18 and E4: see Schedules of Housing and Employment Proposal Sites respectively). Potential dual carriageway line to be safeguarded where appropriate. Initial single carriageway route could also be completed on dualling line shown in Hemel Hempstead Transportation Plan. This alternative line follows Punchbowl Lane in St Albans City and District. Landscaping to enhance boundary with Green Belt.

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### Scheme/Location:
Maylands Avenue industrial area lorry park

**Agency:** Private or DBC

**Information and Requirements:** Existing lorry park land to be safeguarded for this use unless a satisfactory alternative is available (see Policy 60).

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### Part II: Long Term Schemes

#### Schemes in relation to East Hemel Hempstead

**Scheme/Location:** Widening to dual carriageway of North East Relief Road, Hemel Hempstead

**Agency:** HCC

**Information and Requirements:** Details of scheme still to be decided. Will be a follow up to Scheme T7. Land to be reserved as part of development of Proposal Site E4 (see Schedule of Employment Proposal Sites).

**Progress**
Hemel Hempstead Transportation Plan Unprogrammed.

---

#### Hemel Hempstead Cycle Route Network (within the AAP boundary)

**Agency:** HCC/DBC

**Information and Requirements:** Advisory routes and junction/crossing improvements. Details to be decided.

**Progress**
Incremental implementation from 1996/97.

---

#### Hemel Hempstead Pedestrian Route Network (within the AAP boundary)

**Agency:** HCC/DBC

**Information and Requirements:** Advisory routes and junction/crossing improvements. Details to be decided.

**Progress**
Incremental implementation from 1996/97.

---

#### Hemel Hempstead Park and Ride Schemes

**Agency:** HCC/DBC/Private (bus operators).

**Information and Requirements:** Study carried out in 2002 to assess the potential for additional park and ride facilities identified two locations:
<table>
<thead>
<tr>
<th>Site Allocations Pre-Submission Map Book incorporating the Focused Changes 2016</th>
</tr>
</thead>
</table>

- Gadebridge Park
- Breakspear Way

Progress: The Gadebridge site is operational, but capable of enhancement.
Strengthening Economic Prosperity
4. Providing for Offices, Industry, Storage and Distribution

General Employment Areas

General Employment Areas in the Dacorum Borough Local Plan 2004 are saved subject to the following amendments, deletions and proposals:

Apsley Mills, Hemel Hempstead – Amended area
Corner Hall, Hemel Hempstead – Amended area
Frogmore, Hemel Hempstead – Amended area

Nash Mills, Hemel Hempstead – Deleted area
Paradise/Wood Lane End, Hemel Hempstead – Deleted area

Two Waters, Hemel Hempstead – Amended area
Billet Lane, Berkhamsted – Amended area

Akeman Street, Tring – Amended area
Icknield Way, Tring – Amended area

Markyate – Amended area
Employment Areas in the Green Belt

SC5 (below)

Bourne End Mills, Hemel Hempstead – Amended area

Map in previous Pre-submission document:

Amended map:
Bovingdon Brickworks – Amended area
Employment Proposal Site

E/1 Extension of Icknield Way Industrial Estate, Tring

Note: also see Proposal MU/3 for Mixed Use / Employment Proposal
Dacorum Borough Local Plan Saved Schedule

The following designations from the Dacorum Borough Local Plan 2004 that are within the boundary of the East Hemel Hempstead Area Action Plan (AAP) as defined on Figure 22 in the Core Strategy 2013 are saved. These proposal sites should be referenced with the prefix DBLP before the existing reference number. These will be reviewed as part of the forthcoming AAP and are listed for clarity:

<table>
<thead>
<tr>
<th>General Employment Area</th>
<th>Proposed employment uses</th>
<th>Other significant uses and planning requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Breakspear Park</td>
<td>Business (Core Office Location)</td>
<td>Particularly suited for office use. Safeguard hotel use and Scheme Tv (Buncefield Lane cycleway) in the Schedule of Transport Proposal Sites and Schemes. Link use of buildings to possible park and ride facility at Breakspear Way (north) (Txii in the Schedule of Transport Proposal Sites and Schemes)</td>
</tr>
<tr>
<td>Buncefield</td>
<td>Storage and Distribution, Oil Terminal</td>
<td>Existing hazardous development will constrain further development (see Policy 125). A 190 m consultation zone applies. Safeguard Scheme T7 (North East Hemel Hempstead relief road) and Scheme Tv (Buncefield Lane cycleway) and its environment: see Schedule of Transport Proposal Sites and Schemes.</td>
</tr>
<tr>
<td>Maylands Avenue</td>
<td>Business, Industry, Storage and Distribution</td>
<td>Small scale retail uses acceptable if primarily needed to serve this area. Sites E2 (Buncefield Lane (West/Wood Lane End (South). E3 (Boundary Way (North)) and E5 (Boundary Way (East)) for industry, storage and distribution development in the Schedule of Employment Proposal Sites. Boundary Way link to Proposal Site E2. Safeguard Proposal Site T10 (existing lorry park); safeguard Schemes T5 (Swallowdale Lane widening), T7 and Tiv (North East Hemel Hempstead relief road) and Tv (Buncefield Lane cycleway) and its environment: see Schedule of Transport Proposal Sites and Schemes. Development may be restricted because of the storage of notifiable hazardous substances at the Buncefield Oil Terminal (a 190 m consultation zone applies) and at Three Cherry Trees Lane (where a specified consultation zone applies) (see Policy 125)</td>
</tr>
<tr>
<td>Maylands Avenue</td>
<td>Business (Core Office Location)</td>
<td>Prestigious business area to be enhanced. Hotel an acceptable use. Small scale retail uses acceptable if primarily needed to serve this area. Provision to be made for vehicular access to open land located on the northern side of Breakspear Way.</td>
</tr>
</tbody>
</table>
Development may be restricted because of the storage of notifiable hazardous substances at Three Cherry Trees Lane where a specified consultation zone applied (see Policy 125). The Hertfordshire Waste Local Plan identifies land at Eastman Way/Redbourn Road for:
- inert waste recycling;
- waste transfer and recycling;
- green and mixed waste composting uses and
- the current household waste site use (intended to be safeguarded);

Land at the Cupid Green Depot is intended to be safeguarded in the Waste Local Plan for waste recycling and transfer purposes (see Hertfordshire Waste Local Plan for further details).

The following proposal sites from the Dacorum Borough Local Plan 2004 that are within the boundary of the East Hemel Hempstead Area Action Plan (AAP) as defined on Figure 22 in the Core Strategy 2013 are saved. These proposal sites should be referenced with the prefix DBLP before the existing reference number. These will be reviewed as part of the forthcoming AAP and are listed for clarity:

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP E2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Buncefield Lane (West)/Wood Lane End (South) (Kodak Sports Ground)</td>
</tr>
<tr>
<td>Area:</td>
<td>2.8 ha</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Site for industry and storage and distribution.</td>
</tr>
<tr>
<td>Planning requirements:</td>
<td>Form vehicular access to Boundary Way. No vehicular access to be taken from Wood Lane End. The land is only available to meet needs for development of industrial and warehousing sheds. Business development is not acceptable except as an ancillary use. Development is conditional upon satisfactory access arrangements being in place or provided by the developer and upon the replacement of the playing fields to a suitable alternative site. Scheme Tv for the Buncefield Lane cycleway to be safeguarded and its environment protected. Landscape screening to caravan site is necessary. Archaeological evaluation of the site, together with any necessary mitigation measures, is required before development takes place.</td>
</tr>
<tr>
<td>Progress:</td>
<td>No planning application.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP E3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Boundary Way (North)</td>
</tr>
<tr>
<td>Area:</td>
<td>2.9 ha</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Site for industry and storage and distribution.</td>
</tr>
<tr>
<td>Planning requirements:</td>
<td>Form access to Boundary Way. Site is within the 190 metre consultation zone of notifiable hazardous substances at the Buncefield Oil Depot (see Policy 125).</td>
</tr>
<tr>
<td>Progress:</td>
<td>Outline planning permission granted.</td>
</tr>
<tr>
<td>Reference</td>
<td>Scheme/Location</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------</td>
</tr>
<tr>
<td></td>
<td>DBLP E4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>Scheme/Location</th>
<th>Area</th>
<th>Proposal</th>
<th>Planning requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DBLP E5</td>
<td></td>
<td></td>
<td>Access from Boundary Way. Site is within the 190 metre consultation zone for notifiable hazardous substances at the Buncefield Oil Depot (see Policy 125).</td>
</tr>
</tbody>
</table>
5. Supporting Retailing and Commerce

Proposed Retail Frontages

Note: “Primary Frontage” replaces previous Local Plan designation “Main Shopping Frontage”. “Secondary Frontage” replaces previous Local Plan designation “Mixed Frontage”.

Hemel Hempstead:
Berkhamsted:

Tring:
**New Retail Designation:** A new “Out of Centre Retail & Leisure Location” (Table 1) applies to the wider Jarman Fields area. This replaces the Local Plan designation for this area as a “Local Centre”.

![Jarman Fields, Hemel Hempstead](image1)

**New Retail Designation:** A new “Out of Centre Retail Location” (Table 1) applies to the wider London Road/Two Waters Way.

![London Road/Two Waters Way, Hemel Hempstead](image2)
**New Retail Designation:** A new “Out of Centre Retail Location” (Table 1) for Billet Lane

![Map of Billet Lane, Berkhamsted](image)

**Shopping Proposals**

**S1 Jarman Fields:**

![Map of Jarman Fields](image)

*Note: also see Proposal MU/1 and MU7 for Mixed Use / Retail Proposal*
Providing Homes and Community Services
6. Providing Homes

Housing proposals

H/1 Land r/o 186-202 Belswains Lane, Hemel Hempstead – amend existing proposal

H/2 National Grid and 339-353 London Road, Hemel Hempstead – amend existing proposal
H/3 Land at Westwick Farm, Pancake Lane, Hemel Hempstead – carry forward existing proposal

H/4 Ebberns Road, Hemel Hempstead – new proposal; delete existing conversion to housing designation
H/5 Former Hewden Hire Site, Two Waters Road, Hemel Hempstead – new proposal

MC47 (below)

H/6 39-41 Marlowes, Hemel Hempstead – new proposal Proposal Deleted
H/7 H/6 Leverstock Green Tennis Club, Grasmere Close, Hemel Hempstead
MC50 (below)

H/8 H/7 Land at Turners Hill, Hemel Hempstead – carry forward existing proposal

Map in previous Pre-submission document:

Amended map:
H/9 H/8 233 London Road, Hemel Hempstead – new proposal

H/10 H/9 Apsley Paper Trail land, London Road, Hemel Hempstead – new proposal; removal of existing GEA designation
H/11 H/10 The Point (former petrol filling station), Two Waters Road, Hemel Hempstead – new proposal

H/12 H/11 Land to the r/o St Margarets Way / Datchworth Turn, Hemel Hempstead – amend existing proposal
H/13 H/12 Former Martindale School, Boxted Road, Hemel Hempstead – new proposal

H/14 H/13 Frogmore Road, Hemel Hempstead – new proposal; removal of existing GEA designation
MC40 (below)

H/15 Former Police Station, c/o High Street/Kings Road, Berkhamsted—new proposal
Proposal Deleted

MC41 (below)

H/16 Berkhamsted Civic Centre and land to r/o High Street, Berkhamsted—new proposal
Proposal Deleted
H/17 H/14 c/o High Street/Swing Gate Lane, Berkhamsted – new proposal

H/18 H/15 Miswell Lane, Tring – new proposal; removal of employment proposal and GEA designation
H/19 H/16 Western Road, Tring – new proposal; removal of existing conversion to housing designation

H/20 H/17 Depot land, Langdon Street, Tring – new proposal and removal of GEA designation
H/21 H/18 Land adjacent to Coniston Road, Kings Langley – new proposal

H/22 H/19 c/o Hicks Road/High Street, Markyate – carry forward existing proposal
H/23 H/20 7 Watling Street (r/o Hicks Road/High Street), Markyate – new proposal; removal of GEA designation

H/24 H/21 Garden Scene Nursery, Chapel Croft, Chipperfield – new proposal
Local Allocations

Housing proposal at Local Allocation LA1 – Marchmont Farm, Hemel Hempstead

Housing proposal at Local Allocation LA2 – Old Town, Hemel Hempstead
Housing proposal at Local Allocation LA3 – West Hemel Hempstead

*Note:* Pouchen End remains part of the area proposed for removal from the Green Belt, but is excluded from the LA3 designation.
Housing proposal at Local Allocation LA4 – Land at and to the rear of Hanburys, Shootersway, Berkhamsted

Housing proposal at Local Allocation LA5 – Icknield Way, west of Tring
Housing proposal at Local Allocation LA6 – Chesham Road and Molyneaux Avenue, Bovingdon

Dacorum Borough Local Plan 1991- 2011 Housing proposals

For clarification, the following Dacorum Borough Local Plan Schedule of Housing Proposal Sites and housing opportunities identified under Policy 33 will be deleted and, where appropriate, carried forward on the Policies Map as new or amended proposals:

Housing Proposals: H1 – H44 inc., TWA1 – TWA7 inc.

Policy 33 - Conversion of employment land to housing and other uses:

- Gossoms End (West), Berkhamsted;
- Gossoms End (East) / Stag Lane (East), Berkhamsted;
- Ebberns Road, Hemel Hempstead;
- Western Road, Tring; and
- Markyate (London Road)
7. Meeting Community Needs

(a) Social and Community Facilities

MC65 (below)

C/1 Tring Cemetery – new proposal

Map in previous Pre-submission document:

Amended map:
MC66 (below)

C/2 Amaravati Buddhist Monastery, St Margarets Lane, Great Gaddesden – new proposal

Map in previous Pre-submission document:

Amended map:
Education Zones

EZ/1 Nash Mills, Hemel Hempstead – new Education Zone designation

EZ/2 South East Berkhamsted – new Education Zone designation (see Core Strategy Figure 23)
**MC62 (below)**

**EZ/3 North West Berkhamsted** – new Education Zone designation (see Core Strategy Figure 23)

Map in previous Pre-submission document:

Amended map:

---

**Dacorum Borough Local Plan 1991-2011 Social and Community Facilities proposals**

For clarification, the following Dacorum Borough Local Plan Schedule of Social and Community Facilities Proposal Sites will be deleted:

C1 - C5, and TWA20
Leisure and Cultural Facilities

L/1 Market Square and Bus Station, Marlowes/Waterhouse Street, Hemel Hempstead – new proposal

L/2 - Durrants Lane / Shootersway, Berkhamsted (community playing field and additional open space alongside Strategic Site SS1) – new proposal
SC11 (below)

L/3 Leisure space at LA5 - Icknield Way, west of Tring – new proposal

Map in previous Pre-submission document:

Amended map:
SC12 (below)

L/4 Dunsley Farm, Tring – new proposal
Open Land

The following Open Land designations are in addition to the sites identified in the Dacorum Borough Local Plan 1991 - 2011 and in the Vision Diagrams of the Core Strategy 2013

**OL1 Hobletts School, Hemel Hempstead** – new designation

OL2 Hunting Gate Wood, Hemel Hempstead – new designation
OL3 Tree Belt parallel to Maylands Avenue, Hemel Hempstead – new designation
OL4 Berkley Square / Cuffley Court / Bayford Close, Hemel Hempstead – new designation

OL5 Edgeworth House, High Street, Berkhamsted – new designation
Dacorum Borough Local Plan 1991-2011 Leisure and Tourism proposals

For clarification, the following Dacorum Borough Local Plan Schedule of Leisure and Tourism Proposal Sites will be deleted and, where appropriate, carried forward on the Policies Map as new or amended proposals:

L1 - L5, L8 - L11 and TWA21 and TWA22

Dacorum Borough Local Plan 1991 – 2011 Saved Schedule

The following proposal sites from the Dacorum Borough Local Plan that are within the boundary of the East Hemel Hempstead Area Action Plan (AAP) as defined on Figure 22 in the Core Strategy 2013, are saved. These proposal sites should be referenced with the prefix DBLP before the existing reference number. These will be reviewed as part of the forthcoming AAP and are listed for clarity:

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP C6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Woodwells Cemetery, Hemel Hempstead</td>
</tr>
<tr>
<td>Area:</td>
<td>8.5 ha</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Land safeguarded for cemetery</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP L6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Buncefield Lane, Hemel Hempstead</td>
</tr>
<tr>
<td>Area:</td>
<td>1.8 ha</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Existing touring, camping and caravan site. Land to be safeguarded from alternative development unless a satisfactory alternative is available (see Policy 95).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference</th>
<th>DBLP L7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheme/Location:</td>
<td>Woodwells Farm, Buncefield Lane, Hemel Hempstead</td>
</tr>
<tr>
<td>Area:</td>
<td>2.8 ha</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Existing caravan storage site. Land to be safeguarded from alternative development.</td>
</tr>
</tbody>
</table>
Looking After the Environment
8. Enhancing the Natural Environment

(a) Protecting and Improving the Landscape

**Chilterns Area of Outstanding Natural Beauty**
*Existing designation shown on Policies Map to be retained.*

**Article 4 Directions**
*All existing designations removed from Policies Map:*

1. Watling View, Flamstead
2. Flaunden
3. Shoorthanger Way, Bovingdon
4. Kings Langley / Nash Mills
5. Piccotts End
6. Northchurch
7. Tring Grange
8. Frithsden
9. North of Nettleden
10. South of Nettleden
11. Little Gaddesden
12. Northfield Road, Aldbury
13. Leighton Buzzard Road, Piccotts End
14. Newground Road, Aldbury
15. Great Gaddesden
16. Potten End Hill, Water End
17. Tring Park
18A. Farmland, Red House Farm
18B. Red House Farm, Potash Lane, Long Marston
19. Land at North of Bovingdon Airfield
20. Land west of Tring
21. Land at Marshcroft Farm, Bulbourne Road, Tring
22. East of Nettleden Road, Potten End
23. West of Nettleden Road, Potten End
24. Land at Bulbourne Road, Tring
25. Land at Mauldens End, Long Lane, Flaunden
26. Land at North Farm, Flaunden Lane, Bovingdon
(b) Biodiversity and Geological Conservation:

**Local Nature Reserves (LNRs)**
Existing designations shown on Policies Map to be retained.

**Sites of Special Scientific Interest**
Existing designations shown on Policies Map to be retained.

**Regionally Important Geological Sites (RIGS)**
Existing designations shown on Policies Map to be retained, together with the following additions / updates:

**Pingoes on Boxmoor (updated site area)**
Tring Park (updated site area)

Bourne Gutter (new site)
Ancient Woodland
The following sites to be shown on Policies Map:
**Special Area of Conservation**

*New designation to be included on Policies Map.*
Wildlife sites
Existing Wildlife Sites to be included on Policies Map as follows:

Wildlife Sites - West Dacorum
New Wildlife Sites - Additional designations to be shown on Policies Map:
Monument Field – new designation
MC69 (below)

Westbrook Hay Golf Course, Bourne End – new designation
MC69 cont... (below)

Former Halsey School Playing Field – new designation

New Wildlife Site - Former Halsey School Playing Field
9. Conserving the Historic Environment

**Areas of Archaeological Significance**
*Retain existing Areas of Archaeological Significance shown on Policies Map, with the following updates and additions:*

**Amended Sites:**

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>DAC_4</td>
<td>Medieval village of Puttenham</td>
</tr>
<tr>
<td>DAC_13</td>
<td>Medieval settlement of Wilstone, Chapel End</td>
</tr>
<tr>
<td>DAC_21</td>
<td>Berkhamsted, medieval castle &amp; town, prehistoric &amp; Roman occupation</td>
</tr>
<tr>
<td>DAC_23</td>
<td>Late Iron Age &amp; Roman settlement at Cow Roast</td>
</tr>
<tr>
<td>DAC_26</td>
<td>Several extant stretches of Grim’s Ditch, Stool Baulk, burial, Aldbury</td>
</tr>
<tr>
<td>DAC_29</td>
<td>Medieval settlement of Aldbury, earthworks to NW, Iron Age</td>
</tr>
<tr>
<td>DAC_38</td>
<td>Romano-British religious complex at Wood Lane End, Hemel Hempstead</td>
</tr>
<tr>
<td>DAC_52</td>
<td>Prehistoric activity &amp; settlement, Rucklers Lane; medieval, Hemel Hempstead</td>
</tr>
</tbody>
</table>

**Key**

- New Area of Archaeological Significance
- Existing Area of Archaeological Significance

**DAC 4 Medieval village of Puttenham**
DAC_13 Medieval settlement of Wilstone, Chapel End

DAC_21 Berkhamsted, medieval castle & town, prehistoric & Roman occupation
DAC_23 Late Iron Age & Roman settlement at Cow Roast

DAC_26 Several extant stretches of Grim's Ditch, Stool Baulk, burial, Aldbury
DAC_29 Medieval settlement of Aldbury, earthworks to NW, Iron Age

DAC_38 Romano-British religious complex at Wood Lane End, Hemel Hempstead
DAC_52 Prehistoric activity & settlement, Rucklers Lane; medieval, Hemel Hempstead

New Sites:

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>DAC_57</td>
<td>Pouchen End - Cropmarks of occupation and finds of Roman and Medieval date</td>
</tr>
<tr>
<td>DAC_62</td>
<td>Flaunden - Cold War wireless station</td>
</tr>
<tr>
<td>DAC_63</td>
<td>Redbourn Road with Three Cherry Trees, Hemel Hempstead - Evidence of high status Roman occupation including burials</td>
</tr>
</tbody>
</table>

DAC_57 Pouchen End - Cropmarks of occupation and finds of Roman and Medieval date
DAC_62 Flaunden - Cold War wireless station

Evidence of high status Roman occupation including burials

DAC_63 Redbourn Road with Three Cherry Trees, Hemel Hempstead, Evidence of high status Roman occupation including burials
Conservation Areas
Retain existing Conservation Areas shown on Policies Map, with the following update:

Hemel Hempstead Old Town Conservation Area - amended Boundary

Berkhamsted Conservation Area - amended Boundary
**Nationally Registered Park or Garden of Historic Interest**

Retain existing Registered Parks and Gardens shown on Policies Map, with the following additional site:

**Park or Garden of Historic Interest - Water Gardens**
Locally Registered Park or Garden of Historic Interest
Add the following new locally Registered Park or Garden of Historic Interest to the Policies Map:

Abbots Hill
Site Allocations Pre-Submission Map Book incorporating the Focused Changes 2016
SC13 (below)

Shendish Manor – amended boundary

Map in previous Pre-submission document:

Amended map:
Scheduled Monuments
Retain existing Scheduled Monuments shown on Policies Map, with the following additional sites:

Additional designation: Icehouse 320m South West of Ashridge College:

Additional designation: Berkhamsted Common Romano-British Villa, Dyke & Temple: