



Development Brief for Westwick Farm/Pancake Lane, Hemel Hempstead



**Adopted
27th November 2007**

This publication is the Development Brief for the new housing development at **Westwick Farm, Pancake Lane, Hemel Hempstead**. If you would like this information, or you would like to contact the Council in any language not listed, please call 01442 867213.

If you would like this information in another format, such as large print or audio tape, please call 01442 228660 or for Minicom only 01442 867877.

這刊物是**Westwick Farm, Pancake Lane, Hemel Hempstead** 建屋新區的發展概要。如果你需要以你的母語寫成的資料，或有任何問題需要聯絡政府，請致電 01442 867212 查詢。

如果你需要這資料的其他形式，例如大字版或錄音帶，請致電 01442 228660 或 01442 867877 (聾人電話)。

આ પ્રકાશન, વેસ્ટવિક ફાર્મ, પેનકેક લેઈન, હેમલ હેમસ્ટેડમાં નવા રહેઠાણના વિકાસ માટે, રહેઠાણના આકાર, નકશા અને જરૂરિયાતો વિષે તમારા અભિપ્રાયો જાણવા માગે છે. જો તમને તમારી ભાષામાં આ માહિતી મેળવવી હોય અથવા બીજીકોઈ બાબત માટે કાઉન્સિલનો સંપર્ક સાધવો હોય તો, મહેરબાની કરીને 01442 867212 ઉપર ફોન કરો.

જો તમને આ માહિતી જુદી રીતે મેળવવી હોય દા. ત. મોટા અક્ષરો અથવા ઓડીયો ટેપ, તો મહેરબાની કરીને 01442 228660 અથવા માત્ર મીની કોમ 01442 867877 ઉપર ફોન કરો.

یہ اشاعت **Westwick Farm, Pancake Lane, Hemel Hempstead** ویسٹ وک فارم، پنکےک لین، ہیمل ہیمپسٹڈ میں ہونے والی نئی ہاؤسنگ ڈیولپمنٹ کا خلاصہ یعنی بریف ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہوں، یا کونسل سے کسی اور معاملے میں رابطہ قائم کرنا چاہتے ہوں تو، برائے مہربانی 01442 867212 پر فون کریں۔

اگر آپ یہ معلومات کسی اور شکل میں چاہتے ہیں، جیسے بڑی چھپائی یا آڈیو ٹیپ، تو برائے مہربانی فون کریں 01442 228660 یا منی کام کے لئے 01442 867877۔

Produced in partnership with

Entec

**THE CROWN
ESTATE**

FAULKNERS
THE PROPERTY PROFESSIONALS

Contents

1. Overview	1
2. Planning Context	5
3. Site Constraints and Opportunities	6
4. Layout and Development Principles	10
5. Implementation and Developer Contributions	22
6. Further Information	24
Table 4.1 Key Development Principles for Layout of Westwick Farm/Pancake Lane	10
Table 4.2 Maximum Car Parking Standards by Dwelling Type	15
Figure 1.1 Land Ownership and Site Boundary	3
Figure 1.2 Site Context	4
Figure 3.1 Key Constraints and Opportunities	6
Figure 4.1 Key Layout Principles	12
Figure 4.2 Indicative Layout	13
Appendix A Planning Context	
Appendix B Requirements for Reconstruction of Listed Barn	

1. Overview

This Development Brief is for the land at Westwick Farm, Pancake Lane, allocated as Housing Proposal Site H42 in the Dacorum Borough Local Plan. It was adopted as a Supplementary Planning Document (SPD) by Dacorum Borough Council on 27th November 2007, having been initially drafted by Entec UK Ltd (planning consultants for The Crown Estate), in collaboration with Faulkners (representing the owners of Westwick Farm) and Council Officers.

This Development Brief is accompanied by a Sustainability Appraisal (incorporating Strategic Environmental Assessment), and a Consultation Statement which sets out the consultation process with key stakeholders and the public.

1.1 Purpose of the Development Brief

The purpose of this Development Brief is to:

- set out a planning policy framework for the site which builds on the Policy in the Local Plan;
- set out the context for the comprehensive development of the site and ensure that traffic management options are considered jointly with the site at Green Lane (allocation H38);
- set out design and development principles to guide the developers of the site; and
- ensure that key stakeholders and local residents have an opportunity to influence the way in which the site is developed.

1.2 Vision and Objectives

The overall vision for this development is to create a form of development that reflects the natural features and assets on and around the site and that creates strong links with the wider community of Hemel Hempstead.

The Development Brief encourages development of the site to achieve this vision through setting out comprehensive development requirements and design principles that relate to Dacorum Borough Council's 'Urban Design Assessment'. The design principles also draw upon the existing qualities of the site and its surroundings which should be used to foster a unique sense of identity with regards to both the built and natural environment. The detailed objectives of the Brief are summarised below:

- provide a high quality residential development of around 50 dwellings, using materials sympathetic to the area;
- create a safe and pleasant environment in which to live;
- secure an appropriate level of affordable housing;
- create and strengthen pedestrian and cycle links to nearby local facilities, public transport routes and employment locations;
- respect existing surrounding land uses;
- maintain and enhance existing wildlife corridors;

-
- retain and supplement existing hedgerows and landscaping to provide a soft edge to the settlement and open countryside beyond;
 - ensure that sustainable design and construction measures are incorporated;
 - incorporate appropriate sustainable drainage; and
 - respect the historic and archaeological importance of the site and retain existing buildings on the site which are of historic or architectural interest.

1.3 Site, Location and Ownership

Figure 1.1 shows the site location, land ownership and local context of the 2.2ha site. The site is predominantly improved grassland, currently in pastoral agricultural use. An existing traditional vernacular style farmhouse with associated farm buildings lies in the north eastern corner of the site with a modern style scout hut and hardstanding access on the south eastern part of the site.

The site is bounded by Westwick Row to the east and Pancake Lane to the south. To the east of the site beyond Westwick Row is the open countryside and Green Belt. Leverstock Green Football Club's ground is to the west and an existing housing area is to the south beyond Pancake Lane and to the south west.

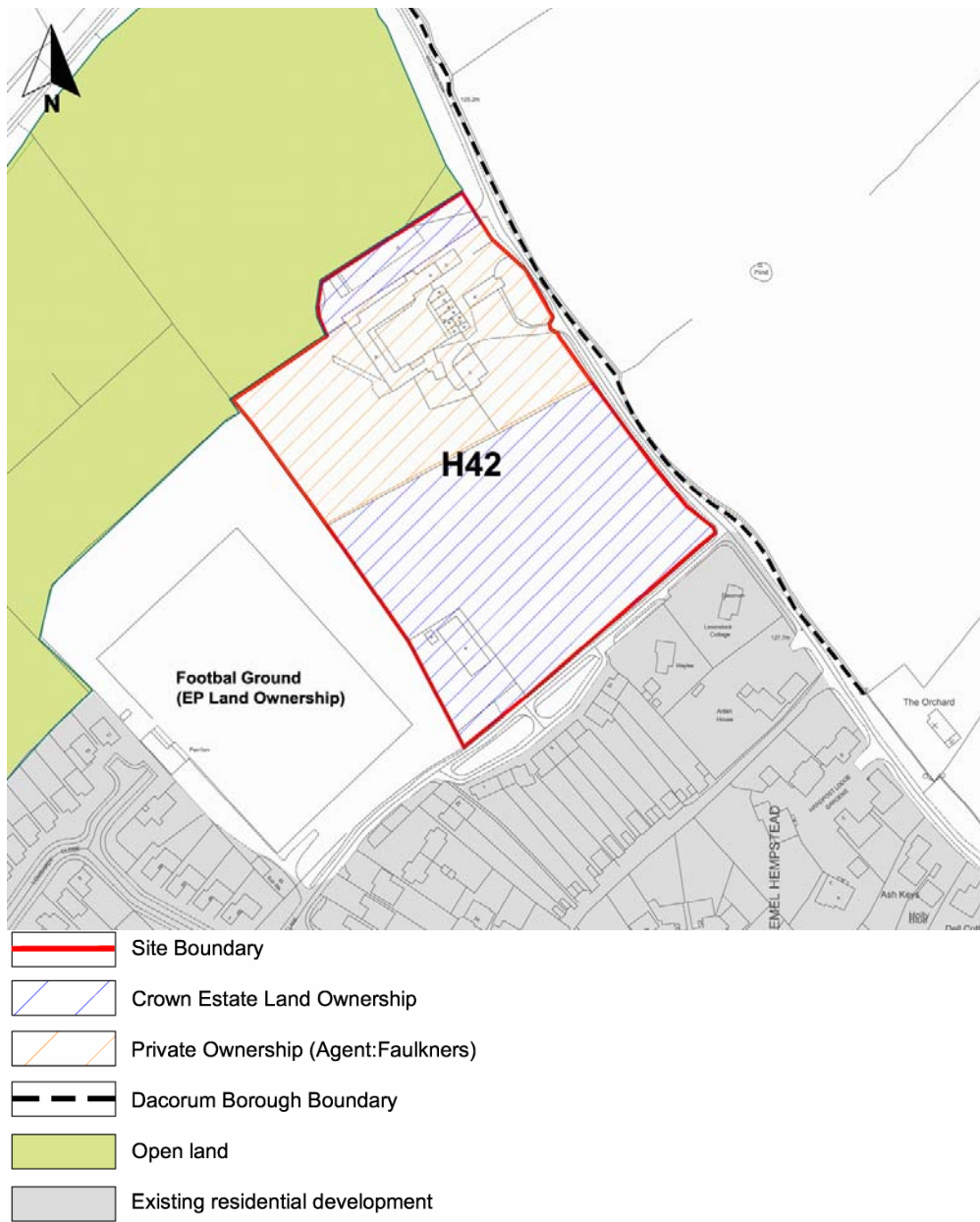
There are pastoral agricultural fields immediately to the north of the site, which form part of a green wedge/area of open land which is identified in the Local Plan. This separates the site from the H38 housing allocation at Green Lane/Buncefield Lane. The Green Belt boundary runs along Westwick Row to the east of the site. There is a broken leylandii hedge to the west, an ornamental hedge with leylandii on the north eastern boundary and there are some small trees within the site itself.

The site is predominantly flat with a slightly elevated position in relation to the surrounding area. There is an open aspect to three sides.

Local community facilities in Leverstock Green are easily accessible from the site.

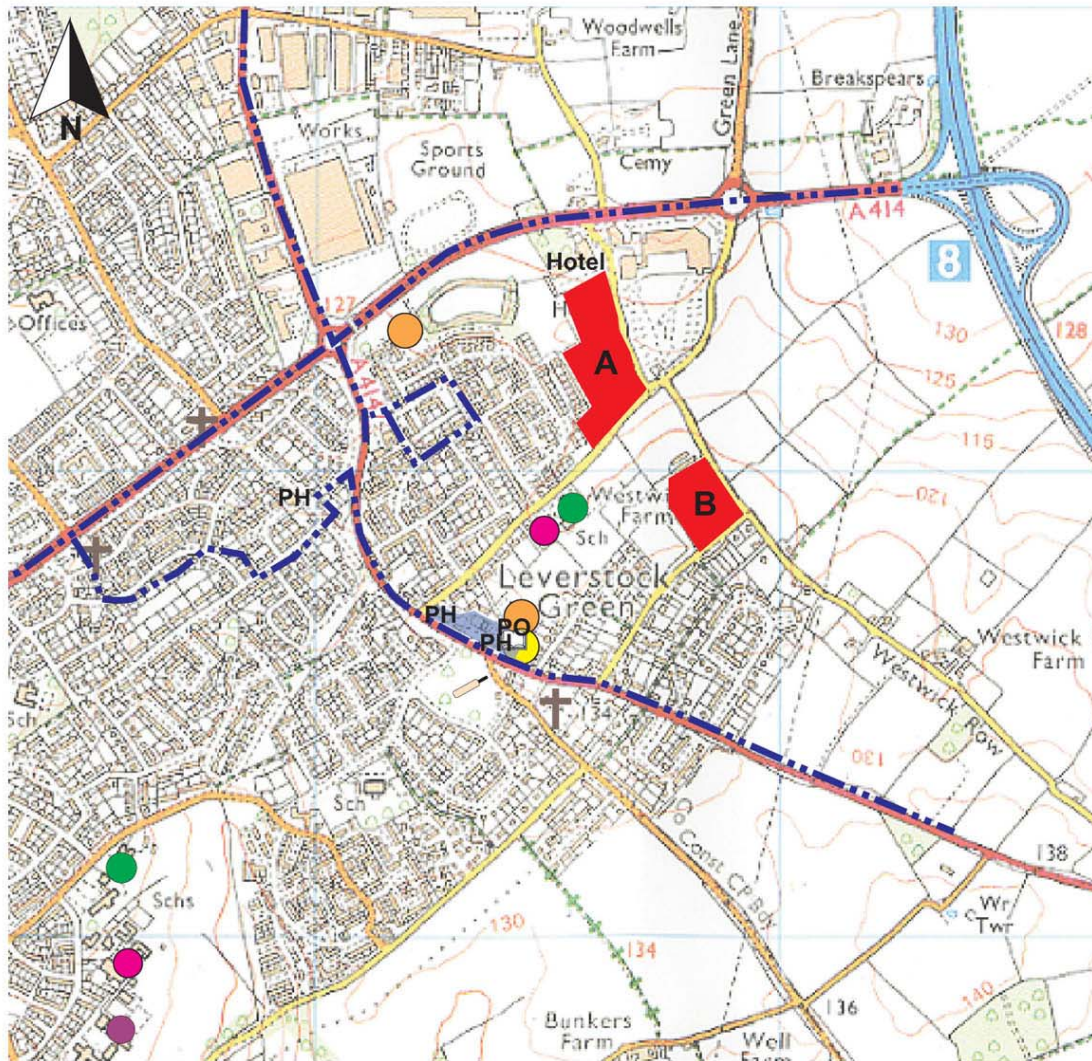
Figure 1.2 shows the wider context of the site in relation to these facilities.

Figure 1.1 Land Ownership and Site Boundary



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright, Entec UK Ltd. AL100001776

Figure 1.2 Site Context



Key

	A- Green Lane, B- Westwick Farm Site		Nursery
	Local Centre with shops		Post Office
	Primary School		Public House
	Secondary School		Key Bus Routes
	Library		Cricket Club
	Places of Worship		Children's Play Area
	Community Centre/Youth Centre		

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright, Entec UK Ltd. AL10001776

2. Planning Context

The planning policy context for the Brief is set by national planning policy guidance, the development plan and supplementary planning documents (SPD). These key documents have informed development of this Brief and should be taken into account at the detailed design stage. The key points from the relevant guidance are summarised in Appendix A.

The Key Policy Requirements for the H42 Westwick Farm site are set out in the Schedule of Housing Proposal Sites as follows:

Site location and Reference	Land at Westwick Farm, Pancake Lane, H42
Area (Ha):	1.6 ¹
Net capacity:	50 ²
Planning Requirements	<p>Mixed two storey housing developments to include a high proportion of affordable housing (i.e. around 50% of the total number of units). Vehicular access from Pancake Lane. Adjoining open land to form a green wedge link to open countryside beyond. New, long term Green Belt boundary to be created. Density, layout and landscaping to provide for a soft edge to settlement. Hedgerows to be retained as far as possible and supplemented.</p> <p>Programme of archaeological evaluation required and implementation of any necessary impact mitigation measures.</p> <p>A contribution towards the provision of additional educational facilities will be required. Relocation of scout hut may be considered to provide better vehicular access opportunities whilst retaining the hedgerows along Pancake Lane. The provision of local health facilities to be investigated. A survey of the existing buildings at Westwick Farm to be carried out and those of architectural or historic merit to be retained. An open setting should be maintained surrounding the retained farm buildings and a substantial landscape buffer is required along Westwick Row. Development Brief required. Brief to consider traffic routes and traffic management options including possible new route from Buncefield Lane to Green Lane and cycle and footpath connections.</p>

In addition to the key Local Plan policies that are relevant to the development of the site (identified in Appendix A), there are a number of SPDs and Supplementary Planning Guidance (SPG) that are relevant. These provide advice on environmental guidelines, development in residential areas, parking standards, energy efficiency and conservation, landscape character and water conservation.

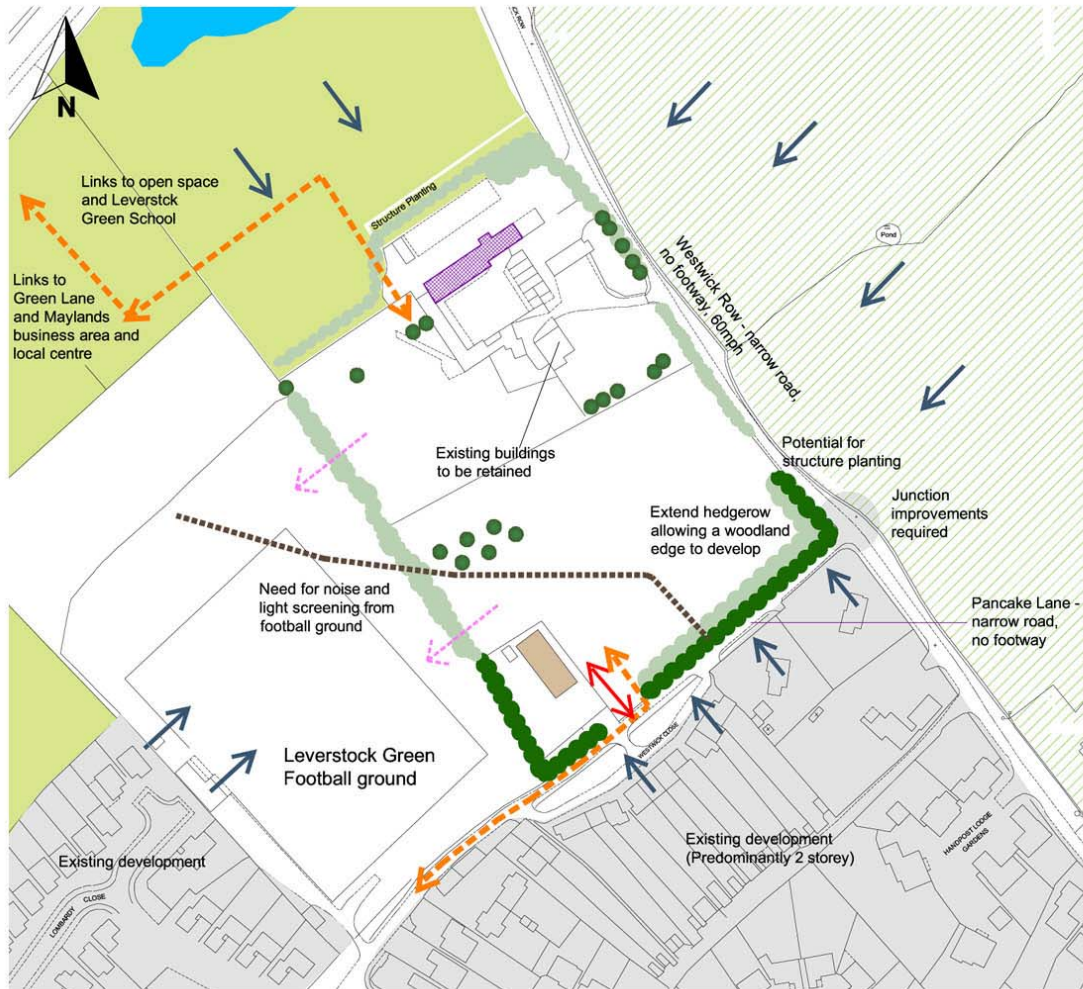
¹ The site area relates to the current undeveloped part of the size. This excludes the scout hut and buildings at Westwick Farm (total site area 2.2ha).

² The net site capacity relates to the number of units proposed less any existing units replaced. This is an estimate of appropriate site capacity considered through the Local Plan Inquiry. Cabinet have since agreed that a 10% increase in numbers can be assumed on greenfield sites when assessing overall urban capacity within the Borough.















3. Site Constraints and Opportunities

This section of the Development Brief indicates the key constraints and opportunities on the site that have influenced the principal design decisions for the development framework.

Figure 3.1 Key Constraints and Opportunities



Key

- | | | | |
|---|--|---|--|
|  | Open Land |  | Proposed new storage pond |
|  | Green Belt |  | Approximate location of sewer that crosses site |
|  | 1st Leverstock Green Scout Group Hut |  | Views into the site |
|  | Existing woodland/hedgerow |  | Potential main site access (vehicular) |
|  | Trees |  | Potential pedestrian access |
|  | Potential for additional planting |  | Grade II Listed barns |
|  | Existing hedgerow with potential to be extended to form a wider belt of structure planting |  | Potential for future extension of development into adjacent site (subject to planning decisions) |

3.1 Land Use and Surrounding Uses

- The majority of the site is an area of improved grassland grazed by livestock.
- Leverstock Green football ground lies to the west of the site. Consideration needs to be given to appropriate planting (as a noise and light barrier) on the western boundary to limit the impact of floodlights and noise from the football club (although this is only at limited times).
- There is a traditional vernacular style farm house, outbuildings and a garden in the north east corner and the 1st Leverstock Green Scout Group hut and access in the south west corner.
- To the north of the site is open land.

3.2 Landscape and Visual Characteristics

- The existing boundary planting on the southern and eastern boundaries provides an opportunity through management and additional planting to screen the proposed development, and provide a softer edge to the urban area.
- The green wedge/open land to the north of the site that forms an important link to the open countryside needs to be maintained. There is potential to enhance visual, habitat and recreation links.
- There is a need to provide adequate separation between existing housing on Pancake Lane and the proposed development.

3.3 Existing Buildings

- There is considerable variety of existing buildings at Westwick Farm which comprise of a number of farm buildings, barns and a Mid-Victorian brick built farmhouse. The three and five bay barns are Grade II Listed. All of the buildings are considered to be of local historic importance.
- Subject to the advice of the Council's Conservation Officers, some or all of these buildings may have the potential for conversion to residential or other appropriate uses.
- In the south western corner of the site is the 1st Leverstock Green Scout Group Hut and access that is leased from The Crown Estate. This facility is to be retained within the site and accessed via the new site access road.

3.4 Access and Movement

- Westwick Row to the east of the site is a narrow single carriageway two-way road with no footway provision that is subject to the national speed limit (60mph). At the south-eastern corner of the site, Westwick Row forms a give way controlled 'T' junction with Pancake Lane. The junction has no carriageway markings, limited road signage and visibility is sub-standard as hedgerows extend up to the edge of the carriageway.
- Pancake Lane is a narrow single carriageway two-way road. Around 300m south west of the junction with Westwick Row, Pancake Lane widens. Here, Pancake Lane is provided with a footway on at least one side of the carriageway, and a reduced speed limit of 30mph.

-
- The nearest bus stops to the site are located on the A4147 Leverstock Green Road.
 - There are no dedicated cycle facilities in the vicinity of the site, but there is an opportunity to consider extending cycle access northwards from the site towards the Buncefield Lane safeguarded cycle route.
 - It will be necessary to retain the rural nature of both Westwick Row and the eastern end of Pancake Lane wherever possible while considering highway safety issues.
 - Only a single point of access will be required for this site. The Local Plan requires that access should be on Pancake Lane. Emergency access can be provided by the existing access point(s) to Westwick Farm.
 - There is an opportunity to create footpath links through the site, to the countryside to the east, and towards Leverstock Green local centre and the primary school.

3.5 Open Space and Trees

- It is important that the location of open space within the site is overlooked to help prevent anti-social activities.
- The development will need to accommodate the majority of existing trees whilst also incorporating new public and semi-private open space areas in accordance with the Borough Council's standards.
- There are opportunities to link the site to the existing open land to the north and open space on the Green Lane Site.

3.6 Ecology

- An Extended Phase 1 Habitat Survey was undertaken in November 2004 to determine whether there are any features of nature conservation importance present on the site. Whilst there are no statutory conservation sites within 2km of the site there are 11 non-statutory sites within 2km. There are no known badger setts on the site or within 30m of the site boundary, although there are known to be badger setts in the wider vicinity of the site.
- The desk study of the site highlighted the presence of two species of bat at Westwick Farm. Should the development require the removal of mature trees or conversion of the buildings then further surveying by a licensed bat worker will be required. If the presence of bat is confirmed then an application would need to be made to Defra (Department for Environment, Food and Rural Affairs) for a license to conduct work.

3.7 Cultural Heritage

- The site is identified on the Local Plan Proposals Map as being within the Leverstock Green Area of Archaeological Significance, although there are no Scheduled Monuments within the site. The five and three bay barns to the north of the farm complex are Grade II Listed. Development would need to preserve the setting of the historic buildings on the site which are to be retained.
- A geophysical survey of the site has been undertaken. Whilst there are no known constraints to development, excavation of trial trenches will be required prior to the submission of a planning application.

-
- Further advice regarding archaeological issues may be required from Hertfordshire County Council at the planning application stage.

3.8 Hydrology and Hydrogeology

- The site lies in Flood Zone 1 and whilst it is not in the floodplain, the Environment Agency recommends that a Flood Risk Assessment is undertaken that focuses on any increase in surface water runoff.
- The site lies in Groundwater Protection Zone 3, a designation given to groundwater sources used for public water supply that may be at risk from contamination. This will need to be considered as part of the design of the drainage system for the development and advice sought from Thames Water and Three Valleys Water.
- Sustainable Urban Drainage Systems (SUDS) could be used to attenuate surface run-off and allow the recharge of the underlying aquifer. This will have an impact upon the final layout of the site.
- Development of the H38 Green Lane site is likely to require provision of an off site balancing pond on the open land south of Green Lane. There is an opportunity to use this facility to meet the drainage needs of both development sites.

3.9 Utilities Infrastructure

- A public surface water sewer and public foul water sewer which carry statutory protection easements of 10m and 6m respectively cross the site. Whilst no buildings will be allowed to be positioned over this area, gardens, public open spaces and roads can be positioned over it. Subject to engineering constraints it could be possible to divert the route of these sewers with agreement from Thames Water Ltd. This work would be carried out at the developer's expense.

3.10 Social/Community Infrastructure

- There are a number of community facilities including a primary school, shops, library, and a village hall in the vicinity of the site, mostly in the Leverstock Green local centre.
- Appropriate financial contributions towards social and community infrastructure will be considered as part of the development process.

4. Layout and Development Principles

Following the review of the existing site and local context, key development principles have been established. These stem from the Local Plan and consideration of constraints and opportunities (Figure 3.1) and key spatial layout principles (Figure 4.1 and Table 4.1). These principles must be followed by any scheme submitted for the site.

Table 4.1 Key Development Principles for Layout of Westwick Farm/Pancake Lane

Principle	Reason
Access and Linkages	
Single vehicular access from Pancake Lane, to serve both the residential development and existing scout hut.	To comply with the Local Plan and advice of the Highway Authority and in order to limit new road building.
Provide an emergency access to the site.	To comply with the advice of the Highway Authority.
Localised road widening and provision of a footway from the site entrance to the junction of Pancake Lane and Lombardy Close (subject to the advice of the Highways Authority following detailed design work).	To ensure pedestrian safety and improved linkages with local shops and facilities.
Provide for new pedestrian and cycle linkages with the primary school, local shops and facilities and the wider pedestrian/cycle network.	To reflect Local Plan requirements, integrate the scheme with existing development and promote more sustainable forms of travel.
Retain option of accessing football ground land (vehicular and pedestrian) from the site.	To enable any development of the football ground to be integrated within wider movement networks (particularly the pedestrian and cycle links mentioned above).
Landscape and Environment	
Reinforce and retain existing native hedgerows and provide sufficient distance between these and any new development.	To enhance local biodiversity and green corridors and to provide a soft edge to the development, appropriate to its location on the edge of the town.
Provide a substantial landscape buffer along the boundary with Westwick Row.	To protect the rural character of Westwick Row and reflect Local Plan requirements.
Design	
Retain existing buildings at Westwick Farm and ensure that the new development respects the setting of these buildings.	To comply with Local Plan requirements and better protect the character of the Open Land valley and provide a soft edge to the countryside adjoining.
Retain the scout hut in its existing location and ensure the site area of the facility is not reduced.	To reflect feedback from users of the facility and local residents and the need to ensure the continued viability of an important community facility.

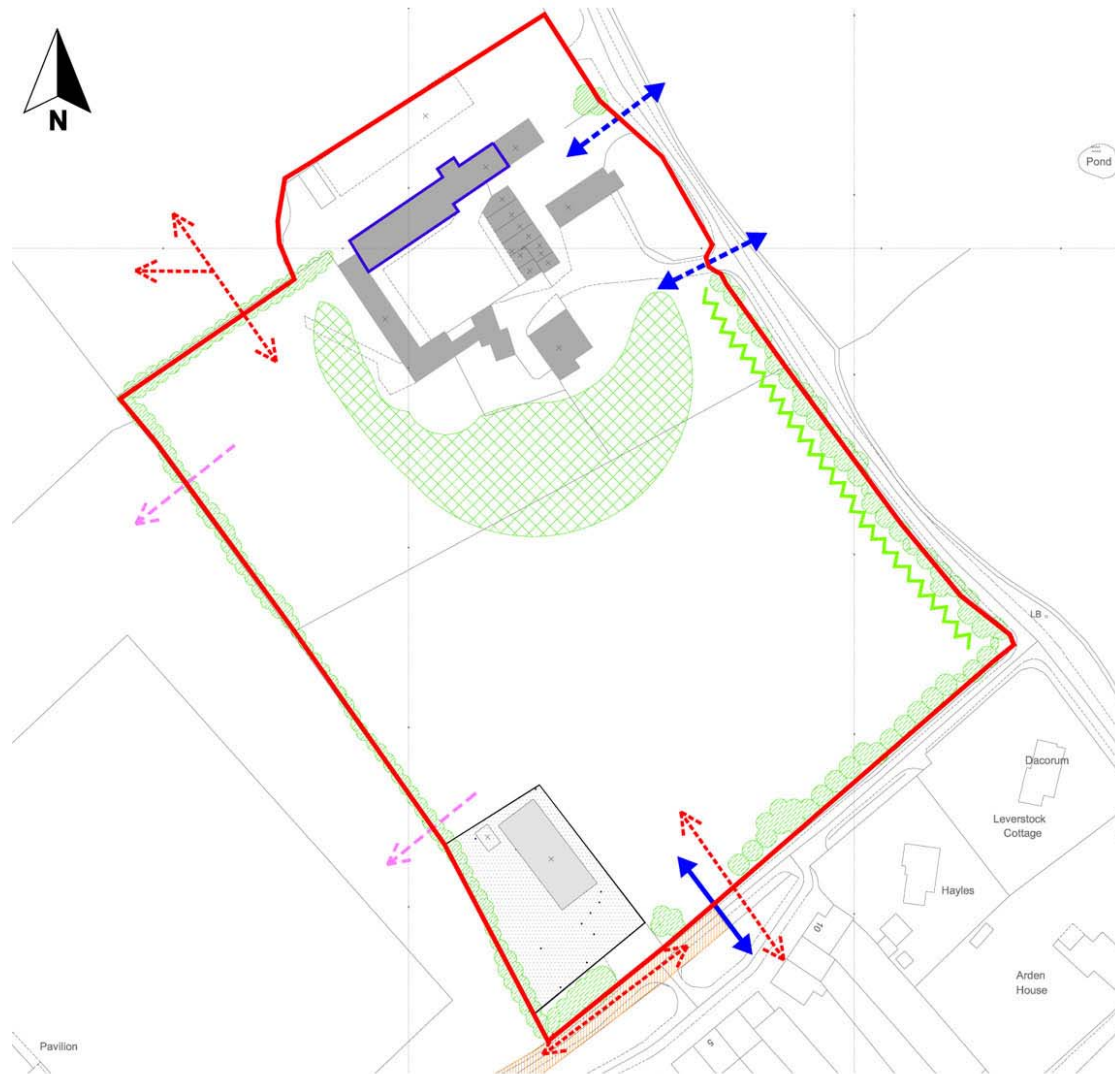
Principle	Reason
Orientate buildings to minimise light pollution from football ground floodlights.	To minimise disturbance to residents and ensure residential amenity.
Building to front roads and areas of open space.	To create 'active frontages' which enhance the visual appearance of the site and provide natural surveillance.
Provide an appropriately sized area of open space at the northern end of the site to provide local amenity space and ensure an attractive setting for the historic farm buildings.	To comply with Local Plan requirements, and the advice of the Parks and Open Spaces and Conservation Managers.

NB The sewer crossing the site is not considered to be an absolute layout constraint or determinant.













Figure 4.2 illustrates an indicative layout for the new residential development showing how the site could be developed for housing. The framework is flexible and there is scope for different access options dependent upon the outcome of more detailed transport work. It illustrates how development on the site should be integrated within the surrounding context through appropriate building patterns, open space links and high-quality landscape design.

The design themes identified for this site have been established with reference to the Dacorum Borough Council document 'Urban Design Assessment for Hemel Hempstead' (January 2006). Regard should be had to this document along with Appendix 3 of the Dacorum Local Plan 'Layout and design of residential areas' and the Council's SPG 'Development in Residential Areas'. Key development and layout principles are set out in the remainder of this chapter and build upon the vision and objectives outlined in section 1.3.

Figure 4.1 Key Layout Principles



Key

- | | | | |
|---|---|---|---|
|  | Site boundary |  | Reinforce boundary planting |
|  | Minimum area of land to be safeguarded for use by scout hut |  | Open land buffer / playspace |
|  | Buildings to be retained |  | Potential road widening and footway provision (to be explored further with Highway Authority) |
|  | Listed buildings |  | Landscape buffer |
|  | Single point of access from Pancake Lane |  | Footpath / cycle linkages |
|  | Emergency access into Westwick Row (existing farm access) |  | Potential for future expansion of vehicular, pedestrian and cycle links |

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright, Entec UK Ltd. AL100001776

Figure 4.2 Indicative Layout



Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office.
© Crown Copyright, Entec UK Ltd. AL100001776

Note: These are indicative blocks. The type of housing to be determined in accordance with submitted details and subject to normal Council Development Control standards.

4.1 Access and Highway Improvements

Highway arrangements for the site should be fully considered and explained in the Design and Access Statement submitted with any planning application. These highway arrangements should be designed to strike the most appropriate balance between local concerns on safety and traffic speeds and the appearance and rural character of lanes in the area, and should be subject to further consultation with the local highway authority.

The current advice of the highway authority is as follows.

- Provision of a single point of vehicular access off Pancake Lane, with potential for emergency access using existing access point(s) at Westwick Farm.
- This access point should be located near the existing Scout hut on Pancake Lane. Some hedgerows will need to be removed or reduced to accommodate the required visibility splays.
- The current Scout hut access should be closed to vehicles and a new vehicular access provided off the internal road serving the new development.
- The new road layout into and within the site should be designed so as to reduce the risk of parked cars blocking the Scout hut access.
- The existing narrow section of Pancake Lane, between the proposed site access and Lombardy Close, will require some upgrading. The Highway Authority will not require this widening to comply with the usual standard of 5.5m along its entire length. They advise that only localised sections would need to be widened to create short stretches of sufficient width to allow two cars to pass. Several sections of the existing narrow road where there are mature trees on the highway boundary should remain to create pinch-points. This local road widening scheme will be subject to a detailed design process. Early discussions with the Highway Authority will be key to achieving a satisfactory solution.
- The site layout should retain the option of accessing the football ground to the west, should this site come forward for development in the future.
- The speed limit adjacent to the site should be reduced 30mph. This will require approval through the Traffic Regulation Order process, which should be progressed in parallel with a planning application.
- Junction design is subject to further detailed discussions with the County Council as Highway Authority and is expected to take the form of a give-way controlled priority 'T' junction.
- General provision of carriageway markings and signage should be provided and extended where these are absent in the vicinity of the site access.
- Applications will be expected to meet current national and local standards for highway design and access. Regard should be had to 'Roads in Hertfordshire: A Guide for New Developments' published by Hertfordshire County Council, and also the more recent guidance 'Manual for Streets' published by the Department for Communities and Local Government (DCLG) and Department for Transport (DFT).

4.2 Footpath and Cycle Links

- The provision of appropriate cycle and pedestrian links should be made as part of the development. This should include links within the site to connect Pancake Lane and

Westwick Row and links with the wider area. These should connect the site with Green Lane, to enable access to Leverstock Green School; Leverstock Green local centre; Westwick Fields play area and the designated cycle route along Buncefield Lane. Some of these linkages will require off-site works.

- The applicants must thoroughly explore the provision of a footway on Pancake Lane between the site entrance and Lombardy Close with the Highway Authority. This will ensure easier access to bus stops and facilities in Leverstock Green. However, this provision must be balanced against the requirement to protect the rural character of the lane and retain mature hedgerows.
- Detailed design and location of these new pedestrian and cycle links will be subject to the agreement of the Council's Rights Of Way Officer.
- All new footpath and cycle links should be constructed to adoptable standards to enable their designation as public rights of way.

4.3 Parking

- Detailed guidance on parking provision is set out in Appendix 5 of the Dacorum Local Plan and in the Borough Council's 'Accessibility Zones for the Application of Car Parking Standards' (July 2002) and the County Council's Supplementary Planning Guidance (SPG) for parking provision at new development (December 2000).
- All parking demand generated by the development should be met on the site.
- The potential to extend car parking provision at the Scout hut, through more efficient use of existing land, should be explored.

The Local Plan sets out the following maximum car parking standards that should be applied to the site:

Table 4.2 Maximum Car Parking Standards by Dwelling Type

Description	Maximum Parking Standards	Cycle Parking Standards
1 bedroom dwelling/bed-sit	1.25 spaces	1 l/t space per unit if no garage/shed provided
2 bedroom dwellings	1.5 spaces	
3 bedroom dwellings	2.25 spaces	
4 or more bedroom dwellings	3 spaces	

(Source: Dacorum Borough Local Plan 1991-2011, Adopted April 2004)

On-street Parking

- On-street parking and communal parking areas should be designed as shared surfaces that utilise permeable surfaces with appropriate landscape design, defined pedestrian and cycle routes and clear visibility from the residential development it is intended to serve.

Secure Courtyard Parking

- These areas should be well landscaped and overlooked by adjoining buildings. They should be small in scale to avoid parked cars dominating the external environment.

Garages

- Where garages are provided these must be set behind the front building line to ensure continuous building frontage and natural surveillance and must not dominate the building design.
- Details of the design, layout and size of garages can be found in Appendix 5 of the Dacorum Borough Council Local Plan and in County Council guidance.

Cycle Parking Provision

- Appropriate provision must be made for secure cycle parking in the form of lockers or sheds in accordance with the above standards and the Hertfordshire County Council Cycle Parking Guide.

4.4 Landscape Strategy

- New development and associated structural planting should respect and enhance existing views utilising existing hedgerow and enhancement works to provide screening for existing residential properties, in particular along Pancake Lane.
- Existing boundary planting should be incorporated, extended, managed and improved to retain its amenity and ecological value.
- The Council expects the eastern boundary of the site to provide a substantial landscape buffer to create a defined edge to the developed area of Hemel Hempstead along the Green Belt boundary. New planting should be in the form of locally appropriate native planting and any ornamental planting designed according to sustainable principles.
- Existing trees and hedgerows must be protected during construction in accordance with British Standards (BS 5837, 2005).
- New development must conform to relevant Building Research Establishment (BRE) standards.
- Additional planting will also be required on the western boundary of the site, to help reduce noise and light pollution from the football ground. The future management of this boundary planting must be agreed with the owners and occupiers of the adjacent site.

4.5 Open Space

- Open space should be clearly defined and meet user requirements through provision of informal play opportunities, habitat creation and community recreation value.
- Internal open/green spaces should be overlooked by dwellings, providing an important recreational facility for the community and a safe, connected route to local transport and surrounding neighbourhoods.
- The Green Wedge to the north of the site should be protected and extended to link with green space within the site.
- Open space within the site should include provision of a 'Local Area of Play' (LAP). This comprises a fenced, unequipped area of play, a minimum of 100m², suitable for use by four to six year olds.

-
- The development will also be expected to contribute towards the upgrading of existing local play facilities at Westwick Field, aimed at older children. These should be upgraded to ‘Neighbourhood Equipped Area of Play’ (NEAP) standard.
 - Advice regarding the layout and design of these play facilities is provided in Appendix 6 of the Local Plan.
 - Further advice regarding future management arrangements for the open space should be sought from the Council’s Parks and Open Spaces Manager as part of the planning application process.

4.6 Ecology

- Hedgerows should be retained and supplemented as far as possible, particularly along Westwick Row. Additional management and planting will also be required.
- There may be a need to remove some hedgerow to ensure the necessary visibility splays for safe access. Any hedgerows removed to accommodate highway improvements should be replaced along the new road boundary. This will be discussed further with Dacorum Borough Council’s Trees and Woodlands Officer and highways once the preferred access location is determined.
- Early survey work has revealed the potential for bats to be present within a number of existing buildings on the site. Should the development require the removal of mature trees or the conversion of any of the existing farm buildings, further surveying by a licensed bat worker will be required. Appropriate bat roost facilities should be provided in new and converted buildings within the site.
- Buffer areas should protect the visual and rural amenity of the land to the north and will assist in preserving existing ecological and wildlife corridors.
- Vegetation that supports important habitats and biodiversity should be preserved, enhanced and protected, particularly during construction through the establishment of appropriate protection zones and landscape buffers.

4.7 Urban Design Principles

Building Types, Design and Materials

- High quality design will be required to enrich the existing built form. Due to the limited size of the site, a consistent design theme should be adopted throughout. This design approach should avoid large areas of unrelieved roofs through appropriate roof articulation and incorporate a strong vertical emphasis. The materials and design of new buildings should complement those of existing buildings.
- New development should be made up of a mixture of housing types and tenure and should be capable of easy adaptation to meet the needs of future residents.
- Consideration should be given to incorporating terraced, courtyard and cottage style properties that compliment the surrounding residential buildings materials of red brick and flint.
- Residential development should be two-storey.

-
- Affordable housing within the site should be of the same external design and quality as the open market units and distributed throughout the site, rather than provided in a single location.
 - High quality hard and soft landscaping will be required throughout the development.

Density

- The density profile should be lower on the northern part of the site as the existing buildings are retained, with higher densities in the other development blocks, which are set back from Westwick Row in order to protect its rural character and to provide a soft edge to the countryside.
- The density of the proposed development will be higher than the existing density in the neighbouring residential area in view of the close proximity of the site to public transport routes and local community facilities. However, development should respect the built form of surrounding residential properties and the retained buildings at Westwick Farm so as not to unduly alter the character and appearance of the area.

Existing Buildings

- The existing farmhouse and associated farm buildings are to be retained. An area of open space should be provided between these buildings and the new development to protect their setting.
- Subject to the advice of the Council's Conservation Officers, some or all of these farm buildings may have the potential for conversion to residential or other appropriate uses.
- Damaged buildings must be repaired or replaced, following advice from Conservation Officers. Some repairs are required to one of the listed barns that forms part of the farm complex. Details requirements are set out in Appendix B.
- The Scout hut is to be retained in its existing location. The development of the adjacent land for residential use should not result in a reduction in the plot size of this facility.

Building Line and Setbacks

- Building lines, with appropriate breaks and setbacks, must be strong and consistent to create a sense of continuity and to define streets and spaces.
- Buildings should be set back from the boundary along Pancake Lane in order to minimise visual impact on the existing neighbouring properties.
- Buildings should be set back from the boundary along Westwick Row to reduce the impact on existing hedgerows and create a landscaped buffer to retain the rural character of the lane.

Boundaries and Means of Enclosure

- The design and layout of the site should ensure a clear distinction between areas of private and public space, to clarify management and maintenance responsibilities.
- Back gardens should not front onto public areas, such as roads or open space.
- In addition to fencing, an appropriate range of alternative boundary treatments should be considered, including walls, railings and hedges.

Orientation

- Where possible, dwellings should be positioned on an east/west axis, with habitable rooms to the south to maximise passive solar gains. Solar gain will also be maximised if overshadowing is avoided.
- Buildings should also be positioned so as to minimise the impact of light spillage from the football club floodlights.

Safety and Security

- Opportunities for crime prevention should be maximised through effective street lighting, although consideration needs to be given to light pollution issues in this location.
- The layout should avoid blank walls, and promote natural surveillance by ensuring open space, footpaths, cycle ways and parking areas are overlooked by buildings. The Environmental Guidelines SPG provides further advice. Developers should take account of the advice of the Police Crime Prevention unit for the area and consult 'Safe Places: The Planning System and Crime Prevention' which can be viewed at www.planningresource.co.uk and apply the principles of 'Secure by Design'.

Gardens, Amenity Space and Spacing of Dwellings

- All residential developments are required to provide an area of private open space for dwellings. Appendix 3 of the Dacorum Local Plan sets out detailed requirements for gardens and amenity space.
- Gardens should be positioned to the rear of the development and have a minimum depth of 11.5m. If possible there should be a range of garden types and sizes within the site to provide choice and reflect dwelling size and type.
- There should be a minimum distance of 23m between the main rear wall of a dwelling and the main wall (front or rear) of another to ensure privacy. A minimum rear to side distance is usually considered to be 15 metres.

Streetscape Elements

- Streets should adopt pedestrian priority with shared surfaces and 'home zone' principles that link the site to existing pedestrian and cycle routes, bus stops and local community facilities.
- Streets should be well connected with pockets of overlooked public open spaces or squares that create points of interest and space for informal recreation.
- To ensure clarity regarding management responsibilities, there should be a clear definition between public and private space.
- Provision should be made for waste management facilities to serve any apartments or flats. These should be conveniently positioned for residents, well screened and of sufficient size to cater for both normal domestic waste and recycling. Appropriate provision for the storage of wheelie bins and recycling boxes should also be made for housing. This provision should accord with the Borough Council's Advice Note on The Storage of Refuse at Residential Developments (June 2006).

Landmarks and Feature Buildings

- Architecturally distinctive, low key feature buildings should be incorporated into the scheme at key landmark locations. These should lend a strong identity to the site.

Appropriate locations for such buildings might be at the site entrance, the focus of key vistas within the site, and fronting on to the key public open spaces.

4.8 Sustainable Building Practices and the Environment

Sustainable Buildings

- The development should achieve a minimum of Level 3 of the Code for Sustainable Homes. This will ensure that the development maximises opportunities to incorporate water storage, recycling facilities and sustainable power sources within each dwelling to create a physical demonstration of best practice and innovation.
- Dwellings should provide the opportunity for change of internal use, landscape design and property expansion. The Local Plan requires that at least 10 percent of the dwellings should be designed as lifetime homes.
- Sufficient space for waste and recycling storage should be provided for each dwelling to encourage waste minimisation. Consideration should be given to composting provision within private gardens.
- Reference should also be made to Dacorum Borough Council's SPD on Energy Efficiency and Conservation (July 2005), which identifies the need to consider the use of renewable energy or renewable energy technology.

Sustainable Drainage

- A flood risk assessment focussing on surface run-off has been undertaken and will need to be submitted and taken into account as part of the planning application.
- The Environment Agency has confirmed that Sustainable Urban Drainage Systems (SUDS) is acceptable in principle on the site, although the depth of penetration of soakways should be restricted to a maximum of 3m. The use of soakaways will only be encouraged where they would avoid risk to groundwater quality as a consequence of potential ground contamination.
- The design of this Sustainable Urban Drainage System may have an impact on the layout of the site. Consideration needs to be given as to how this links to the SUDS scheme at Green Lane/Buncefield Lane and the potential new balancing tank.
- An outline drainage strategy, including an outline SUDS strategy, must be produced and submitted as part of the planning application. This should have regard to Dacorum Borough Council's SPD on Water Conservation (July 2005) for guidance on appropriate sustainable drainage practices.
- Suitable water conservation measures such as water re-use/recycling systems should be incorporated into the scheme where appropriate.

Cultural Heritage

- The cultural heritage of the area should influence the selection of materials and design of built form within the development.
- Trial trenches will be required on the site prior to the submission of a planning application. The location and extent of these will be agreed by Hertfordshire County Council's

archaeologists. Appropriate additional investigation will need to be agreed between developers and the County Council if necessary.

Infrastructure Requirements

- Discussions will need to take place with Thames Water Ltd with regard to the possibility of moving the public surface water sewer and public foul water sewer that cross the site. These carry statutory protection easements, where no buildings are usually permitted over the pipes or associated easements. Diversion of the sewers would be at the developer's expense.
- Advice is required from Transco regarding gas supply and should be sought at the planning application stage.
- EDF have advised that the development will require new cables and possibly a substation, which will be handled as part of the planning application process.
- The developers will need to demonstrate that there is adequate capacity in relation to water supply, surface water, foul drainage and sewerage treatment to serve the development and that it would not lead to problems for existing users. Thames Water has confirmed that, based on current information, they do not envisage infrastructure concerns regarding waste water capability.

5. Implementation and Developer Contributions

5.1 Planning Applications

The Borough Council expects a comprehensive planning submission that accords with the Dacorum Local Plan and the details set out in this Development Brief unless there is clear justification for departure and agreement from the Borough Council. Applicants should demonstrate how the application accords with this Brief and other relevant documents.

Applicants will be required to provide sufficient information and appropriately detailed plans to enable the Council to assess the full impacts of the proposals. This should include:

- a supporting statement of how the application meets Brief and Local Plan requirements;
- a Design and Access Statement;
- a Transport Assessment (circular 02/2007) including the impact on M1 Junction 8;
- a flood risk assessment and outline drainage strategy;
- a sustainability checklist/statement;
- a Tree and Hedgerow Survey;
- an assessment of archaeological potential;
- an ecological assessment;
- a land contamination report; and
- a landscape strategy.

5.2 Developer Contributions

Certain aspects of the proposed development will need to be covered by a legal agreement. This is likely to include the following.

- Affordable housing: around 50% of the total units on the site should be affordable housing. This should include a range of house types which should be built to the same standards and design as those sold on the open market. The Borough Council generally seeks to achieve a 75/25 split in favour of rented accommodation, with 25 percent made up of intermediate rent or shared ownership. Details regarding affordable housing will be determined at planning application stage.
- Open space: to include level of provision, management and timing. This will include provision of appropriately landscaped open space and provision of a commuted sum for future maintenance through a covenanted, long term, management arrangement. This open space should include a 'Local Area for Play' (LAP). In addition to this LAP, the development should make appropriate contributions to the upgrading of Westwick Field to 'Neighbourhood Equipped Area for Play' (NEAP) standards.

-
- Contributions towards the provision of additional educational facilities, or upgrading of existing facilities if required. Regard should be had to the County Council's guidance on education contributions. The scale of contributions will be based on dwelling size and tenure, together with the impact on local schools.
 - Contributions towards libraries, youth and child care.
 - The provision of fire hydrants.
 - Contributions to promote sustainable transport measures/schemes calculated in accordance with Hertfordshire County Council's Advice Note for Applicants.
 - Provision of new and/or upgrading of existing pedestrian and cycle links.
 - Necessary off-site highway improvements and Traffic Regulation Orders agreed with the County Council as Highways Authority.
 - Any changes to the access, parking and landscaping of the Scout hut as a result of this development.
 - Any costs pertaining to the reconstruction and repair of the farm and farm buildings.
 - Contribution towards provision of a new balancing tank if required following detailed investigation with the relevant stakeholders.

5.3 Phasing

Due to the size of the site it is anticipated that it would be developed as a single phase. Any off-site highway improvements should be either completed or provided for with realistic prospect of completion before occupation of new dwellings.

5.4 Minimising the Impact of Construction

- In order to reduce the impact of site development upon existing residents, developers should establish a clear reporting mechanism through which complaints and requests for information can be made.
- A full works schedule will also be required prior to construction commencing. This should detail measures implemented to reduce the impact of construction traffic and operations.

5.5 Buncefield and HSE Investigation

There is currently a 190m consultation zone around the Buncefield Oil Depot. The Development Brief site does not fall within this consultation zone. The Health and Safety Executive (HSE) is considering changes to the size of this consultation zone and the levels of restrictions within it. Whilst these changes are unlikely to affect this site, any changes to the HSE's planning advice will be fully taken into account at all stages of the development process.

6. Further Information

Reference should be made to the various documents referred to throughout this Brief. Further discussions are likely to be necessary with statutory undertakers and utilities and other relevant contacts. Details of these can be obtained from Dacorum Borough Council. Key contacts include:

Dacorum Borough Council	Laura Wood/Lorna Clark, Development Plans Unit	01442 228660
	Claire Covington - Parks and Open Spaces Manager	01442 228788
	Kate Bowles - Housing Enabling Manager	01442 228526
	Andrew Parrish/Robert Freeman/Mark Staincliffe, Development Control	01442 228376
	Mark Brookes - Dacorum Borough Council Planning Solicitor, Developer Contributions	01442 228380
Hertfordshire County Council	Kate Batt, Archaeologist	01992 555244
	Alexandra Stephens, County Property Unit	01992 588132
	James Dale/Dave Varney - Highways Design and Layout	01923 471320
	Passenger Transport:	01992 556765
Police Architectural liaison	Dave Mahon	01442 271045
Entec UK Ltd.	Helena Spencer	01926 439 095
Faulkners	Derek Bromley	01923 272819

Key Documents

- National Government Guidance in the form of PPGs and PPSs;
- Dacorum Borough Local Plan 1991-2011 (Adopted April 2004);
- Dacorum Borough Council SPD 'Release of Local Plan Part II Housing Sites' July 2005;
- Dacorum Local Plan Inquiry Inspector's Report, August 2002;
- Dacorum Borough Council SPG 'Area Based Policies' and 'Environmental Guidelines' 2004;
- Dacorum Borough Council SPDs Energy Efficiency and Conservation, Water Conservation;
- Dacorum Borough Council 'Social and Community Facilities Study, January 2006;
- Dacorum Borough Council Urban Design Assessment, January 2006; and
- 'Roads in Hertfordshire': A Guide for New Developments' Hertfordshire County Council (detailed Highways standards and guidance) 'Manual For Streets,' Department for Transport (March 2007).

Appendix A

Planning Context

National Planning Policy Guidance

The following National guidance is relevant:

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1);
- Planning Policy Statement 3: Housing (PPS3);
- Planning Policy Statement 9: Biodiversity and Geological Conservation; (PPS9)
- Planning Policy Guidance Note 13: Transport (PPG13);
- Planning Policy Guidance Note 16: Archaeology and Planning (PPG16);
- Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (PPG17);
- Planning Policy Statement 22: Renewable Energy (PPS22); and
- Planning Policy Statement 25: Development and Flood Risk (PPS25).

PPS1 sets out the broad principles of planning policy with the aim of delivering sustainable development through the land-use planning system. The concept of sustainability is fundamental and will be a key consideration in the preparation of the detailed design of the site.

PPS3 sets out the need for the planning system to deliver high quality housing that is well designed and built to a high standard. It seeks to ensure that housing is developed in suitable locations which offer a range of community facilities with good access to jobs, key services and infrastructure. The PPS advises Local Planning Authorities (LPAs) to set out a range of densities across the plan area rather than one broad density range, although 30 dwellings per hectare net is to be used as a national indicative minimum. LPAs are advised that land should be used effectively and efficiently and should achieve a good mix and choice of housing. Draft PPS3 provides more detailed guidance on residential densities and places greater emphasis on the sustainability of sites rather than the sequential approach to development.

PPS9 sets out planning policies on the protection of biodiversity and geological conservation through the planning system.

PPG13 seeks to integrate land use and transport planning. It sets out the principles of sustainability in terms of ‘reducing the need to travel’ by locating developments close to existing services and facilities and providing access to a variety of modes of transport as suitable and viable alternatives to the car.

PPG16 describes the importance of investigating and preserving any archaeological remains prior to development. **PPG17** sets out the importance of accessibility to existing and new open spaces from small children’s play space, to playing fields and country parks. **PPS22** sets out the

government's policies for renewable energy. **PPS25** provides guidance on the importance of assessing the flood risk associated with new development including that associated with increased surface run off.

The Development Plan

Under the new planning system the development plan comprises the approved Regional Spatial Strategy, RPG9 for the South East (March 2001), although this will be replaced by RSS14 for the East of England once this is approved. The following also form the development plan and set the relevant policy context for the site:

- Hertfordshire Structure Plan Review 1991-2011 (adopted April 1998); and
- Dacorum Borough Local Plan (1991-2011) (adopted April 2004).

Hertfordshire Structure Plan Review 1991-2011 (Adopted April 1998)

The Structure Plan sets the strategic development framework for the County. It seeks to ensure that all development makes a positive contribution to achieving the sustainability aims and objectives of the Plan, and it emphasises that good design is essential to this.

Policy 1 seeks to ensure that the policies in the Plan and Local Plans enable activities and development in Hertfordshire to be carried out consistently with the principles of sustainable development.

Dacorum Borough Local Plan (1991-2011) (Adopted April 2004)

Policy 1 of the Local Plan seeks to ensure that development in the Borough is consistent with the aims of the framework for sustainable development set out in Policy 1 of the Structure Plan. The Policy includes a requirement for applicants for planning permission to submit a sustainability statement as part of their application.

Other key Local Plan policies are identified below:

- Policy 11: Quality of Development;
- Policy 12: Infrastructure Provision and Phasing;
- Policy 13: Planning Conditions and Planning Obligations;
- Policy 16: Supply of New Housing;
- Policy 21: Density of Residential Development;
- Policy 18: The Size of New Dwellings;
- Policy 20: Affordable Housing;
- Policy 49: Transport Planning Strategy;
- Policy 76: Leisure Space in New Residential Developments;
- Policy 96: Landscape Strategy;
- Policy 99: Preservation of Trees, Hedgerows and Woodlands;

- Policy 118: Important Archaeological Remains;
- Policy 122: Energy Efficiency and Conservation; and
- Policy 124: Water Conservation and Sustainable Drainage Systems.

Supplementary Planning Documents (SPD)

In July 2005, the Council adopted SPD on the Release of Part II Housing Proposal Sites. The SPD seeks to phase the production of Development Briefs for the Part II sites. It splits the Local Plan phase of 2006-2011 into three periods, with site (H42) being identified in the third tranche.

Other relevant SPD include those on energy efficiency and conservation, landscape character and water conservation.

Supplementary Planning Guidance

Other key guidance of relevance includes the Council's Environmental Guidelines SPG and SPG on development in residential areas, which provides guidance relating to the different character areas within the town.

In 2002 the Council adopted SPG on accessibility zones for the application of car parking standards. The County Council has adopted SPG relating to the design and layout of roads in new development.

The Chilterns Conservation Board, in conjunction with local authorities, have produced a 'Chilterns Buildings Design Guide' and associated Technical Notes on the use of brick and flint and on roofing techniques. Although this site is not within the Chilterns Area of Outstanding Beauty (AONB), the advice within this guide is pertinent - particularly with regard to the conversion of farm buildings.

Technical Studies

In addition to the above SPD/SPG, regard should be had to the technical studies that have recently been completed or are currently being completed by the Borough Council. The Urban Nature Conservation Study, The Urban Design Assessment and Study of Social and Community Facilities are all of particular relevance to the proposed development.

Appendix B

Requirements for Reconstruction of Listed Barn

There are two adjacent timber-framed barns, one of three bays, the other of five bays, forming one side of the farm courtyard, both of which have been listed. Notification of the listing was sent out to the owner on the 08 November; it appears the five bay barn had already collapsed on the 04 November.

The Conservation Officer has inspected the state of the timbers and is of the opinion that the damaged frame can be repaired and the barn reconstructed on its existing site. The recording of the frame, the assessment of the repair methodology, the works specification and the frame repairs themselves need to be carried out by specialists with expertise of historic timber-framing and historic carpentry techniques.

- The first phase of the work entails the recording of the timbers in situ and their careful removal to safe storage.
- The second phase will involve laying out the frames and producing a detailed schedule of works and repair specification.
- The third phase will consist of carrying out the necessary repairs to the historic timber-frame - repairing damaged joints, piecing in new timbers where damage has occurred, and shaping new timbers where material is missing.
- The fourth phase will involve repairing the existing brick and flint plinth walls on site, reconstructing the timber frame and making it watertight by reinstating the peg tile roof and weatherboarding.

All of the above works will need to be carried out in close co-operation with the Council's Conservation Officers.