



# Local Allocation LA4 Hanburys, Shootersway, Berkhamsted

## Master Plan



Adopted  
July 2017





## Foreword

Six 'Local Allocations' (Green Belt sites identified for housing development and other associated uses) were identified in the Council's strategic plan, called the Core Strategy. The Core Strategy was adopted in September 2013. Further detail on these sites is provided in the Site Allocations document adopted in July 2017.

The landowners, in partnership with the Council, have prepared master plans for each Local Allocation. These master plans add further detail to the site requirements set out in the Site Allocations document; providing further information on the design and layout of the sites.

Consultation on this site was carried out as part of preparation of the Council's Core Strategy (adopted September 2013) and through other consultation events, including those associated with the Pre-Submission Site Allocations consultation in 2014. These responses, where appropriate, have been used to help prepare the master plans. Details of the public consultation undertaken are set out in the Local Allocations master plan Consultation Report.

This master plan is intended to be read alongside the Site Allocations document.

These master plans have been updated to ensure they reflect the wording of the adopted Site Allocations document, where this has been amended through the public examination process.

The master plans seek to take forward and elaborate on the visions and principles in Policies LA1-LA6 in the Site Allocations DPD. They must be consistent with that approach and all modifications made to that document in progressing the DPD to adoption. The master plans and all indicative spatial layouts have also been prepared on the basis of technical work submitted at the time of the examination of the Site Allocations DPD.

For information, all capacities are conservative and have been prepared for housing supply and monitoring purposes. They similarly reflect only technical work available at the time of the examination of the Site Allocations DPD. However, the Site Allocations DPD makes clear that the net capacity figures specified provide an estimate of expected dwelling capacity and should not be treated as maxima.

Where proposals differ from the master plans – whether dwelling numbers or aspects of the layout, design and content of development – as a result of further technical studies they will need to be tested through the planning application process, which in itself will develop a finer level of detail than can be provided in the masterplans. All detailed schemes will be expected to demonstrate compliance with relevant policies and guidance.

If you have any further questions regarding any of the issues raised in this document please contact the Strategic Planning and Regeneration team on 01442 228660 or email [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk).



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# 1. Purpose

- 1.1 This master plan has been prepared in consultation with Dacorum Borough Council in respect of Local Allocation 'LA4' which includes land at and to the rear of Hanburys and The Old Orchard, Shootersway, Berkhamsted. The site is shown in Figure 1.

**Figure 1: Location Plan**



- 1.2 The Hanburys and The Old Orchard site is one of a number of sites where the principle of housing development has been established through Dacorum's Core Strategy with the Site Allocations Development Plan Document (DPD) adding further detail about the development of the site. The Site Allocations DPD also removed the site from the Green Belt and set a new Green Belt boundary.
- 1.3 The purpose of this master plan is to supplement the Site Allocations DPD by setting development principles and a framework through which a high quality residential scheme can be delivered on the site. It is also intended to demonstrate how the planning requirements set out in the Site Allocations DPD can be delivered and will guide future planning applications, and has been prepared:
- To explain new settlement and Green Belt boundaries;
  - To outline requirements for the planning and delivery of the area;
  - To outline layout possibilities;
  - To facilitate discussion of the above with the public;
  - To provide justification for the planning requirements; and

- To guide future planning application(s).

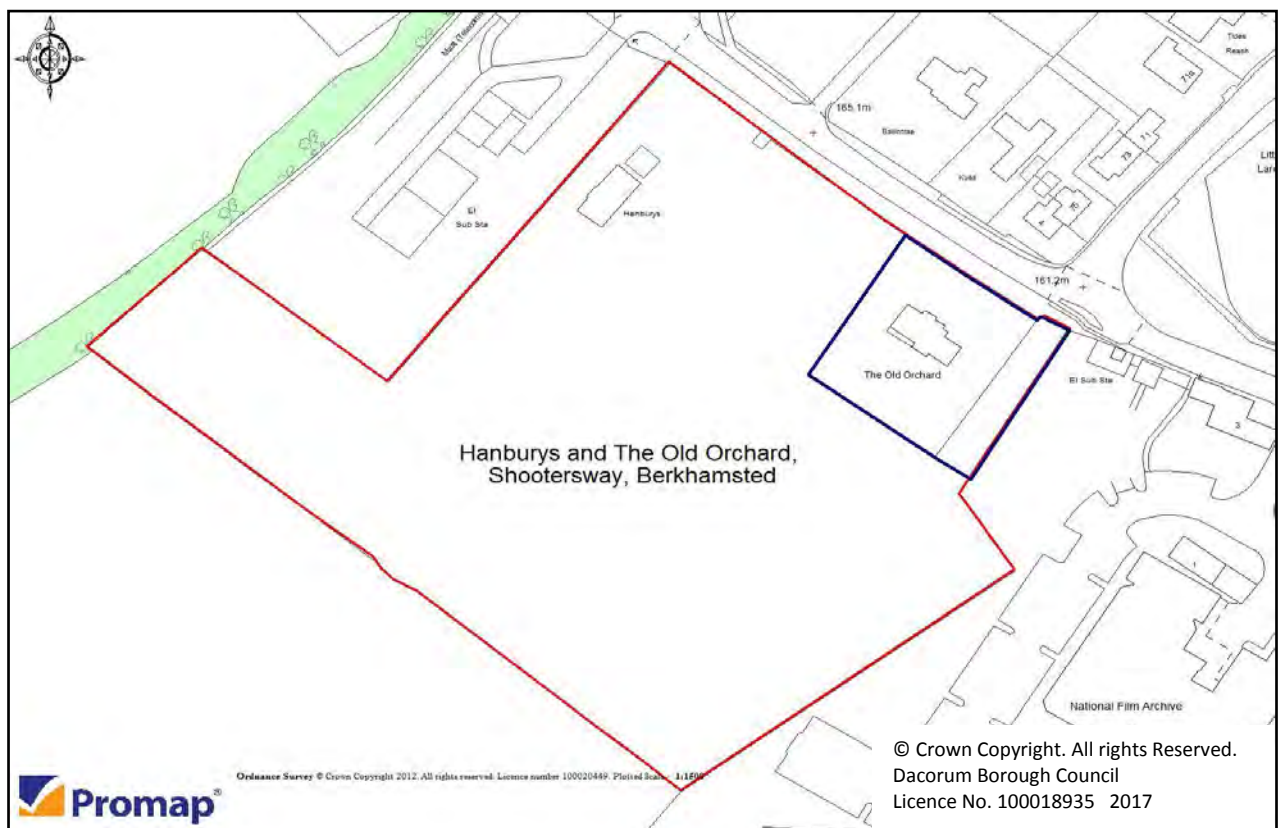
1.4 The master plan has been prepared in consultation with, and contribution from, key stakeholders, including the Local Highway Authority.

1.5 Discussion with local residents during production of the master plan has helped increase understanding of local aspirations and concerns for development on the site. The input of stakeholders and residents has helped us to shape the contents of the master plan and the development principles within it.

1.6 The final master plan has been adopted by the Council as supplementary guidance. Whilst planning applications on the site will be considered against Development Plan policies, this document provides further detail pursuant to those policies and has been the subject of public consultation. As such it will carry weight as a material consideration, when planning applications are determined.

1.7 The land is in two ownerships: Mr and Mrs Brightman, owners of Hanburys and Mr and Mrs Ball, owners of The Old Orchard. The respective land ownership plans are shown in Figure 2 below.

**Figure 2: Landownership**



1.8 The document:

- Describes the site and surroundings;
- Identifies the technical work that has been undertaken in order to demonstrate technical feasibility; and



- Provides and describes an Indicative Spatial Layout plan, identifying principles that will be important in ensuring that the development proceeds in an acceptable manner taking account of the constraints and opportunities of the site and results in a high quality addition to the town.

1.9 This document will set out the key principles behind the Indicative Spatial Layout (see Figure 6) that has been produced in consultation with Officers at Dacorum Borough Council.



## 2. Context

### Planning Policy

- 2.1 The following section sets out the planning policy context within which the master plan has been prepared, and which will in turn inform future planning application(s) on the site. This includes existing national planning policy, saved policies from Dacorum Borough Local Plan (1991 – 2011), the recently adopted Core Strategy, and the emerging Site Allocations DPD.

#### National Planning Policy Framework

- 2.2 The National Planning Policy Framework (NPPF) adopted in 2012 and Planning Practice Guidance (PPG) represent the planning policy consideration at the national level. The NPPF supersedes all previous national Planning Policy Guidance and Planning Policy Statements. The Council's Core Strategy and Site Allocations DPD were prepared in the context of the NPPF and are in general compliance with it.

#### Core Strategy

- 2.3 Dacorum Borough Council's Core Strategy was adopted on 25th September 2013 and contains the main strategic policies which will guide development in the borough.
- 2.4 The land is designated as Local Allocation LA4 within the Berkhamsted Place Strategy in the Core Strategy (see Figure 3). The Core Strategy states that Berkhamsted will accommodate up to 1,180 new homes up to 2031. The table below (Table 1) summarises key principles for the LA4 development:

**Table 1: Core Strategy Extract**

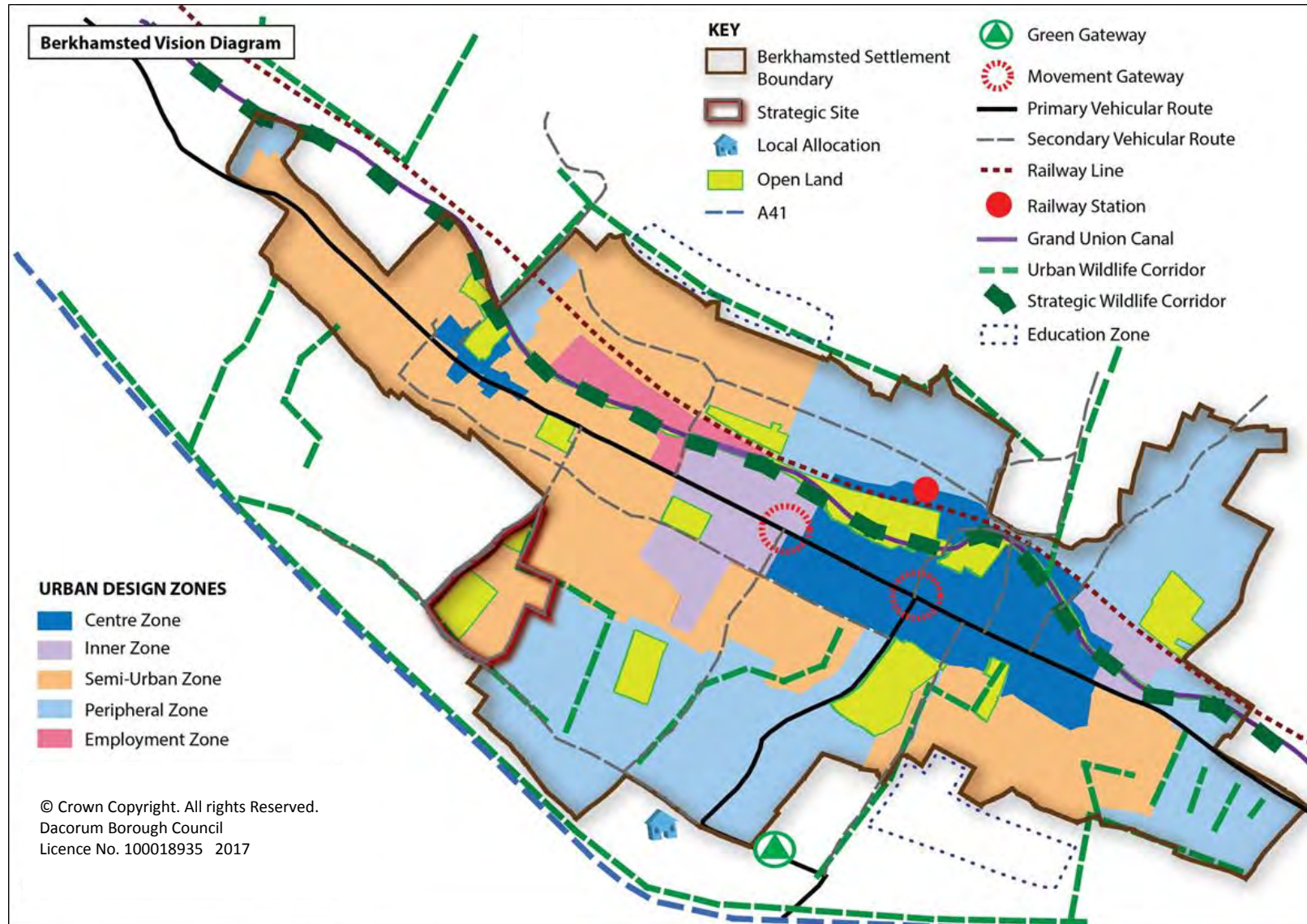
<b>Location reference</b>	Proposal LA4
<b>Site location</b>	Land at and to the rear of Hanburys, Shootersway, Berkhamsted.
<b>Proposals</b>	Around 60 new homes
<b>Principles</b>	<ul style="list-style-type: none"> <li>• A mix of two storey housing including around 40% affordable homes.</li> <li>• A contribution must be made towards educational and community facilities.</li> <li>• The layout, design, density and landscaping must create a soft edge with the adjoining countryside and secure a long term Green Belt boundary. Development must respect the setting of the adjoining British Film Institute site.</li> <li>• The impact on the local road network will be mitigated by supporting sustainable transport measures and</li> </ul>

	<p>improvements to the Shootersway/Kingshill Way junction.</p> <ul style="list-style-type: none"> <li>• The main access taken from Shootersway.</li> <li>• Access to the rear of Hanburys to be considered to allow for allotments and other possible uses.</li> </ul>
<b>Delivery</b>	<p>The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established.</p>

2.5 In addition, the following policies from the Core Strategy are the most relevant for the LA4 site:

- Policy CS1: Distribution of Development
- Policy CS3: Managing Selected Development Sites
- Policy CS4: The Towns and Large Villages
- Policy CS8: Sustainable Transport
- Policy CS9: Management of Roads
- Policy CS10: Quality of Settlement Design
- Policy CS11: Quality of Neighbourhood Design
- Policy CS12: Quality of Site Design
- Policy CS13: Quality of the Public Realm
- Policy CS18: Mix of Housing
- Policy CS19: Affordable Housing
- Policy CS23: Social Infrastructure
- Policy CS25: Landscape Character
- Policy CS26: Green Infrastructure
- Policy CS27: Quality of the Historic Environment
- Policy CS28: Carbon Emission Reductions
- Policy CS29: Sustainable Design and Construction
- Policy CS35: Infrastructure and Developer Contributions

Figure 3: Extract from Core Strategy – Berkhamsted Vision Diagram



Site Allocation DPD

2.6 Dacorum Borough Council’s Site Allocations DPD<sup>1</sup> was adopted on 12th July 2017 and contains the more detailed policies and site specific proposals which are necessary to deliver the strategic policies in the adopted Core Strategy. The Site Allocations DPD includes a policy for LA4, together with a vision, an indicative Spatial Layout Plan and a series of development principles (see Table 2). These are reflected and elaborated on by this master plan. This vision is outlined in section 4 of this document. Figure 4 depicts the Berkhamsted Place Strategy vision in the Site Allocations DPD.

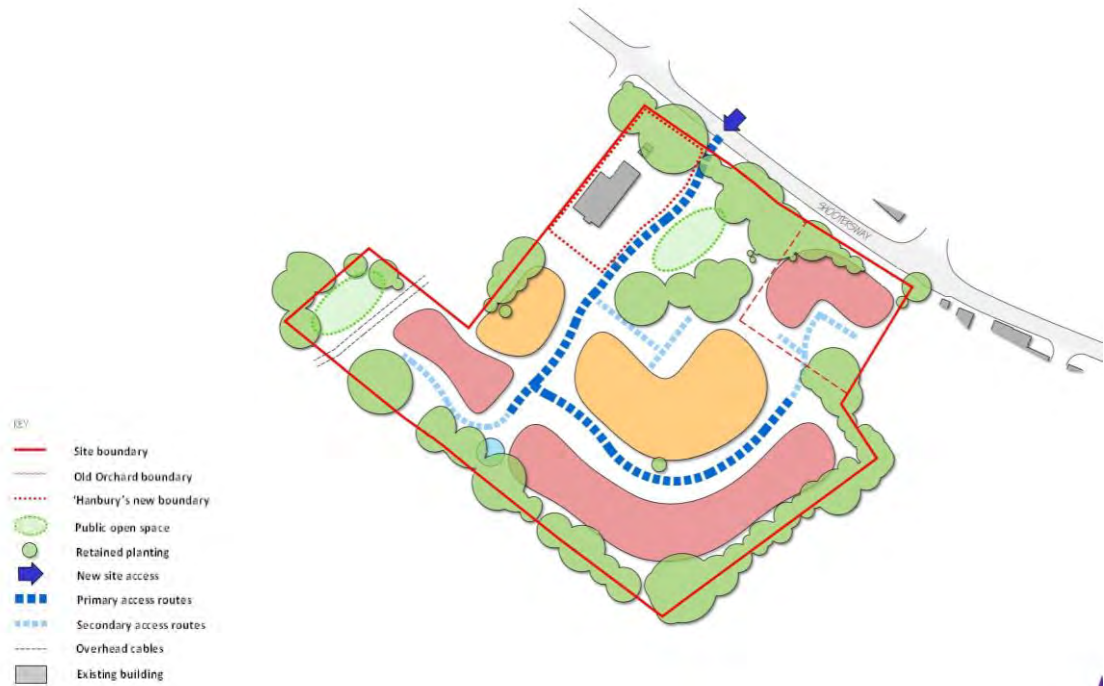
**Table 2: Site Allocation DPD Extract for Policy LA4**

<p><b>Policy LA4: Hanburys, Shootersway, Berkhamsted</b></p> <p><b>Local Allocation LA4 at Hanburys as identified on the Policies Map has been released from the Green Belt and will deliver 40 new homes.</b></p> <p><b>The key development principles for the site are set out below. Further detail is set out in a site master plan.</b></p> <p><b>Key Development Principles</b></p> <p>The following principles have been used to guide the site master plan and will be used to assess the subsequent planning application:</p> <ul style="list-style-type: none"> <li>• Mitigate the impact on the local road network by supporting sustainable transport measures and improvements to the Shootersway/Kingshill Way junction.</li> <li>• Ensure sufficient, well-located parking.</li> <li>• Take the main vehicular access from Shootersway.</li> <li>• Design internal road access to prevent future expansion of the development into adjoining land (e.g. into the adjoining Haslam Field).</li> <li>• Focus development around a key green space.</li> <li>• Design the scheme to a high level of sustainability.</li> <li>• Limit buildings to 2 storeys normally.</li> <li>• A mix of homes including 40% affordable homes.</li> <li>• Use good quality materials and provide gables to buildings.</li> <li>• Arrange buildings/routes to achieve natural surveillance, good pedestrian access, and an attractive relationship to open spaces.</li> <li>• Carefully locate buildings, open space and landscaping so as to respect the setting and security of the neighbouring British Film Institute (BFI) site. Development should not be located close to the boundary with the BFI site: new housing should back onto the site.</li> <li>• Meet the Council standards for open space and arrange to ensure a pleasant, coherent and wildlife-friendly network throughout the development that links to the adjoining open countryside.</li> <li>• Design landscaping to allow views out of the site while ensuring secure boundaries.</li> <li>• Maintain a semi-rural frontage and mature planting to Shootersway.</li> <li>• Link utilities to existing networks and provide extra capacity where needed to serve the development.</li> </ul>
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<sup>1</sup> Available at: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/dacorum-site-allocations---sa-statement-june-2017---cpr2426782f574551156b7f9bc7ff00000246a4.pdf?status=Temp&sfvrsn=0.27307601491658984>

- Create a defensible boundary to the Green Belt and new soft edge to the settlement by enhancing and managing existing landscaping and through careful design and layout.
- Strengthen the boundary to prevent outward expansion of the Green Belt at the western boundary.
- Retain pond feature in line with ecological and drainage requirements.

### Indicative Spatial Layout



### Delivery and Phasing

- LA4 is scheduled to come forward from 2021, in accordance with Core Strategy Policy CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.
- The site will be developed as a single phase in accordance with the master plan. The council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this master plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations. No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure either through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- Key planning obligations are set out in the site master plan and include 40% affordable housing and contributions towards local social and transport infrastructure. Contributions required towards offsetting loss of wildlife resource following early liaison with Hertfordshire (Ecology)
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (Proposal T/17).

- Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades that are required as a result of the development in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site
- Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at an early stage.

2.7 In addition, the following policies from the Site Allocations DPD are the most relevant for the development at Hanburys and The Old Orchard site:

- Policy SA1: Identified Proposals and Sites
- Policy SA3: Improving Transport Infrastructure
- Policy SA8: Local Allocation
- Policy LA4: Hanburys, Shootersway, Berkhamsted

2.8 Where there is any conflict between the requirements of this master plan and the Site Allocations DPD, the Site Allocations DPD will take precedence.

#### Statement of Common Ground

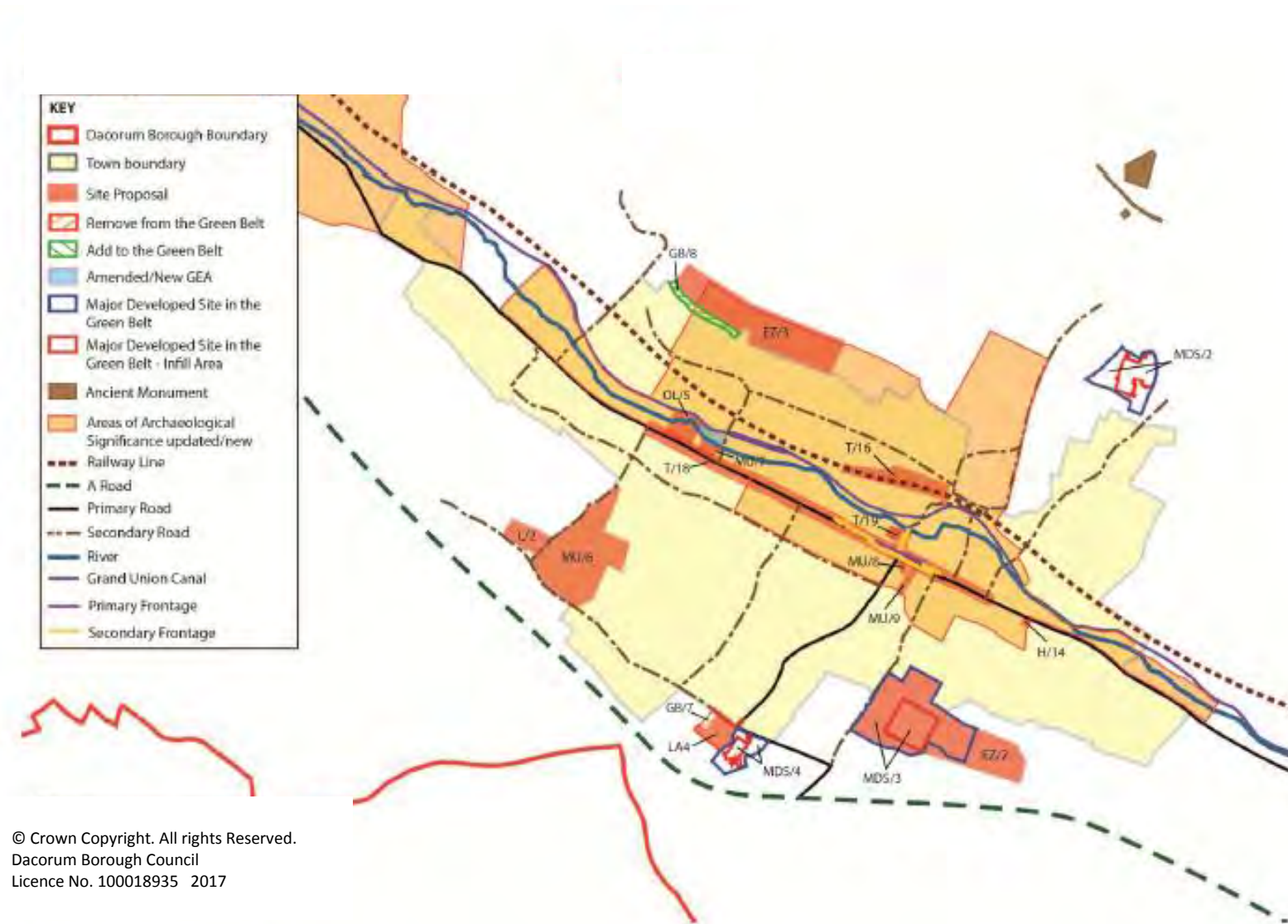
2.9 As part of the Core Strategy process, a Statement of Common Ground<sup>2</sup> was agreed between the Council and those with land interests at LA4. This also provided further background on the site, constraints and opportunities and has formed the basis for further work since that time.

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<sup>2</sup> <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/statement-of-common-ground-hanburys-final-version-redacted.pdf?sfvrsn=0>



Figure 4: Extract from Site Allocations – Berkhamsted Place Strategy Vision Diagram:



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Dacorum Borough Local Plan (adopted 21 April 2004)

- 2.10 Although the Core Strategy and Site Allocations DPD have been adopted, some of the Local Plan policies are still 'saved' (i.e. they remain operational). These saved policies will gradually be superseded as the Council produces further Local Plans and supplementary guidance.
- 2.11 The following saved Local Plan policies are particularly relevant to the development of the LA4 site:
- Policy 12: Infrastructure Provision and Phasing (to be read in conjunction with Core Strategy Policy CS35)
  - Policy 13: Planning Conditions and Planning Obligations
  - Policy 18: The Size of New Dwellings
  - Policy 21: Density of Residential Development
  - Policy 51: Development and Transport Impacts
  - Policy 54: Highway Design
  - Policy 58: Private Parking Provision
  - Policy 76: Leisure Space in New Residential Development
  - Policy 99: Preservation of trees, hedgerows and woodlands
  - Policy 100: Trees and woodland planting
  - Policy 101: Trees and woodland management
  - Policy 118: Important Archaeological Remains
- 2.12 The following Local Plan appendices are particularly relevant to the development of the LA4 site:
- Appendix 3: Layout and Design of Residential Areas
  - Appendix 5: Parking Provision
  - Appendix 6: Open Space and Play Provision
  - Appendix 8: Exterior Lighting
- 2.13 The Core Strategy and Site Allocations will take precedence where there is any conflict in content.

Supplementary guidance

- 2.14 The Council has adopted a number of documents to supplement Local Plan and Core Strategy policies. These documents are used as material planning considerations in deciding planning applications. Where there is a conflict between their content and that of a Local Plan, the Local Plan will take precedence. The main documents relevant to the development of the LA4 site are as follows:

*Supplementary Planning Guidance (SPG)<sup>3</sup>*

- Accessibility Zones for the Application of Car Parking Standards – now incorporated into the Area Based Policies SPG (2004).

*Supplementary Planning Documents (SPD) and other advice<sup>2</sup>*

- Affordable Housing (2013)<sup>4</sup>

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<sup>3</sup> Available at: [http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-\(spds\)](http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/supplementary-planning-documents-(spds))

- Sustainable Development Advice Note (December 2016) and associated sustainable development checklist

### Community Engagement

- 2.15 Throughout the preparation of the Core Strategy and Site Allocations DPDs, the Council has engaged with the local community to obtain their views on, and aspirations for, this site. This engagement has helped develop and refine the development principles highlighted in this master plan. For further information please see the relevant reports of representation and consultation on the Council's website<sup>5</sup>.

### Community Infrastructure Levy and Section 106 (S106) Contributions

- 2.16 Dacorum Borough Council adopted its Charging Schedule and supporting documents and policies<sup>6</sup> on 25<sup>th</sup> February 2015, and thereafter implemented the charge on 1<sup>st</sup> July 2015. The Charging Schedule requires new residential and large retail developments to contribute to infrastructure via the CIL. It is expected that some of the infrastructure required to support development of the LA4 site will be secured through CIL, with a limited number of contributions secured through the S106 mechanism (see section 6 for further information).

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<sup>4</sup> <http://www.dacorum.gov.uk/docs/default-source/default-document-library/affordable-housing-spd-2013-nbsp-.pdf?sfvrsn=0>

<sup>5</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/localallocations>  
<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/localallocations/la4-hanburys-berkhamsted>

<sup>6</sup> The supporting policies are the Regulation 123 List, Exceptional Circumstances Relief, Discretionary Charity Relief, and Instalments and Payments in Kind policies

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### **3. Analysis of the Site Context and Development Constraints and Opportunities**

#### **Site Location**

- 3.1 The site is 1.9 Ha in area and lies on the south side of Shootersway, Berkhamsted immediately adjacent and to the west of the British Film Institute site. It is a level site, comprising the extensive garden associated with Hanburys, and the land and buildings of The Old Orchard property.

#### **Local Services and Facilities**

- 3.2 The site is well positioned within easy walking distance from a number of key destinations including bus stops, Berkhamsted town centre, a Waitrose superstore, six schools and Berkhamsted train station which enjoys excellent connectivity.
- 3.3 This section of the master plan sets out a site analysis of the LA4 site and covers the following:
- Highways, access and accessibility;
  - Infrastructure, Services and Utilities;
  - Flood Risk and Drainage
  - Ecology and arboriculture; and
  - Archaeology and Heritage Assets.
- 3.4 A series of technical studies of the site have been undertaken and are summarised below. These have comprehensively addressed the deliverability of the development and identified constraints and opportunities in order to feed into the master plan.
- 3.5 This information has been used to inform the development principles and Indicative Spatial Layout Plan in section 4.

#### **Highways, access and accessibility**

- 3.6 Glanville Consultants have produced a Transport Strategy for the proposed development of up to 60 dwellings at LA4 in Berkhamsted. The report made an initial assessment of the main transport considerations related to the project, including: outlining a suitable vehicular access point; evaluating the impact on the surrounding road network; and investigating sustainable travel options to the site.
- 3.7 The nearby junction of Shootersway/A416 has existing layout and congestion problems and was assessed in the Kingshill Way/Kings Road/Shootersway Junction Stage 1 Feasibility Report (Hertfordshire Highways, 2010). The report concludes that introducing signal controls at this junction with provisions for pedestrian crossing would provide the most appropriate solution to the existing vehicular and pedestrian issues.

- 3.8 Additional traffic from the two sites allocated in the (then) draft Core Strategy (the other site being Strategic Site SS1 (Land at Durrants Lane / Shootersway)), of which the Hanburys and The Old Orchard development only makes up 25%, were modelled and found to have a minor effect on the expected queues at the proposed signal junction. Therefore, the Hertfordshire Highways Junction Feasibility Report concludes that no further work is required to mitigate the development impact than that proposed to resolve the current capacity issues with the junction.
- 3.9 Investigations illustrate that utilising the access point as per the proposed master plan, means that there will be no problems in accessing the site.

### **Infrastructure, Utilities and Services**

- 3.10 The latest position on the infrastructure required to support the existing and planned levels of development within the Borough is set out in the Dacorum Infrastructure Delivery Plan Update<sup>7</sup>. The technical work to date indicates that there are no absolute constraints to the delivery of the amount of development proposed for Berkhamsted in the Core Strategy and Site Allocations DPD.
- 3.11 The land is free from gas and waste water mains, and electricity and telecommunications (Virgin) cabling. An electrical sub-station abuts the western edge of the site. An easement runs across the rear of the site, however this is considered to be a constraint that can be designed around.

### Waste Water

- 3.12 Foul water sewers run to the north of the site. Prior to 2015, Thames Water confirmed that Berkhamsted Waste Water Treatment Works had been upgraded. The Sewage Treatment Works is anticipated to have sufficient capacity to cope with future levels of growth in the town, as planned in the Core Strategy and Site Allocations.
- 3.13 With regards to foul water drainage, Thames Water has indicated that new or upgraded drainage infrastructure is likely to be required as a result of the development to ensure there is sufficient capacity within the waste water network ahead of the development (see section 6 regarding delivery). Further studies will be necessary to identify capacity constraints within these existing networks and it is expected that a Drainage Strategy should be prepared by the developer to determine the exact impact and significance of infrastructure required to support the development.

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<sup>7</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/evidence-base/infrastructure-and-delivery>

### Potable Water

- 3.14 No specific requirements for potable water infrastructure have been identified as a consequence of planned development across the Borough. It is likely that only local network reinforcements will be required.

### Gas

- 3.15 There is a low pressure main to the north of the site. National Grid has confirmed that the strategic impact of planned development can be absorbed by the gas network. However, local reinforcements to the network are likely to be required to serve new development. Around 2015, National Grid was in the process of upgrading the medium pressure system in Berkhamsted to its maximum capacity, although this is likely to take a number of years to complete.

### Electricity

- 3.16 UKPN has confirmed that the planned housing growth in the town will place an additional load on the electricity network. It is anticipated that this can be met by local level upgrades of the primary substation.
- 3.17 In summary there are not considered to be any significant impediments to the provision of appropriate services to serve the site. Any on-site infrastructure requirements will need to be met by the development.

### **Flood Risk**

- 3.18 The site does not lie within the flood plain, nor does it have a history of any flooding. According to the Environment Agency's flood risk constraints maps this site falls within Flood Zone 1<sup>8</sup> – i.e. where there is a less than one in one thousand year chance of flooding from fluvial sources. In principle there is not likely to be any restriction to the development of this land for housing from a flood risk perspective. Therefore, there are no flooding impediments to affect delivery. However, it will be necessary to complete a flood risk assessment for submission with any planning application as the site is over 1 hectare in size.
- 3.19 The Environment Agency has advised that the site lies predominantly within a Source Protection Zone 2. The groundwater is part of the Mid-Chilterns Chalk groundwater body, a Drinking Water Protected Area and groundwater Safeguard Zone which is currently classified at 'poor' status by the Thames River Basin Management Plan. Any development proposal will need to ensure that further groundwater contamination does not occur as a result of this development. Any infiltration drainage techniques will need to be carefully considered in this context.

### **Ecology and arboriculture**

- 3.20 EcoConsult and Ruskins have been appointed to review the ecological and arboricultural aspects of the site's potential for development.

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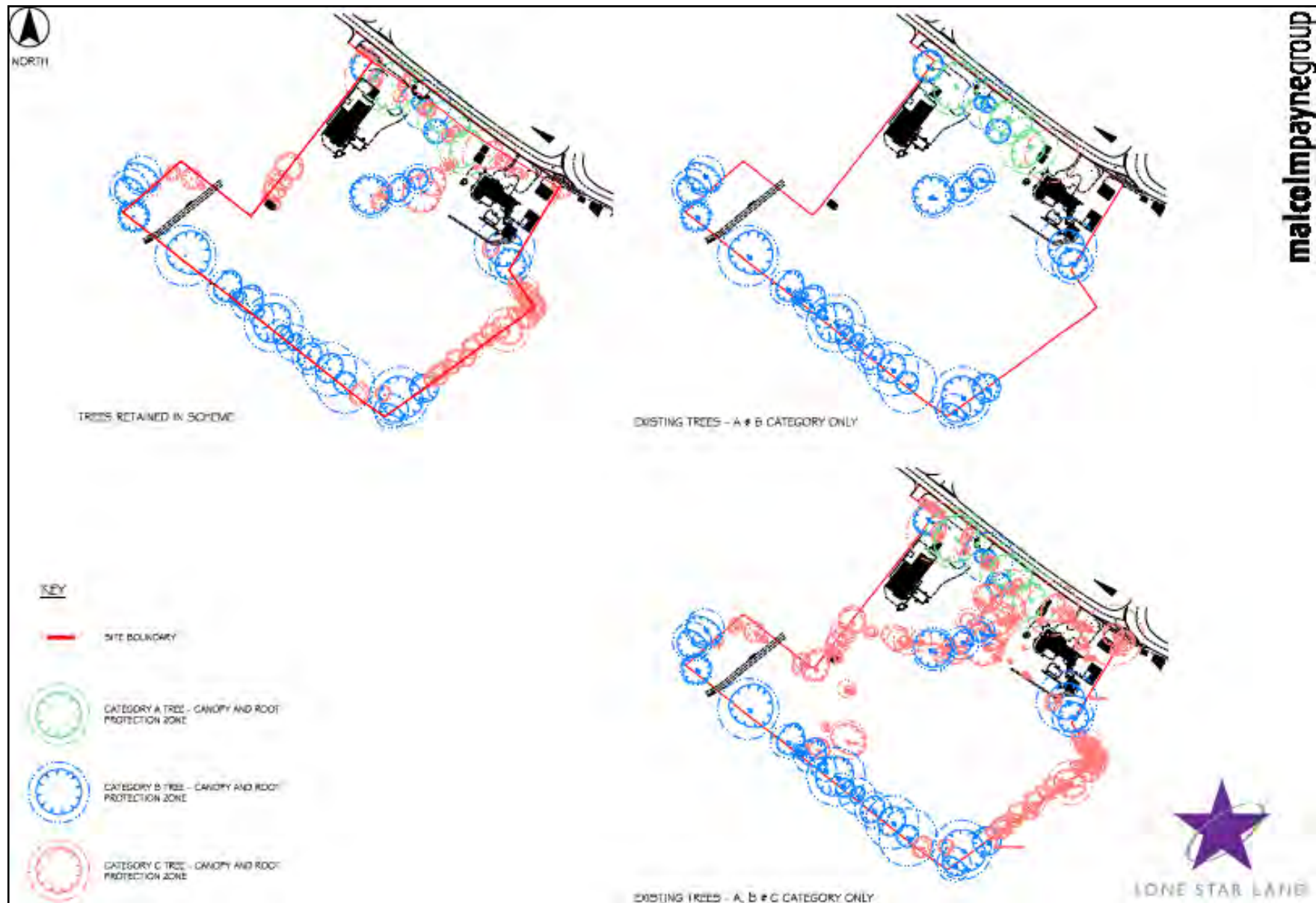
<sup>8</sup> As at 2013

- 3.21 EcoConsult have completed an extended Phase 1 Habitat Survey in June 2013<sup>9</sup>. This has been used to identify habitats of nature conservation interest and provide information on protected and notable species. An updated Phase 1 Habitat Survey will be necessary to inform the detailed design of the development, and should be submitted alongside a planning application.
- 3.22 Ecologically, the land is not subject to any local or statutory wildlife or nature conservation designations. However, EcoConsult and the Council's ecology advisor consider the site may be of sufficient merit to justify some form of biodiversity offsetting. The site may support low numbers of reptiles and bats which will require future surveys. Appropriate mitigation measures will be put in place should the site come forwards for development. The existing informal heavy landscaping provides opportunities for nature conservation and green links to the adjoining wider countryside.
- 3.23 As part of this survey, a full tree survey has been carried out and is illustrated in Figure 5. It is proposed to retain all of the good quality trees on the site, including the mature trees around the site which provides a mature screen to Shootersway and the adjoining sub-station together with a strong defensible boundary to the Green Belt. EcoConsult recommend the retention of the woodland areas, and that boundaries are strengthened with new planting of native trees and shrub species.
- 3.24 Further to the Eco Consult survey mentioned above, detailed advice was provided by the Council's Trees and Woodlands team. As a result, a Tree Preservation Order (TPO 560) was put in place and this will need to be taken into account at the planning application stage. This will ensure key trees are safeguarded before, during and after the development.

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<sup>9</sup> Extended Phase 1 Habitat Survey – Land at Hanburys and The Old Orchard (June 2013)

Figure 5: Tree Survey





### **Archaeology and Heritage Assets**

- 3.25 In 2013, this site was the subject of an archaeological desk-based assessment, geophysical survey and limited field evaluation to test the results of the geophysics. No heritage assets of sufficient quality or extent to represent a constraint on the allocation of the site for housing were identified.
- 3.26 However, the percentage of trial trenching was extremely low, specifically designed to reveal the presence of any archaeological constraints that might affect the allocation of the site for housing. It is possible that discrete archaeological features or small sites may exist in areas not examined during the evaluation which may represent either a constraint on the construction of individual properties/aspects of the development, or require mitigation through the planning process. The County Council has therefore recommended that further limited archaeological field evaluation is undertaken to inform the determination of an outline application for housing, and what, if any, mitigation is required.

## 4 Master Plan Requirements

- 4.1 This master plan sets out a framework for the form that the new development will take, and includes the key requirements for when the detailed plans are drawn up as part of the subsequent planning application for the site. The challenge is to create a place that complements and enhances the existing town and fits into the landscape.

### Proposal

- 4.2 The development is expected to involve the construction of 40 homes, accompanied by open space, sustainable transport provisions and green links. However, as stated in the Site Allocations DPD:
- “..the net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.”*

- 4.3 The development will also secure 40% of the units as affordable housing (through a Section 106 agreement) and make other contributions towards on and off-site infrastructure as required (see section 6).

### Development Principles

- 4.4 Policy LA4 in the Site Allocations DPD establishes a series of development principles for this site. These must be followed when drawing up future planning applications for this site. They will also be used by the Council as a basis upon which to assess this application.
- 4.5 For this site the Development Principles are grouped into the following sub-headings:
- Homes, Design and Sustainability;
  - Landscape, Trees, Ecology, Green Spaces and the Green Belt boundary; and
  - Infrastructure and Transport.

### **Homes, Design and Sustainability Principles**

- **Design the scheme to a high level of sustainability.**
- **Limit buildings to 2 storeys normally.**
- **A mix of homes including 40% affordable.**
- **Use good quality materials and provide gables to buildings.**
- **Arrange buildings/routes to achieve natural surveillance, good pedestrian access, and an attractive relationship to open spaces.**
- **Secure high quality architectural design.**
- **Ensure sufficient, well-located parking.**
- **Sensitively plan the interface with existing built development to protect local amenity including landscaped buffers where appropriate.**

### **Layout**

- 4.6 The land at Hanburys and The Old Orchard provides an opportunity to integrate new residential development with the adjacent development along Shootersway. The site represents a logical extension to the settlement boundary that would deliver a scheme of new dwellings with the minimum of impact on views over the adjoining countryside.
- 4.7 The local character is typified by the development along Shootersway which comprises detached housing dominated by informal heavy landscaping, and the significant massing of the British Film Institute. The master plan envisages a development of around 40 houses which is based on a relatively low density of 25 dwellings per hectare. However, as stated in the Site Allocations DPD, the net capacity figures specified provide an estimate of expected capacity and should not be treated as maxima. Final dwelling capacities will be tested through the planning application process, where detailed schemes will be expected to demonstrate compliance with specified planning requirements and other relevant policies and guidance.
- 4.8 The layout proposes several different characters of development that will create a balanced community, the central element of the site being at a medium density whilst the edge of the development is at a lower density as the site abuts the open countryside. In addition to this, the property known as The Old Orchard could be developed as either low density detached houses or as a single block of mansion apartments, although it would still be subject to meeting the planning requirements and development principles for the site. It is proposed that the property known as Hanburys is retained.

### **Affordable Housing**

- 4.9 40% of the total homes will be affordable. This should comprise 75% rented and 25% shared ownership or other forms of intermediate housing (excluding shared equity housing)<sup>10</sup>. All affordable homes will be provided as a mix of

<sup>10</sup> Subject to latest Government guidance on the definition of Affordable Housing.

sizes and types (flats and dwellings) to reflect local needs. At present there is an equal need for 1, 2 and 3 bedrooms.

- 4.10 Accommodation to provide supported housing and independent living (e.g. for the elderly and people with learning, physical and mental disabilities) may contribute towards the affordable housing element of the proposal either for social/affordable rent or shared ownership.
- 4.11 The Council expects affordable housing to be indistinguishable from market housing in terms of design, and to be dispersed across the site. They should be designed to the Homes and Community Agency design and sustainability standards<sup>11</sup> or their equivalent. The Council will work with Registered Providers to ensure, where feasible, a proportion of homes are delivered to meet lifetime homes standards.
- 4.12 The detailed tenure and type of housing will be informed by the latest advice and technical work set out in the Council's Affordable Housing Supplementary Planning Document (SPD)<sup>12</sup>, and the most up to date local housing needs information. Early liaison with a Registered Provider and the Council's Strategic Housing team is essential.
- 4.13 Although not illustrated on the Indicative Spatial Layout plan (Figure 6), it is worth noting that alternatively the site could come forwards as a retirement / care or sheltered housing scheme. Although this would result in less mix in size of properties, it would meet a wider need of the town for older person's accommodation. It would also contribute towards housing supply in the Borough. This could take the form of housing or alternatively as a single block that would sit well within the site's landscape, but would be subject to meeting the planning requirements and development principles for the site.

#### Design and Sustainability

- 4.14 As set out in Policy LA4 of the Site Allocations DPD, ensuring that the development meets high standards of design is essential.
- 4.15 Development will be encouraged to comply with the highest standards of sustainable design and construction. For guidance on principles of sustainability refer to Policies CS28, CS29, CS30 and CS31, and Table 10 of the Core Strategy and the Sustainable Development Advice Note 2016<sup>13</sup>. This deals with requirements relating to reducing carbon dioxide emissions, energy and water efficiency. Other factors of environmental sustainability should comply with Building Regulations. Developers will be expected to complete a Sustainable Development Checklist. Further advice is available within Hertfordshire's Building Futures Design Guide<sup>14</sup>.
- 4.16 The design of the new housing should be based on a development block structure that is shaped by green spaces and a legible primary movement

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<sup>11</sup> <http://www.homesandcommunities.co.uk/ourwork/design-and-sustainability-standards>

<sup>12</sup> [www.dacorum.gov.uk/ahspd](http://www.dacorum.gov.uk/ahspd)

<sup>13</sup> Available at: <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/sustainable-development>

<sup>14</sup> <http://www.hertslink.org/buildingfutures/>

route. The dwellings should front onto streets and spaces, ensuring the creation of an attractive and safe place to live.

- 4.17 The development will follow best practice in urban design and the principles set out in *Building for Life 12*<sup>15</sup>. The principles should be demonstrated as part of any planning application submission.

**Landscape, Trees, Ecology, Green Spaces and  
the Green Belt boundary Principles**

- Design landscaping to allow views out of the site while ensuring secure boundaries.
- Maintain a semi-rural frontage and mature planting to Shootersway.
- Create a defensible boundary to the Green Belt and new soft edge to the settlement by enhancing and managing existing landscaping and through careful design and layout.
- Strengthen the boundary to prevent outward expansion of the Green Belt at the western boundary.
- Focus development around a key green space.
- Meet the Council standards for open space and arrange to ensure a pleasant, coherent and wildlife-friendly network throughout the development that links to adjoining open countryside.
- Carefully locate buildings, open space and landscaping so as to respect the setting and security of the neighbouring British Film Institute (BFI) site. Development should not be located close to the boundary with the BFI site: new housing should back onto the site.
- Retain pond feature in line with ecological and drainage requirements. Use native species in planting schemes.

- 4.18 The Indicative Spatial Layout Plan in Figure 6 has been formulated taking into account the opportunities and constraints on site. The proposals are particularly landscape-led, taking the lead from the site's strong inherent landscape characteristics. The most significant landscape features existing at the site consist of a group of trees close to Shootersway and in the centre of the frontage. This will be a focal point for green space within the site.

<sup>15</sup> Available at: <http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12>

## Landscape

- 4.19 The constraints and opportunities of the landscape of the site, and views into and from the development have been fundamental in defining the division between areas to be retained as open space, and areas to be developed.
- 4.20 The site is very well contained by extensive existing boundary screening. The careful layout, design and density of housing and new landscaping will ensure that a soft edge is created with the adjoining countryside to provide a new permanent defensible boundary to the Green Belt and to safeguard the important open buffer between the southern edge of the site and the A41 bypass. Retention of the boundary landscaping will also help to maintain the semi-rural setting of the Shootersway frontage.
- 4.21 The quantum of open land will ensure that the development is spacious and well integrated into the landscape. These amenity areas will have the effect of further ensuring that the development is not seen as a homogenous area of housing.
- 4.22 Consideration should be given to the Fields in Trust (formerly known as the National Playing Fields Association) standards<sup>16</sup>.
- 4.23 EcoConsult recognise the ecological importance of the existing woodland and hedgerow cover across the site and recommend its retention and, where appropriate, that it be supplemented.
- 4.24 Development on the site will result in a modest encroachment of development up the valley side. However given its existing residential use, its contained nature between the BFI site and electricity sub-station and extensive boundary landscaping, the site has very little wider amenity value and is well screened from the A41 and surrounding areas. As such, development on the site would not have an adverse impact on the landscape setting and would not be visible in views from the valley floor.
- 4.25 The Indicative Spatial Layout illustrates a comprehensive network of green spaces including areas of public open space, green corridors and landscaped buffers. This green grid would be multi-functional, including providing for informal recreation, biodiversity, areas of surface water attenuation, and visual amenity. The landscape objectives should be used to guide the site layout and design and will inform detailed design of the proposal ahead of submitting a planning application.
- 4.26 The proposals shown in the master plan will result in a soft edge to the extended urban area. They will also offer the potential for a new, clear and defensible Green Belt boundary that will form the southern limit of Berkhamsted.
- 4.27 The degree of visual containment of the land and the mitigation of landscape and visual impacts will clearly assist in avoiding harm to the wider Green Belt from either adverse impacts on visual amenity or 'unrestricted sprawl'.

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<sup>16</sup> Guidance for Outdoor Sport and Play, Beyond the Six Acre Standards, 2015

### Ecology

- 4.28 The site may support low numbers of reptiles and bats which will require future surveys. Appropriate mitigation measures will be required to be put in place should the site come forwards for development. The existing informal heavy landscaping provides opportunities for nature conservation and green links to the adjoining wider countryside.
- 4.29 Further detailed advice will be provided by the Council's ecological advisor, and will be taken into account at the planning application stage, as necessary.
- 4.30 In terms of habitat connectivity and networks, the Hertfordshire Local Nature Partnership (LNP), in partnership with the Herts and Middlesex Wildlife Trust, Hertfordshire County Council and the Herts Environmental Record Centre, has produced a report on Hertfordshire's Ecological Networks which will need to be considered in preparing proposals for the site. This will help ensure that the development seeks to protect and enhance the integrity of wider ecological networks and achieve biodiversity gains where possible. Such an approach would be in accordance with the objectives of the NPPF.

### Trees

- 4.31 The Indicative Spatial layout proposes to retain all of the good quality trees on the site, including the mature trees around the site which provides a mature screen to Shootersway and the adjoining sub-station together with a strong defensible boundary to the Green Belt. EcoConsult recommend the retention of the woodland areas, and that boundaries are strengthened with new planting of native trees and shrub species. Within the site itself, near to the entrance, there is a group of mature trees which should be retained to act as a focal group for the development. The use of native species and mature vegetation will be key to the character of the development.
- 4.32 Further detailed advice will be provided by the Council's Trees and Woodlands team, and will be taken into account together with the site's TPO at the planning application stage, as necessary.

### Sustainable Drainage

- 4.33 Appropriate sustainable drainage systems (SuDS) will be implemented within the development where technically feasible. This will ensure that the drainage concept and design is considered at an early stage, allowing space to manage surface water, improve water quality, and provide amenity and biodiversity value. Pre-application discussions with the Local Planning Authority, as well as Hertfordshire County Council (as Lead Local Flood Authority), are recommended to establish an appropriate surface water drainage strategy and SuDS design for the site. The Environment Agency is likely to require that run-off rates are no more than the site presently generates in its greenfield state and that flood risk is not increased on or off site.

- 4.34 This surface water drainage strategy and SUDS design should also be factored into a Flood Risk Assessment identifying areas at risk of flooding and appropriate mitigation to ensure the risk is minimised rather than exacerbated. Flood risk and surface water drainage will be considered in detail, including the implementation of appropriate SuDS measures where technically feasible, by the Local Planning Authority alongside the planning application for new homes. This will include statutory consultation with the Lead Local Flood Authority and the attachment of any relevant conditions to any planning permission granted.
- 4.35 Owing to the site's partial location in Source Protection Zone 2, the Environment Agency recommends that any infiltration drainage techniques will need to be carefully considered. Where infiltration systems are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater.
- 4.36 At this site, consideration should be given to the following aspects in relation to surface water management:
- the topography of the site; and
  - the sustainable integration of existing wet area into the layout of the site.

#### **Infrastructure and Transport Principles**

- **Link utilities to existing networks and provide extra capacity where needed to serve the development.**
- **Mitigate the impact on the local road network by supporting sustainable transport measures and improvements to the Shootersway/Kingshill Way junction.**
- **Ensure sufficient, well-located parking.**
- **Take the main vehicular access from Shootersway.**
- **Design internal road access to prevent future expansion of the development into adjoining land (e.g. into the adjoining Haslam Field).**

#### **Transport**

- 4.37 An appropriate vehicular and pedestrian access route into the site has also been proposed which is considered to be suitable for its intended use and location within the road network.
- 4.38 To connect the on-site pedestrian facilities with the surrounding footways, it is proposed to introduce either an uncontrolled crossing across Shootersway, or connect to the proposed signal controlled junction at Shootersway/A416 via a new footway on the westbound side of Shootersway. Access arrangements will need to be discussed in more detail with the local Highway Authority as the scheme is progressed.



- 4.39 The key to a successful community is to maximise the integration of the development with the existing urban area, particularly for cyclists and pedestrians.
- 4.40 Existing constraints prevent delivering a four way signal solution that would meet current design standards at the Kingshill Way / Shootersway junction. It would also compromise the capacity and therefore the operation of the junction improvement outlined in the Stage 1 Feasibility report (2010) produced by Hertfordshire Highways.

Visibility and discounted new junction approach

- 4.41 The swept path of the refuse vehicle entering The Hanburys and The Old Orchard site coupled with the radius requirements would require the vehicle stop line to be located between 6 to 9 metres (at least) within the site. TAL 50/04 requires intervisibility to each stopline and pedestrian crossing point within a new junction. The presence of the existing substation and listed building within third party land would prevent this criteria being met.

Capacity and preferred junction improvements

- 4.42 The traffic signal junction improvement for the Kingshill Way / Kings Road / Shootersway was a compromise solution to balance highway constraints, address pedestrian provision and limit rat-running. To achieve this and cater for large vehicles passing through the junction each arm has to operate in sequence. Adding a fourth arm would compromise junction capacity further. Also the presence of the fourth arm would push the stop line on Shootersway further west further reducing capacity of the junction.
- 4.43 To preserve the capacity of the proposed Hertfordshire County Council junction improvement and provide visibility to the required standards, the most appropriate solution is to provide access to the site as laid out in the Glanville Consultants' Transport Strategy.

Infrastructure

- 4.44 On-site infrastructure requirements for utilities including waste and potable water, electricity and gas will be met by the development in consultation with the responsible stakeholders.
- 4.45 A main objective of housing development in this location is that the additional people living in the area can become part of the community and support the services that currently exist. Part of the requirement for the developers in providing homes at this site is to contribute financially towards existing education and community services.

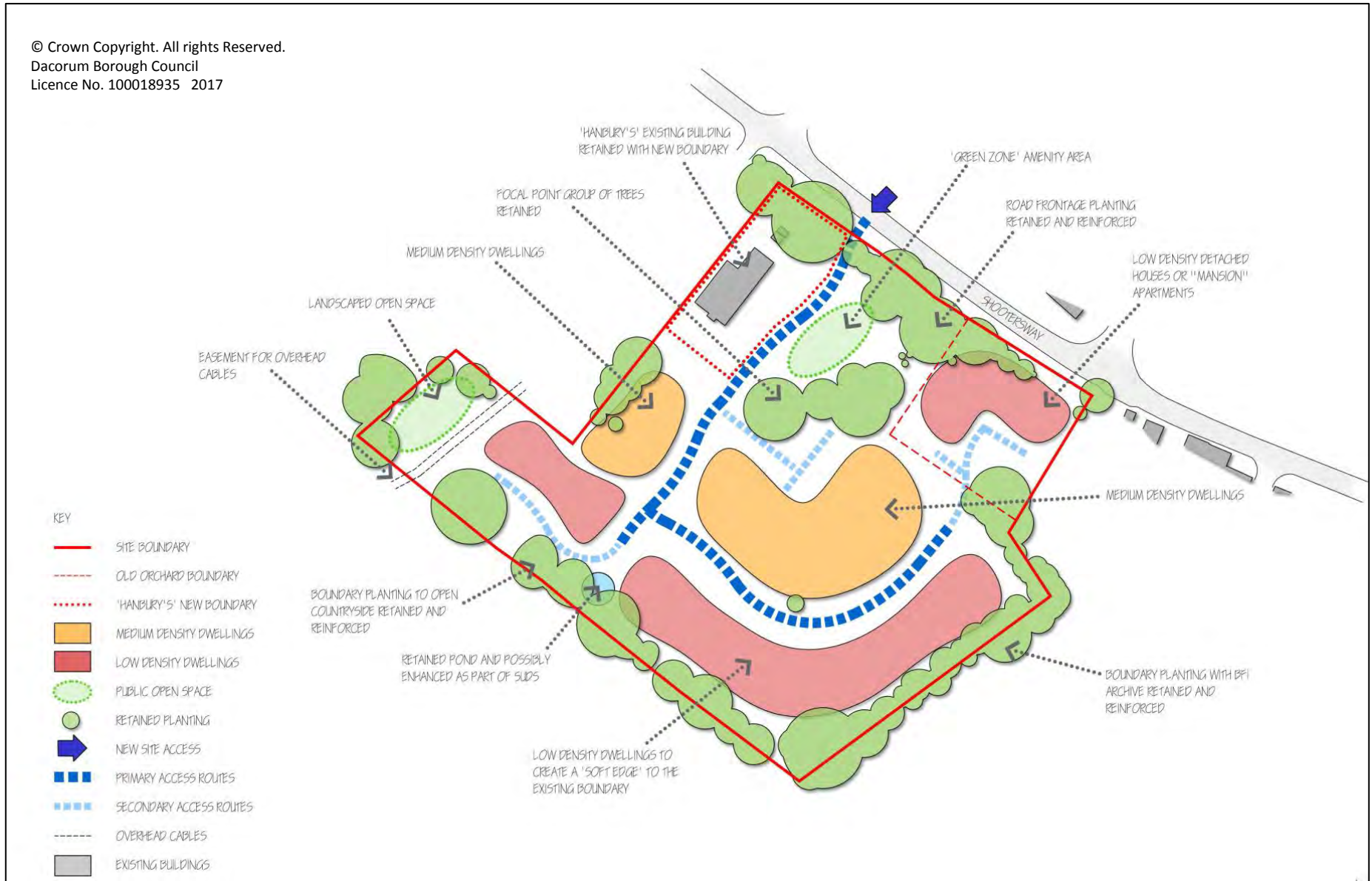
## 5. Indicative Spatial Layout

- 5.1 The principles that are important to the success of the development are represented on the Indicative Spatial Layout plan below. The spatial principles are agreed and should be followed. However, there is some scope for the detailed design and internal road layout to be amended (as part of a full planning application) following conclusions from relevant technical studies.
- 5.2 The Indicative Spatial Layout plan (Figure 6) has been established to address the development principles. These should be incorporated into the plans that are submitted for subsequent planning applications. Where details have not been established on the spatial layout plan, the planning application should appropriately address these, reflecting the development principles for the site. Such items will include the design of individual buildings and the surfacing of roads. Some matters will be subject to the policy guidance in place at the time.

### **Supporting information:**

- 5.3 In addition to plans and drawings the following supporting studies will be required as part of the planning application process for reasons set out within this master plan. However, this is dependent on the validation requirements at the time of submission:
- Neighbourhood Notification Sheet
  - Planning Statement
  - Sustainable Development Checklist
  - Site Waste Management Plan
  - Tree Survey/Arboricultural Report
  - Transport Assessment
  - Archaeological Assessment
  - Updated Phase 1 Habitat Survey
  - Open Space Assessment
  - Design and Access Statement with Crime Prevention Measures
  - Drainage Strategy
  - Affordable Housing Statement
  - Planning Obligations – Draft Heads of Terms
  - Heritage Statement
- 5.4 Further advice relating to validation requirements and the need for other studies, together with any specific requirements for this site, is available from the Council's Development Management team.

Figure 6: Indicative Spatial Layout Plan



## 6. Delivery

- 6.1 This master plan will be used as a framework to help guide future development on the site. It elaborates on the requirements set out in the Site Allocations DPD.

### Timing and Phasing

- 6.2 In accordance with Core Strategy Policy CS3: Managing Selected Development Sites and Site Allocations Policy LA4, the site is scheduled to come forward for development in the second half of the Core Strategy and Site Allocations DPD period i.e. after 2021. The site can effectively be developed as a single phase in accordance with the master plan.
- 6.3 The Council will require that when a planning application or planning applications are brought forward for the allocation they demonstrate compliance with this master plan and a comprehensive approach to the development of the allocation, including the nature and timing of delivery of community infrastructure and other planning obligations.
- 6.4 The first housing completions are expected under a year from the grant of full planning permission. Berkhamsted is an active housing market area and it is anticipated that the development would take approximately 2 years to complete. The development will be completed by 2031 to ensure its contribution to the Core Strategy housing target.

### Planning Obligations

- 6.5 There are no known or identified abnormal development costs which will undermine the ability of this site to pay appropriate contributions towards infrastructure either through Community Infrastructure Levy (CIL) or Section 106<sup>17</sup>. This has been confirmed through a series of reports looking at the viability of the Local Allocations and Site Allocations DPD.

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<sup>17</sup> The Council's CIL charging regime was adopted in February 2015 and implemented on 1<sup>st</sup> July 2015. In the event of any changes to legislation Section 106 agreements will be used to secure funding for infrastructure requirements.

- 6.6 The main items identified to be funded as a result of the impact of the proposed development from either a Section 106 agreement or CIL include:
- *Affordable housing* – provision and individual composition of the tenure will be in accordance with the details in the Housing section of the development principles and the Council’s Affordable Housing SPD.;
  - *Contributions towards sustainable transport* – as advised by the Passenger Transport Unit at the County Council;
  - *Junction improvements at Shootersway / Kingshill Way* – improvements are expected to include traffic lights and pedestrian crossings in accordance with proposal T/17 in the Schedule of Transport Proposals and Sites in the Site Allocations DPD. Contribution to be determined following advice from the Local Highway Authority at the planning application stage;
  - *Healthcare contributions* – for local services as advised by NHS Hertfordshire/Herts Valleys Clinical Commissioning Group;
  - *Education contributions* - for local primary school provision and other educational needs as advised by the Local Education Authority; *and*
  - *On-site provision of open space* – to include an area of play in accordance with the Councils Open Space Standards. Consideration should be given to the Fields in Trust (formerly known as the National Playing Fields Association standards<sup>18</sup> .
- 6.7 Contributions will be required towards offsetting the loss of the wildlife resource, following early liaison with the Council’s Ecology Advisor.
- 6.8 Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades that are required as a result of the development, in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of the site.
- 6.9 Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at an early stage.
- 6.10 The detailed scope and level of requirements will be determined at the planning application stage and in accordance with policies in operation at that time.

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<sup>18</sup> Guidance for Outdoor Sport and Plan, Beyond the Six Acre Standards, 2015

## 7. Supporting Documents

7.1 The following background documents have helped with the preparation of the master plan:

- Extended Phase 1 Habitat Survey – Land at Hanburys and The Old Orchard (EcoConsult, June 2013)
- Highways Statement: Land at Hanburys and The Old Orchard, Shootersway, Berkhamsted (Glanville Consultants, 2011)
- Archaeological Assessments: Stage 2: Preliminary Targeted Field Evaluation – Land to the rear of Hanburys, Berkhamsted (Archaeological Services and Consultancy Ltd, August 2013)
- Kingshill Way / Kings Road / Shootersway Junction Stage 1 Feasibility Report (Hertfordshire Highways, 2010)
- Dacorum Infrastructure Delivery Plan Update (DBC, June 2012)
- Dacorum Borough Council Community Infrastructure Levy: Viability Study, DBC (July 2013);
- Dacorum Borough Council Community Infrastructure Levy: Strategic Sites Testing, BNP Paribas (October 2013); and
- Hertfordshire’s Ecological Networks: A report on the current situation and priorities for restoration, Hertfordshire Local Nature Partnership (2013).
- Hertfordshire’s Ecological Networks: A report on the current situation and priorities for restoration, Hertfordshire Local Nature Partnership (2013).
- Dacorum Borough Council Affordable Housing SPD (September 2013);

7.2 The documents can be viewed on Dacorum Borough Council’s website, and using the following link:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/localallocations/la4-hanburys-berkhamsted>