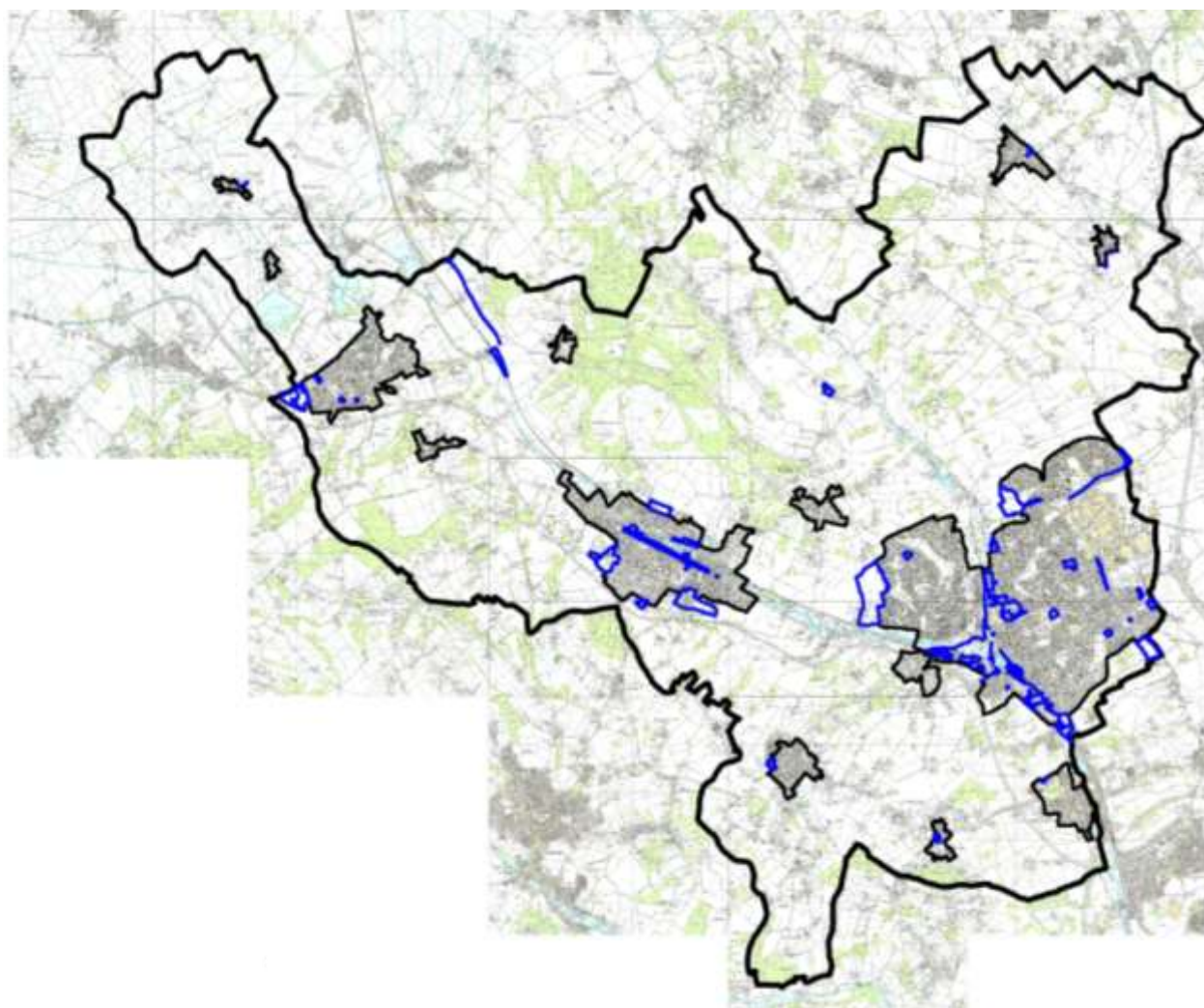


Site Allocations

2006-2031

Map Book



**Site Allocations Pre-Submission
Focused Changes Consultation
Document.** August 2015

Dacorum's Local Planning Framework

Foreword

What is the Site Allocations?

The Council is preparing a new 'Local Planning Framework' (LPF) for Dacorum Borough. This will replace the existing Local Plan that was adopted in 2004.

The LPF consists of a series of related documents. The first document was the Core Strategy. This was adopted by the Council in September 2013. Its role is to establish the overall pattern of development within the Borough over the next 20 years. Following on from this document, the Council has prepared a Site Allocations Development Plan Document (DPD). The role of this document is to allocate sites for particular types of development and update a variety of planning designations which relate issues such as the protection of open spaces, the landscape, biodiversity and historic heritage.

The Site Allocations DPD is made up of two documents; this written document and the Site Allocations Map Book. A summary of what is covered by the Site Allocations is set out in section 1. The document follows the same format as the Core Strategy.

The Council sought feedback on the Pre-Submission Site Allocations document (sometimes referred to as the 'Proposed Submission' document) at the end of 2014. This is the version of the plan upon which the Council is seeking final comments and wishes to adopt, subject to any changes required by the Planning Inspector following independent examination.

Why is there a 'Focused Changes' consultation?

The Council has considered all of the comments received on the Pre-Submission Site Allocations document. As a result of this feedback and other advice received, we feel that a limited number of changes need to be made to the document before it is submitted to the Planning Inspectorate for examination.

This 'Focused Changes' consultation asks for feedback on the Significant Changes (denoted by an 'SC' prefix) and Minor Changes (denoted by an 'MC' prefix):

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

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

Some editorial changes will also be made. However, as these editorial changes are factual in nature and do not affect the policies and proposals within the plan, we are not seeking feedback on these as part of this consultation.

What do I need to know before I comment?

Before you comment you may wish to see the Council's detailed reasons for why it is making the changes now proposed. This explanation is set out in the Report of Representations which is available on the Council's website. Table 3 in Annex B of this Report summarises the issues raised through the last consultation and the Council's response to this. Table 4 sets out a full schedule of the changes proposed as a result of these responses. It is upon these changes that we are now seeking your views.

We have also updated the Background Issues Papers and Sustainability Appraisal Report that accompany the Site Allocations document (see below).

Do I need to comment?

Many people have responded to previous consultations (see chart in Figure 3 within section 2) on both the Site Allocations and previously on the Core Strategy documents. These responses have been used to help prepare the Pre-Submission Site Allocations and have informed the changes we are now proposing to this document via the 'Focused Changes'.

You only need to comment on the current consultation if you wish to express views (either in support or objection) on the changes that are now proposed to the original Pre-Submission document i.e. to the focused changes themselves. The other text is shown for context only.

There is no need to repeat previous comments you have made to other (unchanged) sections of the plan. These will be passed to the Inspector for consideration.

All comments must be precise and you must clearly set out the changes that are required to the text or accompanying maps.

As the Site Allocations document will be examined for its "soundness" by a Planning Inspector, your comment must relate to the issue of "soundness."

In order for the plan to be sound it must comply with the relevant planning regulations and be:

- *Justified* – founded on robust and credible evidence and represent the most appropriate strategy when considered against reasonable alternatives;
- *Effective* – deliverable, flexible and able to be monitored; and
- *Consistent with national policy* – where there is a departure, the Council must provide clear and convincing reasoning to justify this (paragraph 182 of the National Planning Policy Framework).

You may also give feedback on the Sustainability Appraisal Addendum Report that accompanies the Focused Changes document.

Further advice regarding what you can comment on and how to comment is given in the representation form that accompanies this document.

Is there any additional information that supports the Focused Changes consultation?

The Focused Changes to Pre-Submission Site Allocations is supported by a number of background documents and reports, which cannot be fully summarised here. Key documents are specifically referred to within the text. A separate sustainability report has also been prepared on an independent basis by consultants, C4S. This appraises the environmental, social and economic implications of our proposals and highlights any concerns the consultants may have regarding either our coverage of topics or overall approach. An addendum to the original report has been prepared to assess the impact of the focused changes now proposed to the plan.

The background information and the Sustainability Appraisal Report are available to download from our website from www.dacorum.gov.uk and paper copies are held in the reference sections of libraries within the Borough. Copies are also available to purchase from the Council's Strategic Planning and Regeneration team.

How do I comment?

Please submit comments online using Dacorum Borough Council's consultation portal (see link below).

Alternatively, comments can be sent to the Strategic Planning and Regeneration Team at Dacorum Borough Council using the representations form that is available. You should use a separate form for each representation you wish to make.

Copies of the Focused Changes to the Pre-Submission Site Allocations, representations form, accompanying Local Allocation master plans and background information can be found on the Council's website www.dacorum.gov.uk, at local libraries or at Borough Council Offices subject to opening times. Representations can be sent electronically or by post, as appropriate, to one of the following addresses:

By consultation portal: <http://consult.dacorum.gov.uk/portal/>

Email forms to: strategic.planning@dacorum.gov.uk

Post forms to: Strategic Planning and Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead, Hertfordshire
HP1 1HH

All comments received will be publicly available and must be received no later than 5.15pm on 23 September 2015.

What happens next?

After the close of consultation, all representations received (both supporting and objecting to the Focused Changes), will be summarised in a 'Report of Representations.'

This will then be considered by the Council's Cabinet and Full Council, together with a recommendation on how to proceed. Only comments on the Focused Changes will be considered by the Council. This is not an opportunity to re-visit issues already raised and considered through earlier rounds of consultation.

If no significant new issues are raised then the Site Allocations DPD (incorporating the Focused Changes) and associated documents will be submitted to the Planning Inspectorate for formal Examination. Following receipt of the Inspector's Report, Cabinet and Full Council will consider its findings.

It is hoped that the final Site Allocations DPD can be adopted by the Council in mid-late 2016. The policies and proposals it contains are however already being taken into account as material planning considerations when determining planning applications.

What is the relationship of this document and the Local Allocation master plans?

This consultation only covers changes we wish to make to the Site Allocations DPD itself. It does not include any changes that may be required to the draft master plans for each of the Local Allocations (housing sites on land to be removed from the Green Belt) upon which you may also have given feedback in the past. However, some of the changes proposed in the Site Allocations relating to these sites will need to be made to the draft master plans in order to ensure consistency across the documents.

The Council is still assessing what additional changes need to be made to these master plans as a result of comments received and Cabinet will be asked to agree these changes shortly.

The Council is still assessing what changes need to be made to these master plans as a result of comments received and Cabinet will be asked to agree these changes shortly.

As the master plans form part of the background evidence for the Site Allocations Examination they do not need to be formally examined by a Planning Inspector. It is hoped that the master plans will be adopted by the Council at the same time as the final Site Allocations DPD.

Any further questions?

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.

Schedule of Amendments

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THE SUSTAINABLE DEVELOPMENT STRATEGY		
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	SC4 (also see Written Statement)	25
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Leisure and Cultural Facilities: Open Land	SC11 SC12	92 93
LOOKING AFTER THE NATURAL ENVIRONMENT		
8. Enhancing the Natural Environment		

Site Allocations Reference / Section	Amendment Reference	Page Number
Protecting and Improving the Landscape: Chilterns Area of Outstanding Natural Beauty Article 4 Directions		
Biodiversity and Geological Conservation: Local Nature Reserves (LNRs) Sites of Special Scientific Interest (SSSI) Regionally Important Geological Sites (RIGs) Ancient Woodland Special Areas of Conservation Wildlife Sites	MC69	133 & 114
9. Conserving the Historic Environment		
Areas of Archaeological Significance Conservation Areas Nationally Registered Park or Garden of Historic Interest Locally Registered Park or Garden of Historic Interest Scheduled Monuments	SC13	129

Notes

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

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

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1. Introduction

- 1.1 This is the Map Book that accompanies the Site Allocations written statement. Together they make up the full Pre-Submission Site Allocations document.
- 1.2 The role of the Map Book is to illustrate the proposal sites, safeguarded sites and other designations referred to in the written statement. It also notes designations and sites currently shown on the current Policies Map that are now proposed for deletion or amendment.
- 1.3 The Map Book highlights *changes* to the existing Policies Map (the Dacorum Borough Local Plan 1991-2011 Proposals Map, as amended by the Core Strategy). Unless specified, the sites and designations on this existing Policies Map are carried forward.
- 1.4 For completeness, the Map Book only sets out the changes for the area of the Borough covered by the Site Allocations DPD. Changes to the Policies Map required in the Maylands area of Hemel Hempstead will be updated through the East Hemel Hempstead Area Action Plan (AAP) (see Map 1 below).

Map 1 – Borough of Dacorum showing Area Action Plan



- 1.5 In order to avoid confusion with the numbering for ‘saved’ designations and sites within the AAP area, these will be assigned a ‘DBLP’ prefix, to denote they are carried forward from the Dacorum Borough Local Plan.

- 1.6 In addition, the 'Looking After the Environment' section includes some designations that are defined by other organisations, such as Natural England and English Heritage. This includes the Chilterns Area of Outstanding Natural Beauty, Scheduled Monuments and nationally designated Historic Parks and Gardens. Any changes to these designations are shown for information only.
- 1.7 On adoption of the Site Allocations DPD, a new composite Policies Map will be produced which will supersede the existing Policies Map (and this Map Book). This will be available in both paper and interactive versions.
- 1.8 Following adoption, the interactive version of the Policies Map may be amended from time to time to reflect any changes to these factual designations and ensure the maps remain as comprehensive as possible.

The Sustainable Development Strategy

2. Promoting Sustainable Development

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

Hemel Hempstead		
GB/1	LA1 Marchmont Farm, Hemel Hempstead	Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/2	LA2 Old Town, Hemel Hempstead	Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/3	LA3 West Hemel Hempstead	Local Allocation – removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/4	Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead	Removal from the Green Belt and addition to the settlement of Hemel Hempstead
GB/5	Land at A41 land adjoining Roughdown Common and Hemel Hempstead station	Regularising of Green Belt boundary including: a small addition to the Green Belt; and larger area removed from the Green Belt and addition to the settlement of Hemel Hempstead
GB/6	Land at the junction of Lower Road and Bunkers Lane. Hemel Hempstead	Removal from the settlement of Hemel Hempstead and addition to the Green Belt
Berkhamsted		
GB/7	LA4 Hanburys, Berkhamsted	Local Allocation – removal from the Green Belt and addition to the settlement of Berkhamsted
GB/8	Land above the Chiltern Park Estate, Berkhamsted	Removal from the settlement of Berkhamsted and addition to the Green Belt
Tring		
GB/9	LA5 West Tring	Local Allocation – removal from the Green Belt and addition to the settlement of Tring
GB/10	Land at and adjoining Garden House, London Road, Tring	Removal from the Green Belt and addition to the settlement of Tring
GB/11	Land at Ridge View off Marshcroft Lane, Tring	Removal from the settlement of Tring and addition to the Green Belt
Bovingdon		
GB/12	LA6 Bovingdon	Local Allocation – removal from the Green Belt and addition to the settlement of Bovingdon
GB/13	Land at Bovingdon Court, Bovingdon	Removal from the settlement of Bovingdon and addition to the Green Belt
GB/14	Land at Chipperfield Road, Bovingdon	Removal from the Green Belt and addition to the settlement of Bovingdon
GB/15	Land at Church Street, Bovingdon	Removal from the settlement of Bovingdon and addition to the Green Belt

Markyate		
GB/16	127a London Road, Markyate	Removal from the Green Belt and addition to the settlement of Markyate
GB/17	Land rear of Farrier Top and High View, Markyate	Removal from the Green Belt and addition to the settlement of Markyate.
Other		
GB/18	Land west of Cupid Green Lane north of Hemel Hempstead	Removal from the Rural Area and addition to the Green Belt
GB/19	Land at Frithsden Beeches, Berkhamsted Common	Regularising of the Green Belt to align boundary to field boundary including small scale addition and removal from the Green Belt to the Rural Area
GB/20	Land adjoining New Road, Berkhamsted Common	Removal from the Green Belt and addition to the Rural Area

Key to Proposed Green Belt Boundary Amendments:

EXISTING BOUNDARY:



INNER GREEN BELT BOUNDARY WITH A SETTLEMENT



OUTER GREEN BELT BOUNDARY WITH THE RURAL AREA



OUTER GREEN BELT BOUNDARY WITH MARKYATE

PROPOSED BOUNDARY:



INNER GREEN BELT BOUNDARY



OUTER GREEN BELT BOUNDARY WITH THE RURAL AREA



OUTER GREEN BELT BOUNDARY WITH MARKYATE

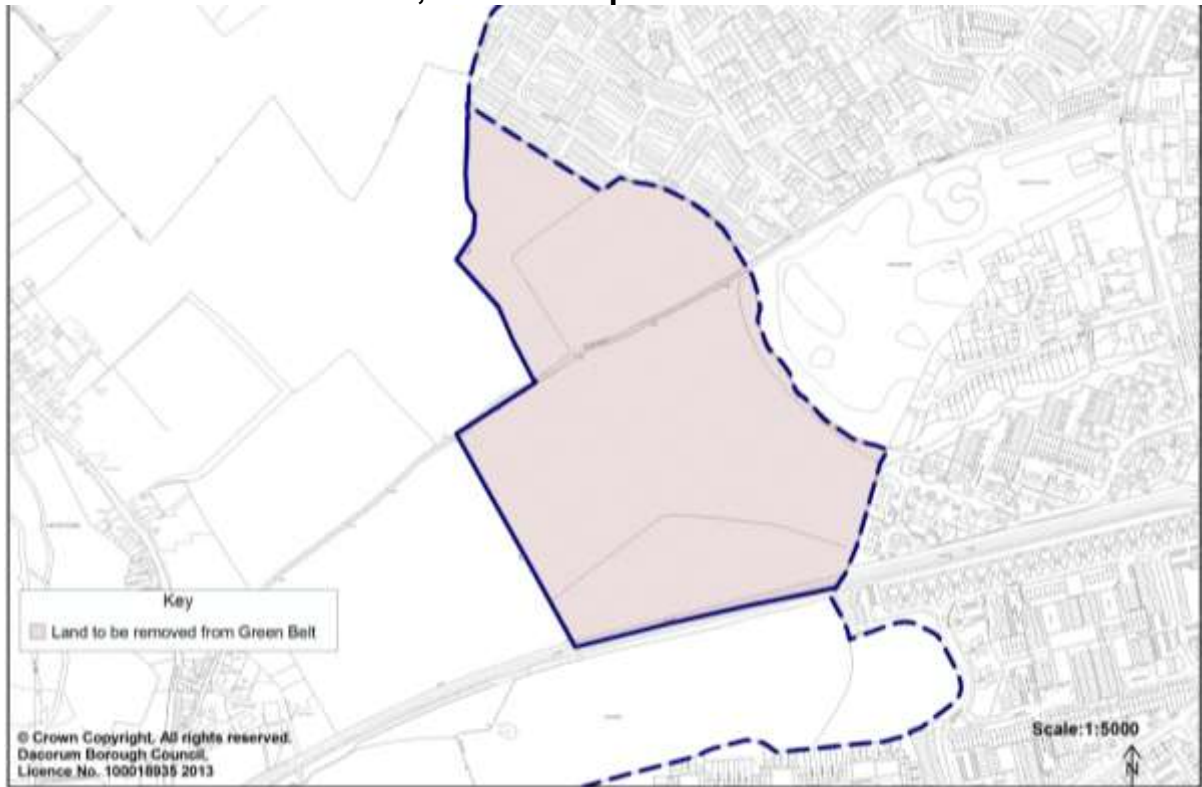


LAND TO BE REMOVED FROM THE GREEN BELT



LAND TO BE ADDED TO THE GREEN BELT

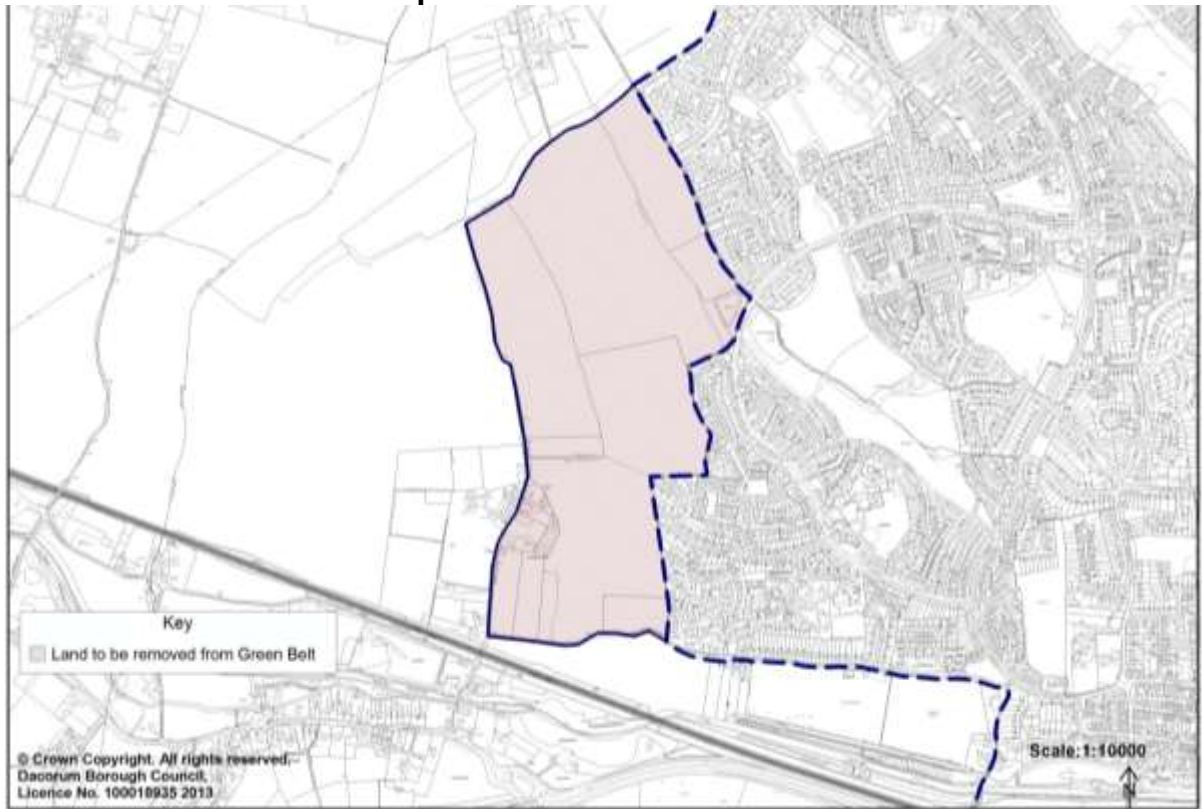
GB/1 LA1 Marchmont Farm, Hemel Hempstead:



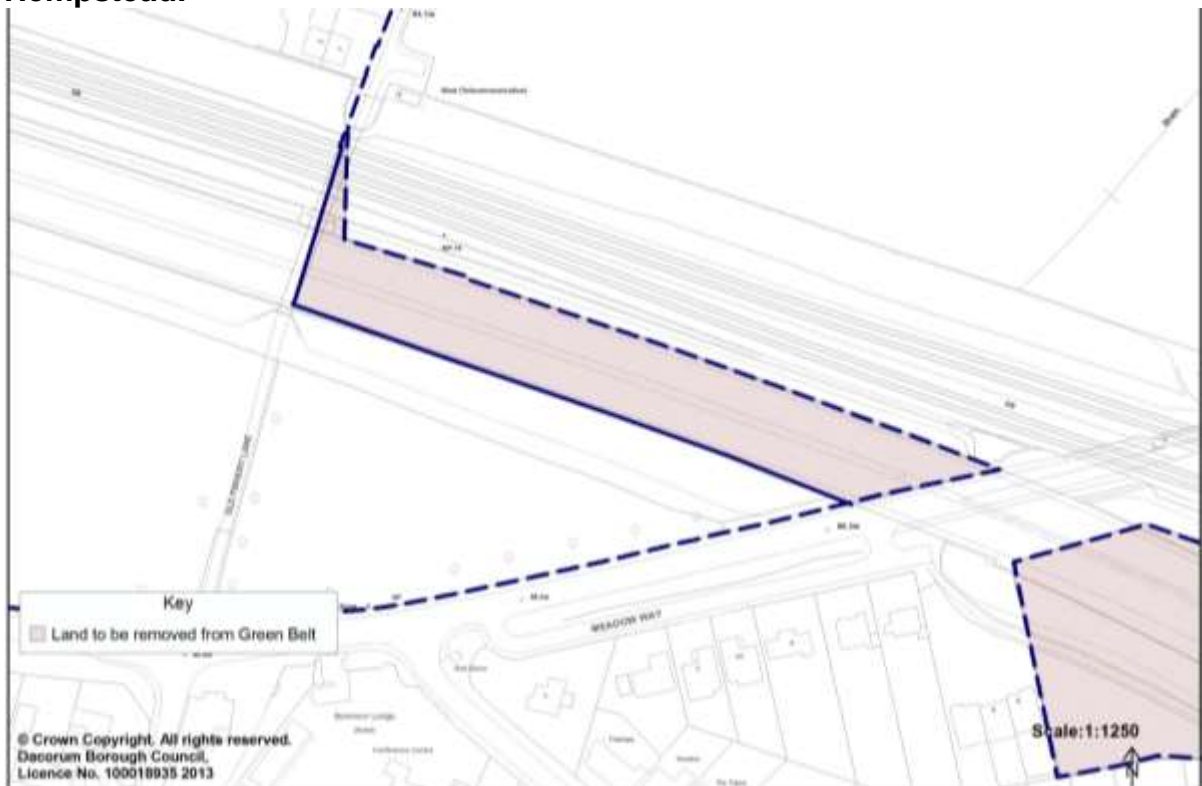
GB/2 LA2 Old Town, Hemel Hempstead:



GB/3 LA3 West Hemel Hempstead:



GB/4 Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead:



GB/5 Land at A41 land adjoining Roughdown Common and Hemel Hempstead station:



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



GB/7 LA4 Hanburys, Berkhamsted



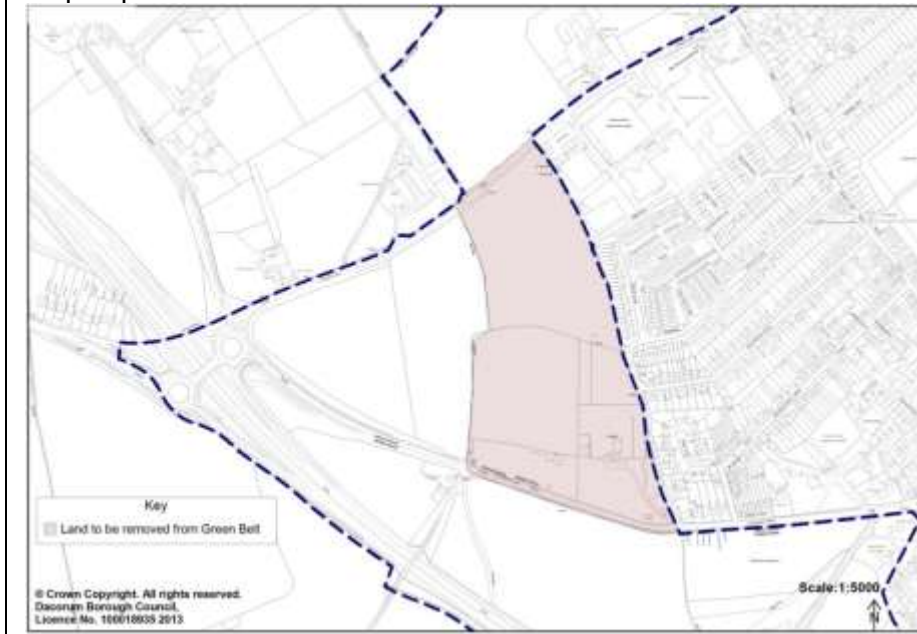
GB/8 Land above the Chiltern Park Estate, Berkhamsted:



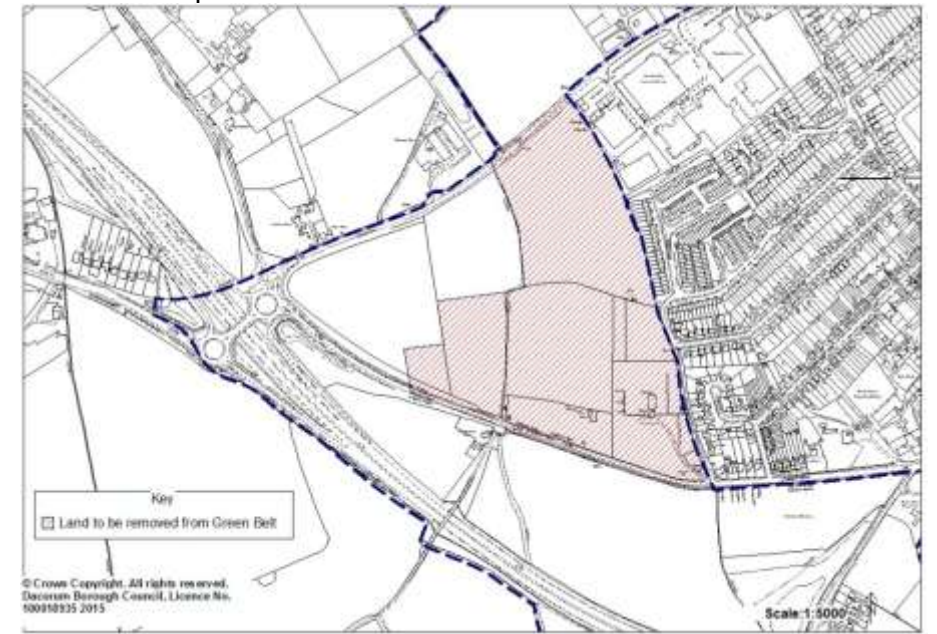
GB/9 LA5 West Tring:

SC1 (below)

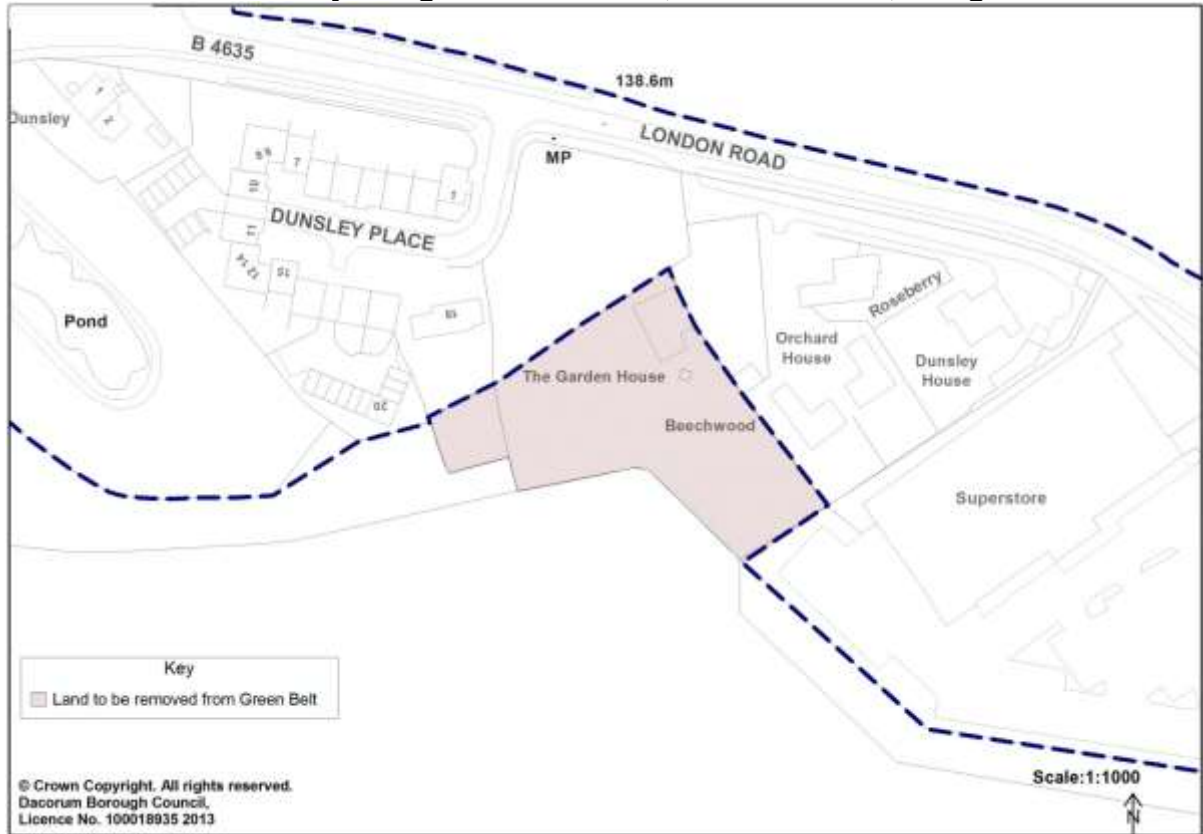
Map in previous Pre-submission document:



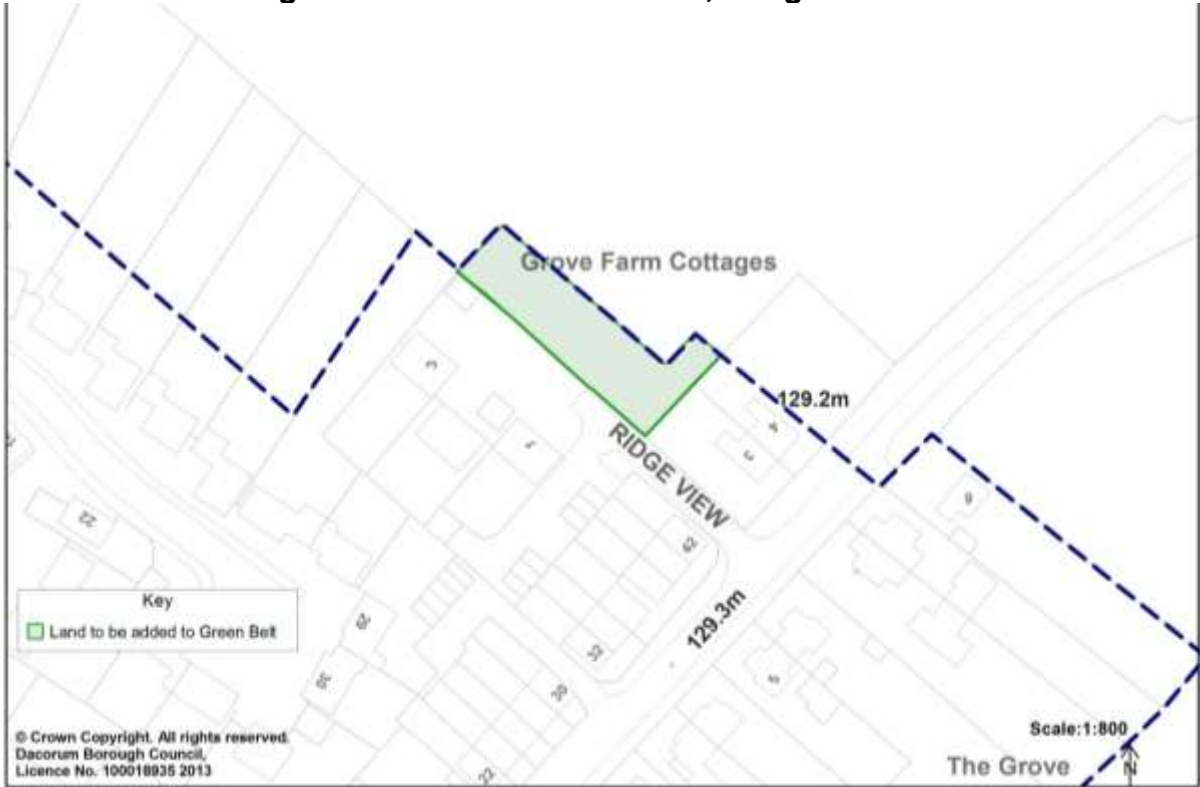
Amended map:



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



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



GB/12 LA6 Bovington:



GB/13 Land at Bovingdon Court, Bovingdon:



GB/14 Land at Chipperfield Road, Bovingdon:



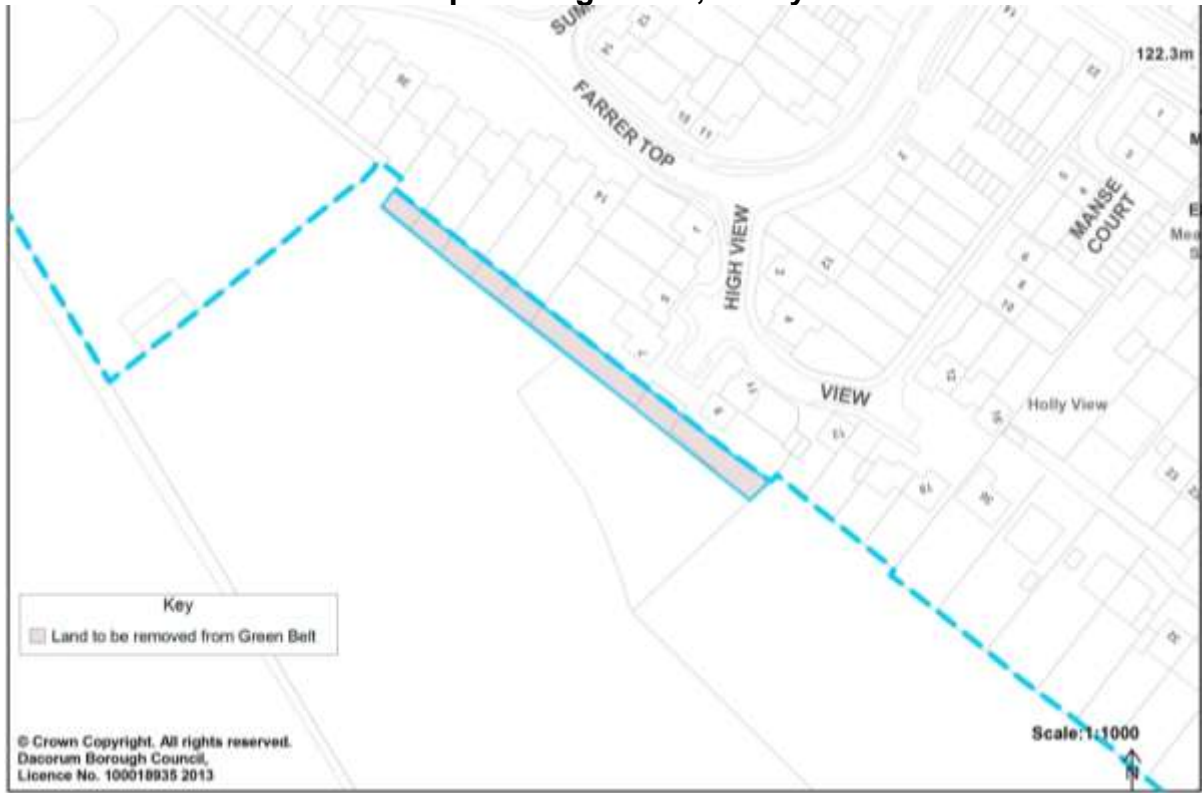
GB/15 Land at Church Street, Bovingdon:



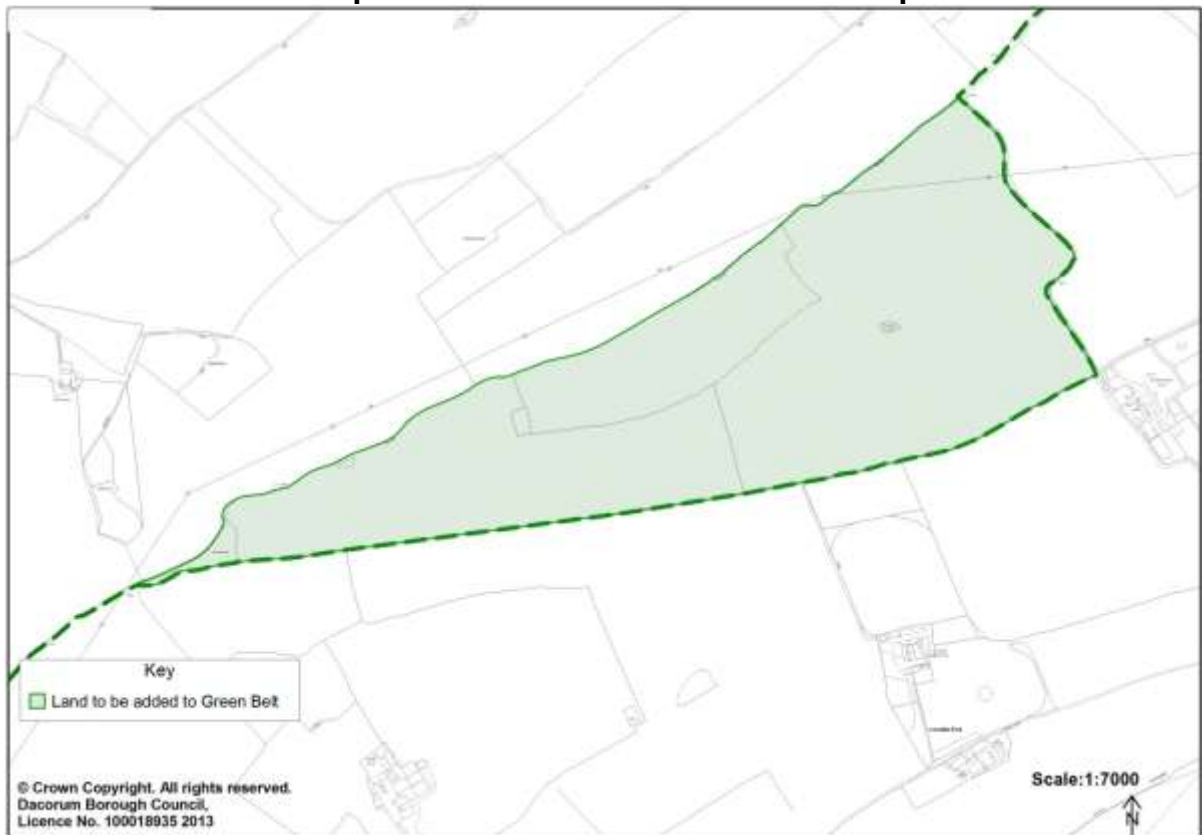
GB/16 127a London Road, Markyate:



GB/17 Land rear of Farrer Top and High View, Markyate:



GB/18 Land west of Cupid Green Lane north of Hemel Hempstead:



GB/19 Land at Frithsden Beeches, Berkhamsted Common:



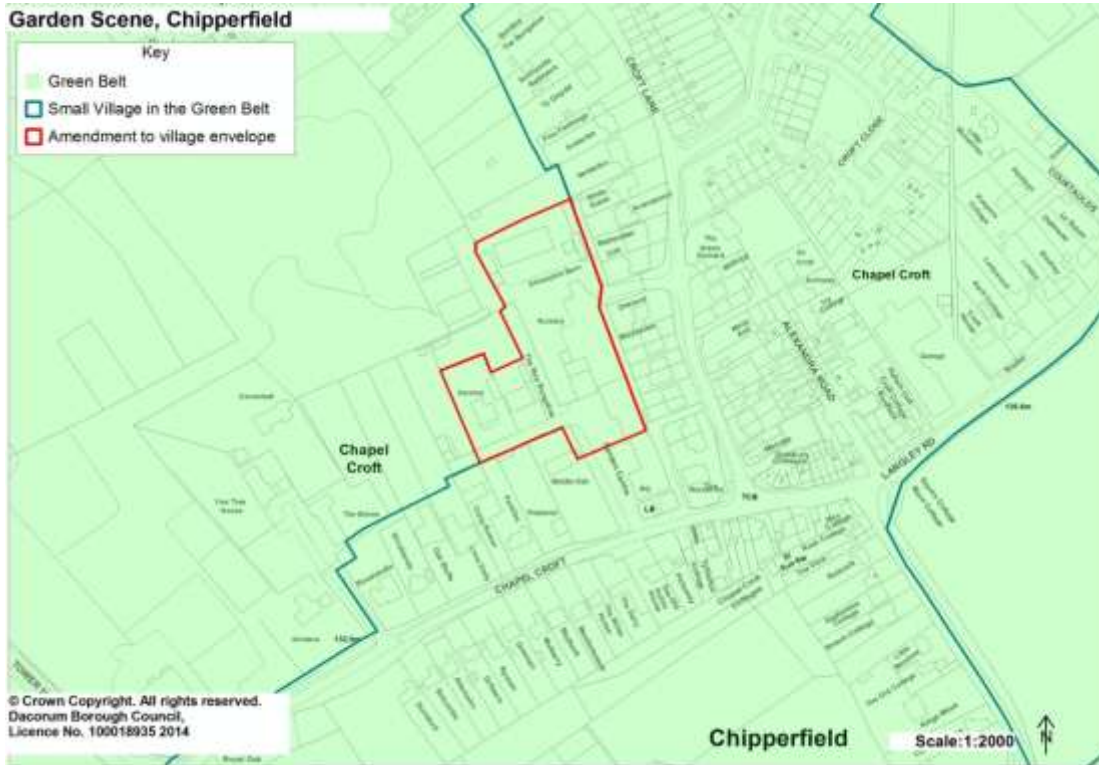
GB/20 Land adjoining New Road, Berkhamsted Common:



Small Villages in the Green Belt

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

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



VB/2 22 and 23 College Close



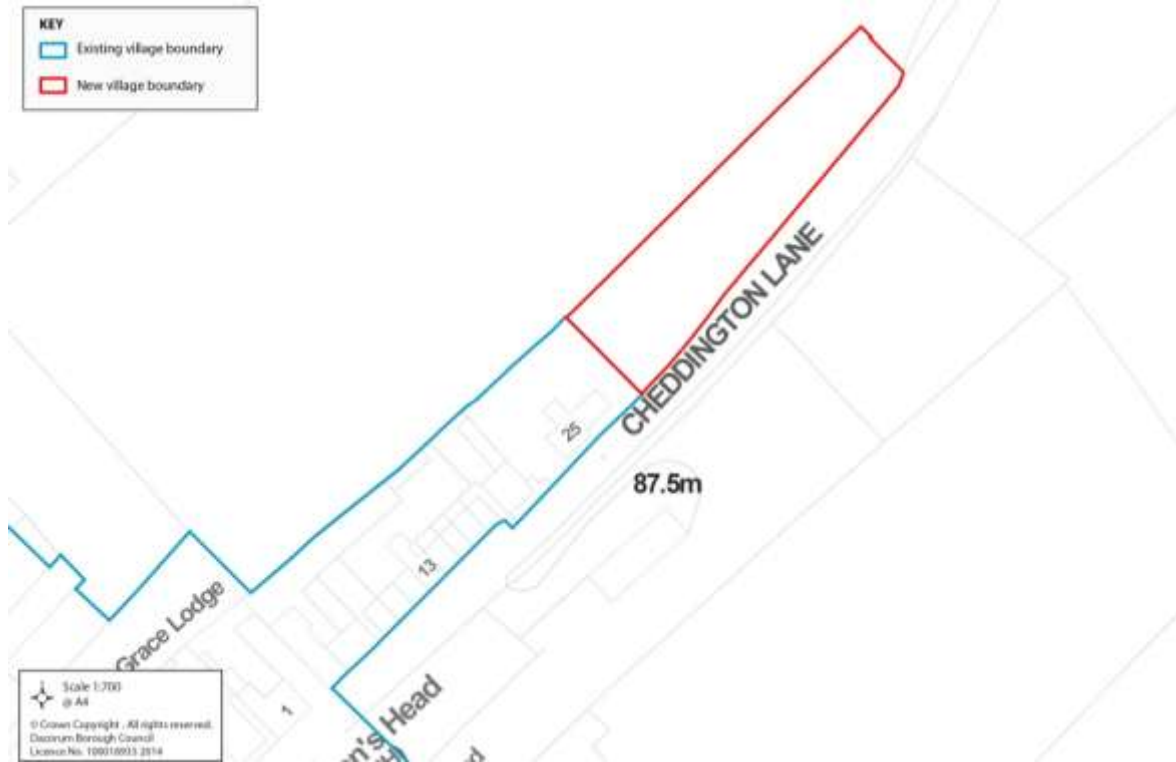
VB/3 Linnins Pond, Flamstead



Small Villages in the Rural Area

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

VB/4 Rear garden at 25 Cheddington Road



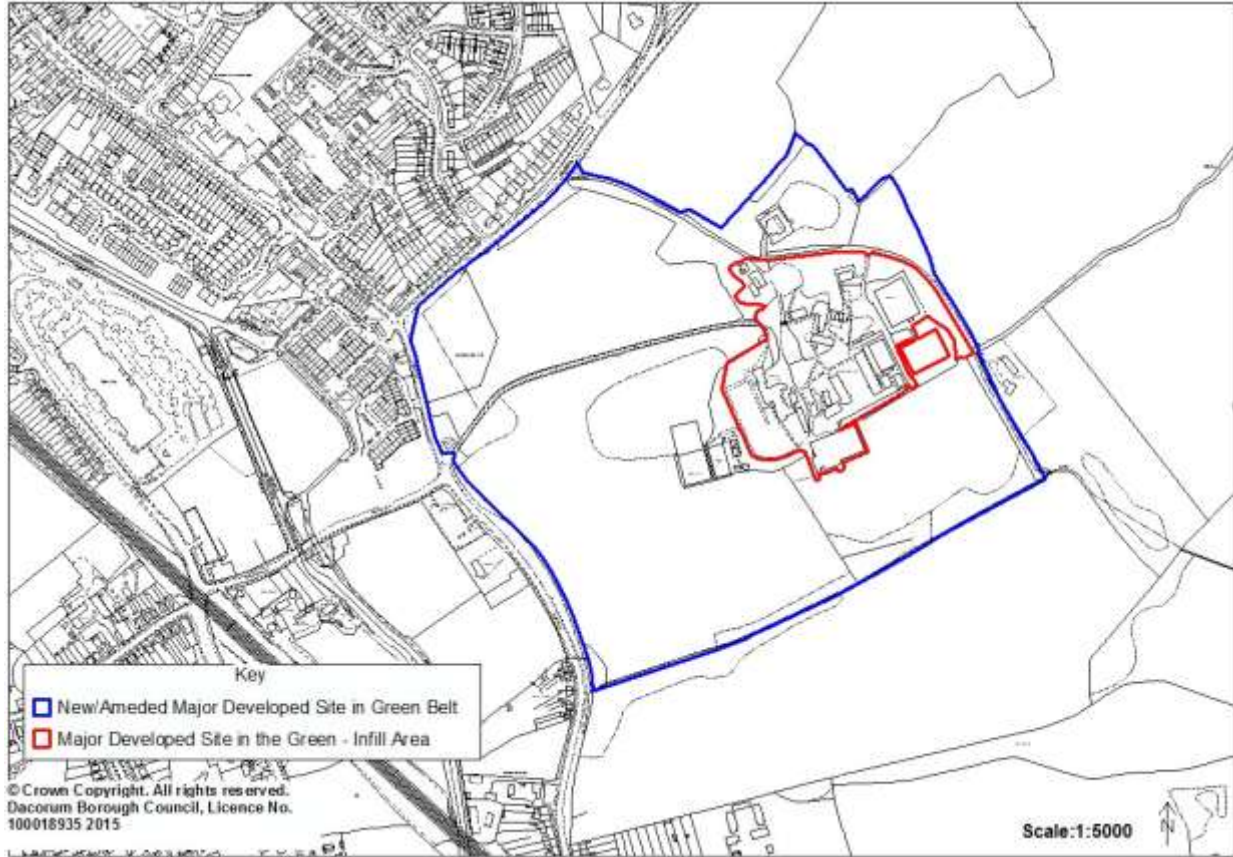
VB/5 Land r/o 16 to Pembroke Cottage, Tring Road, Long Marston



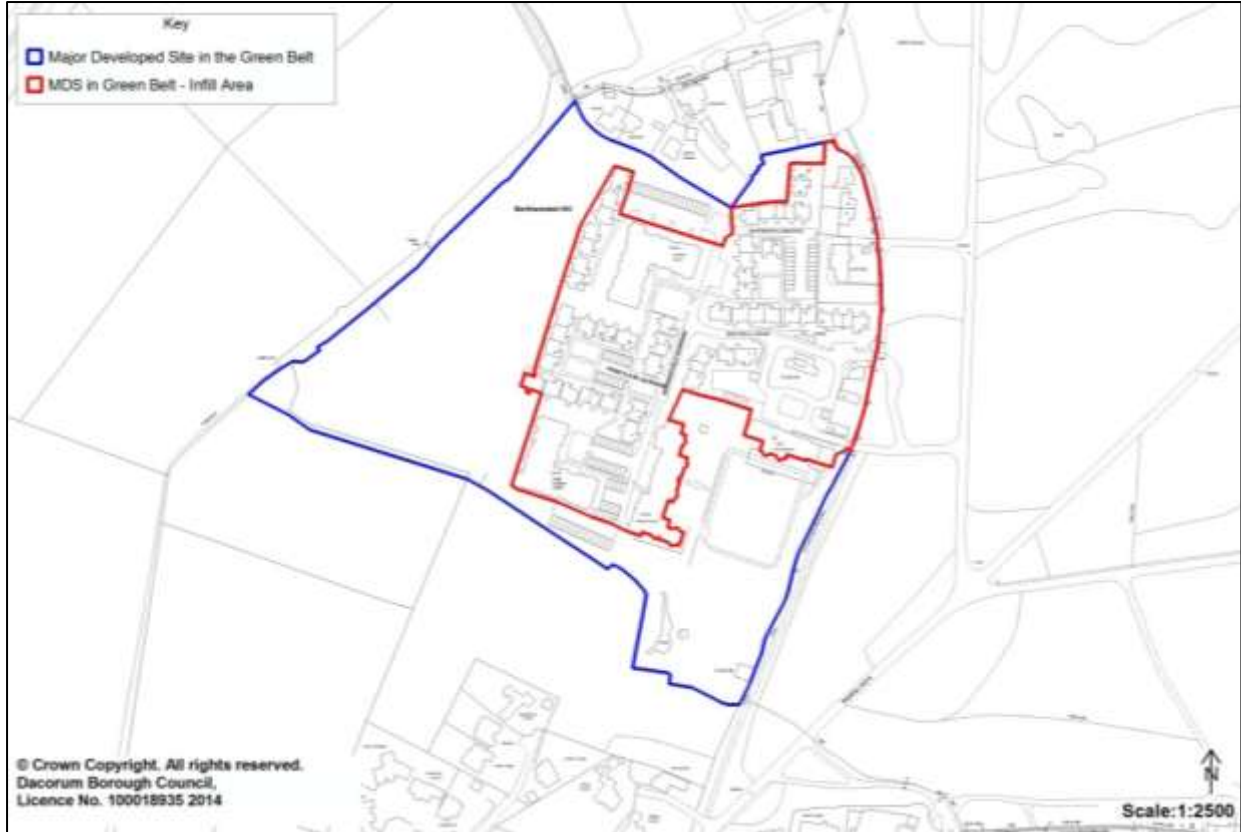
Major Developed Sites in the Green Belt

SC2 (below)

MDS/1 Abbots Hill School - Defined boundaries for New Major Developed Site in the Green Belt



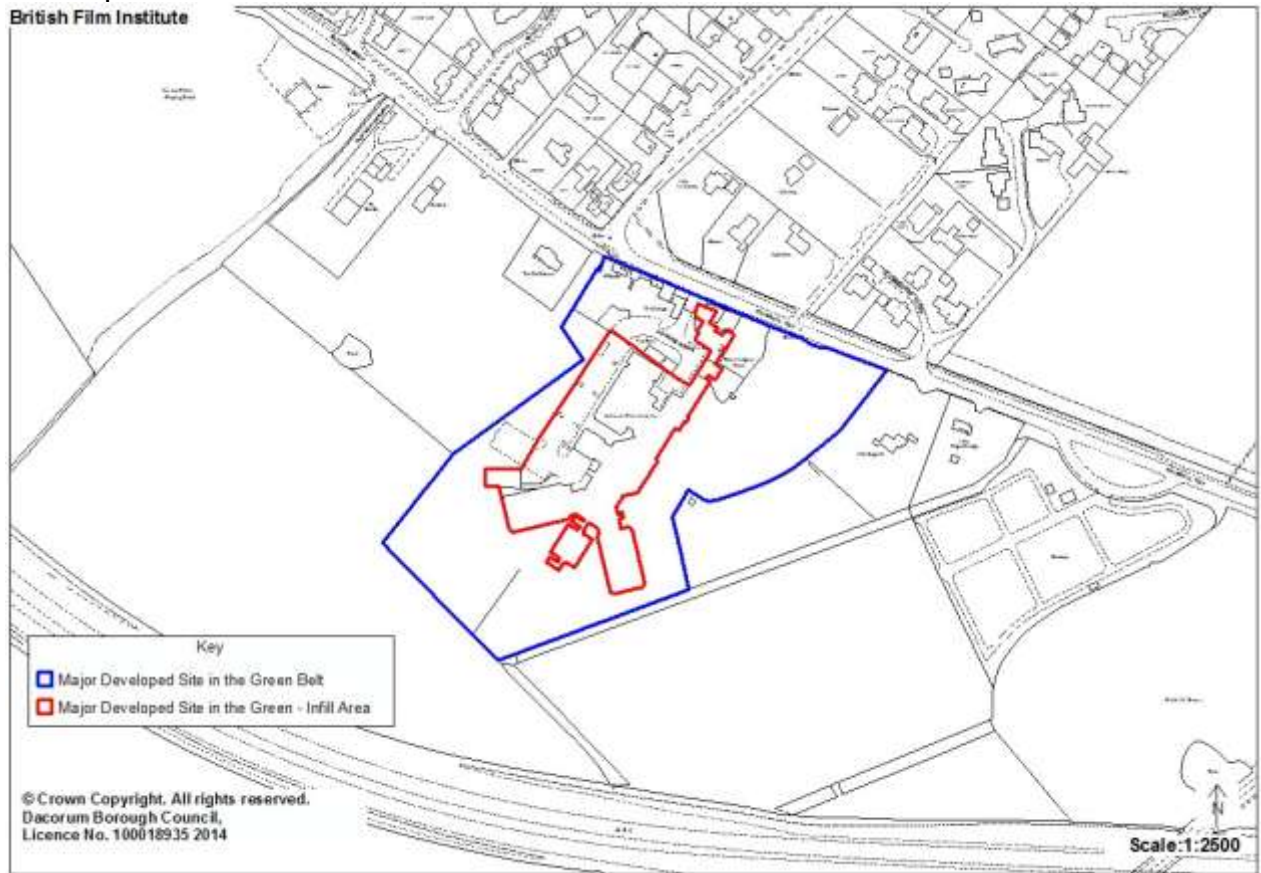
MDS/4 MDS/2 Berkhamsted Castle Village – Extended Infill Area



MDS/2 MDS/3 Ashlyns School – Extended Infill Area



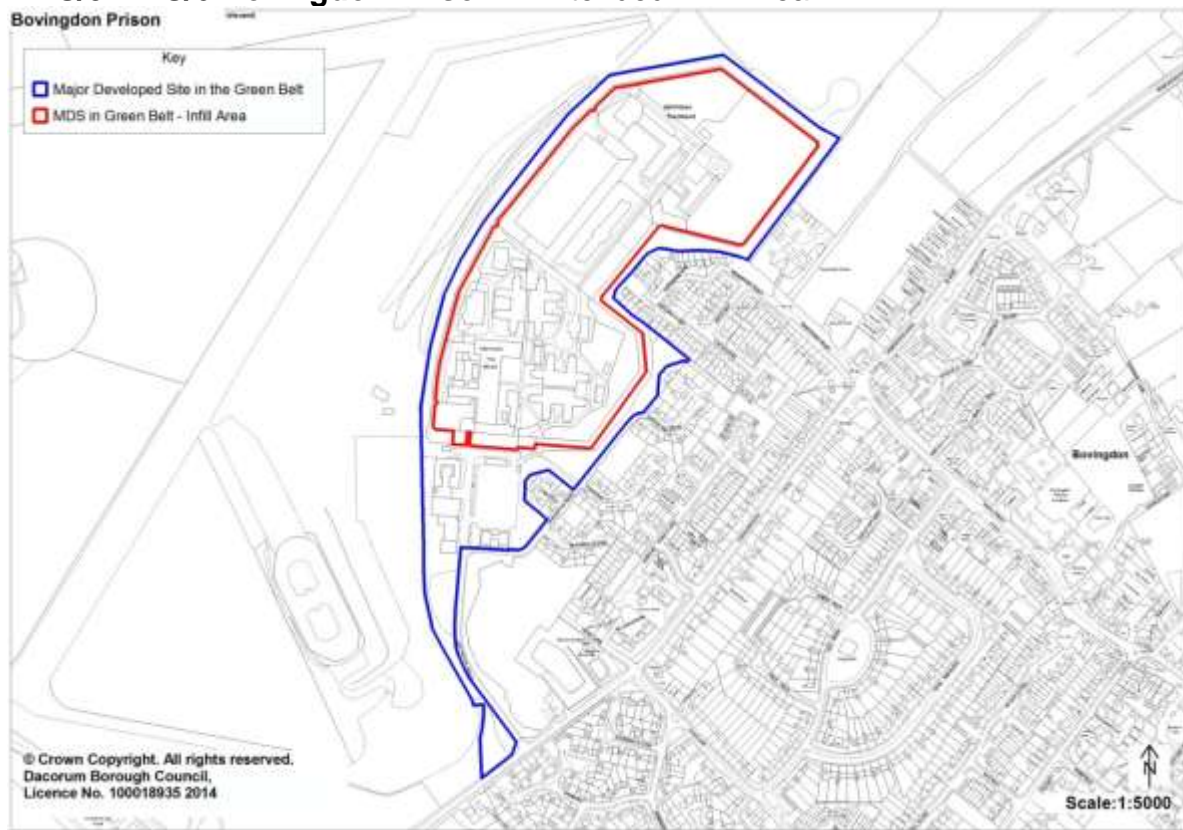
MDS/3 MDS/4 British Film Institute – Defined boundaries for New Major Developed Site in the Green Belt



MDS/4 MDS/5 Bovingdon Brickworks – Extended external boundary



MDS/5 MDS/6 Bovingdon Prison – Extended Infill Area



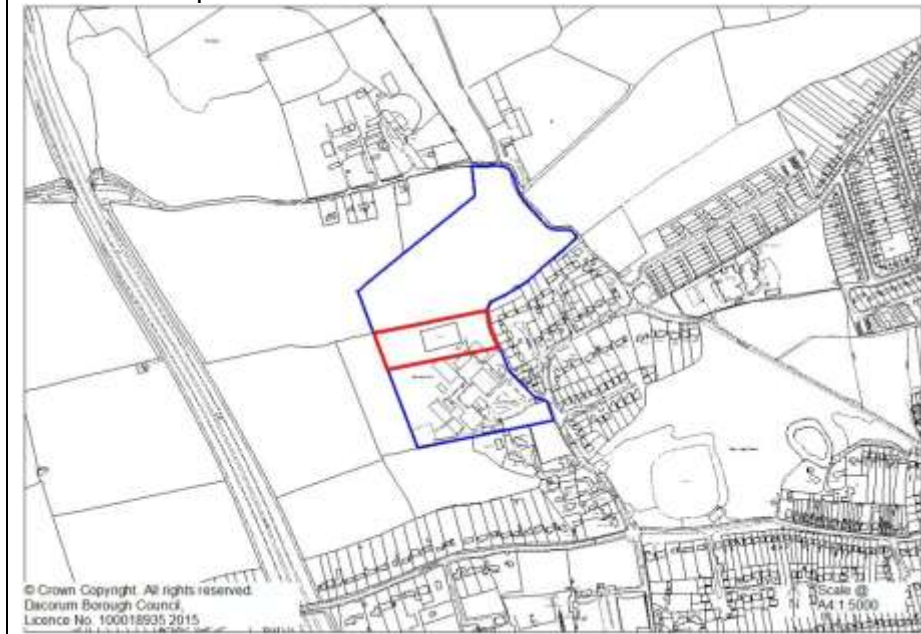
SC3 (below) (also see MC70)

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

Map in previous Pre-submission document:



Amended map:



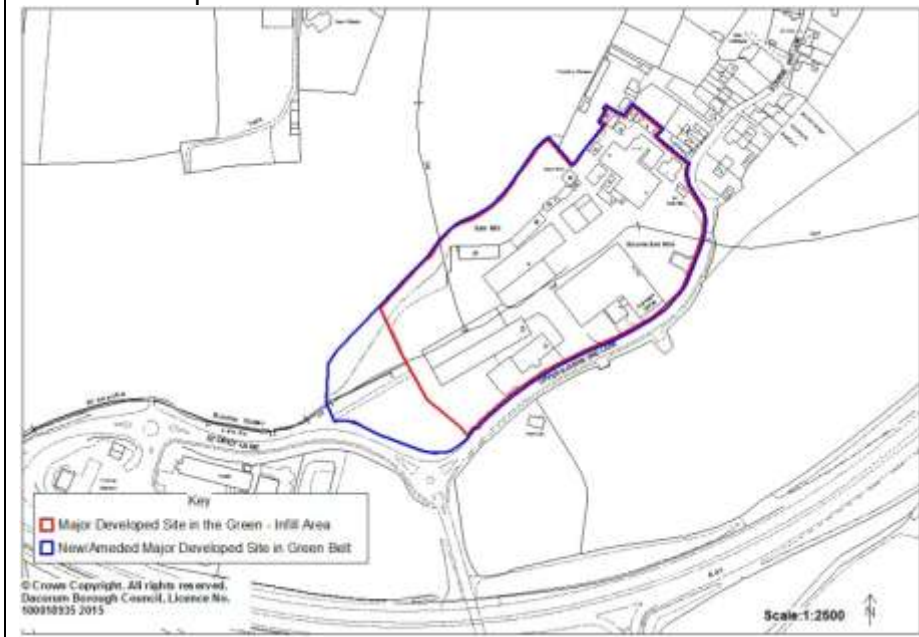
SC4 (below) (also see MC71)

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

Map in previous Pre-submission document:



Amended map:



Mixed Use Proposals

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



MC5 (below)

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

Map in previous Pre-submission document:



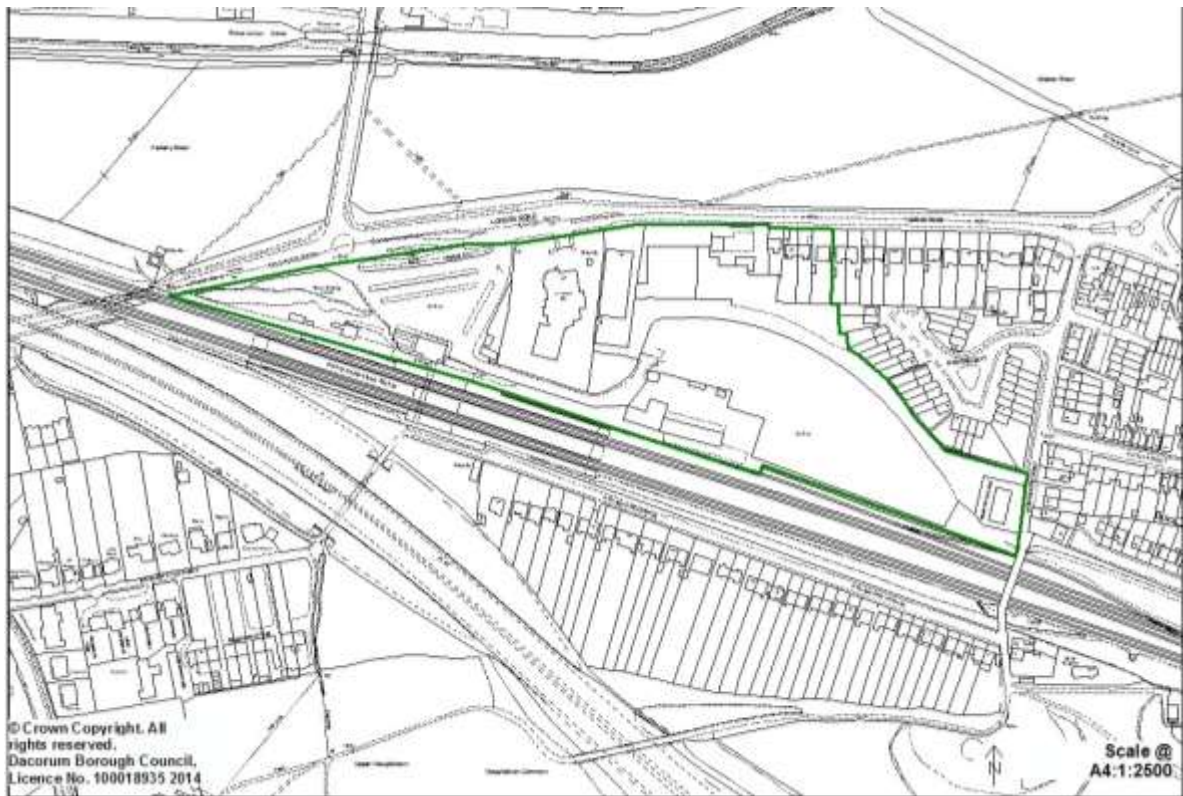
Amended map:



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



MU/4 Hemel Hempstead Station Gateway, London Road, Hemel Hempstead – new proposal



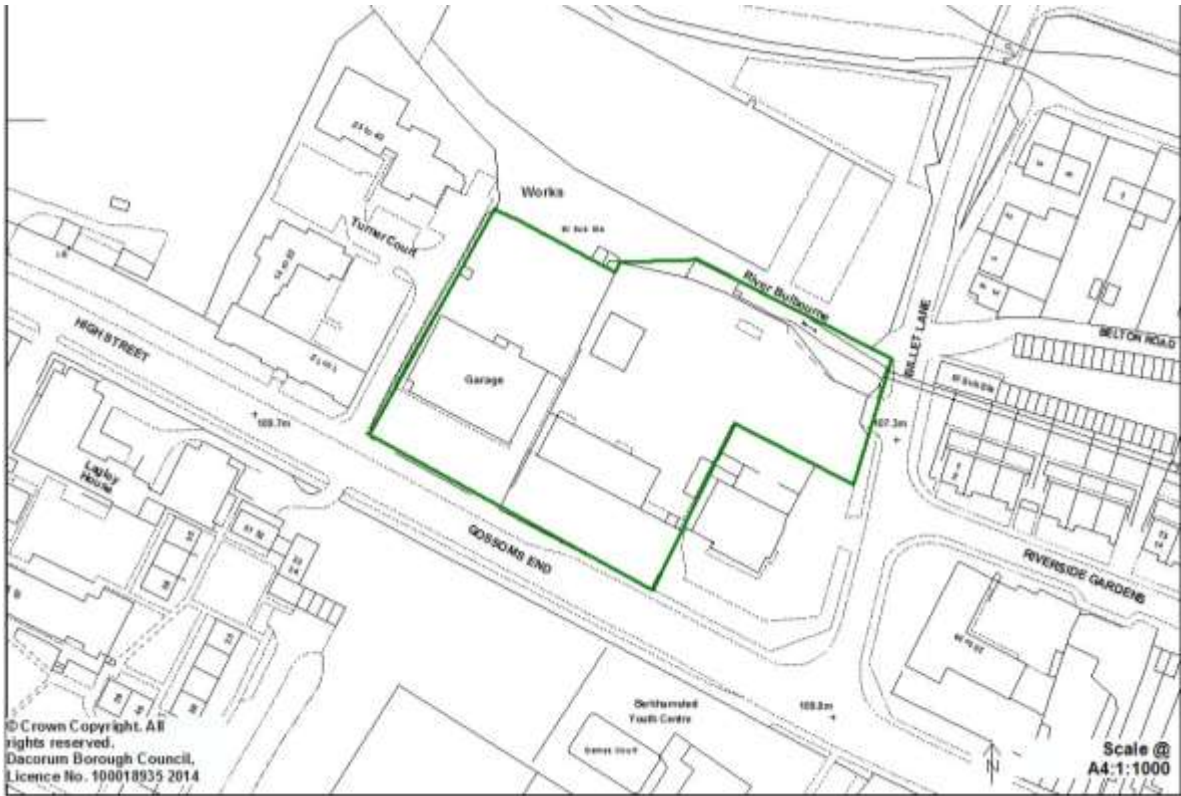
MU/5 Bunkers Park, Bedmond Road, Hemel Hempstead – new proposal and remove existing leisure proposal



MU/6 Land at Durrants Lane, Shootersway, Berkhamsted – new proposal and remove existing housing, social and community and leisure proposals

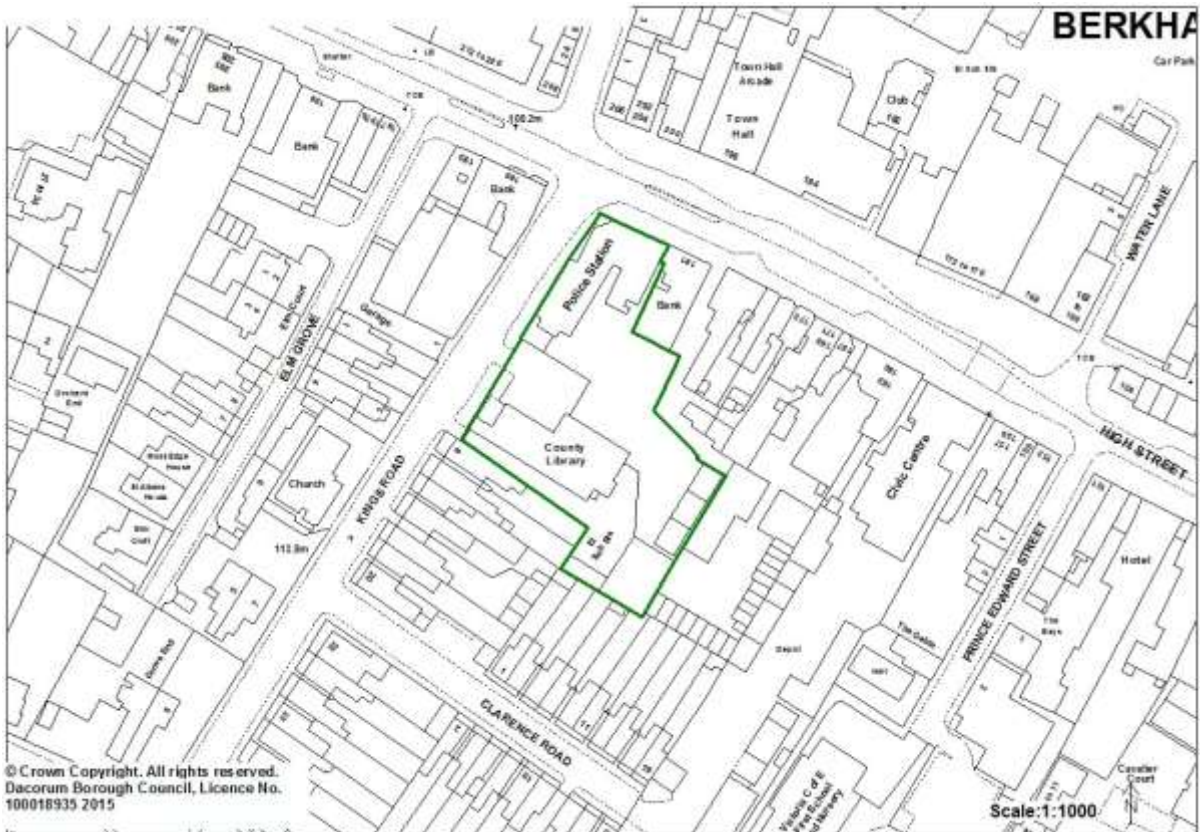


MU/7 Gossoms End/Billet Lane, Berkhamsted – new proposal and remove existing GEA designation



MC10 (below)

MU/8 Former Police Station, c/o High Street/Kings Road, Berkhamsted – new proposal



MC11 (below)

MU/9 Berkhamsted Civic Centre and land to r/o High Street, Berkhamsted – new proposal



3. Enabling Convenient Access between Homes, Jobs and Facilities

Transport Sites and Proposals

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

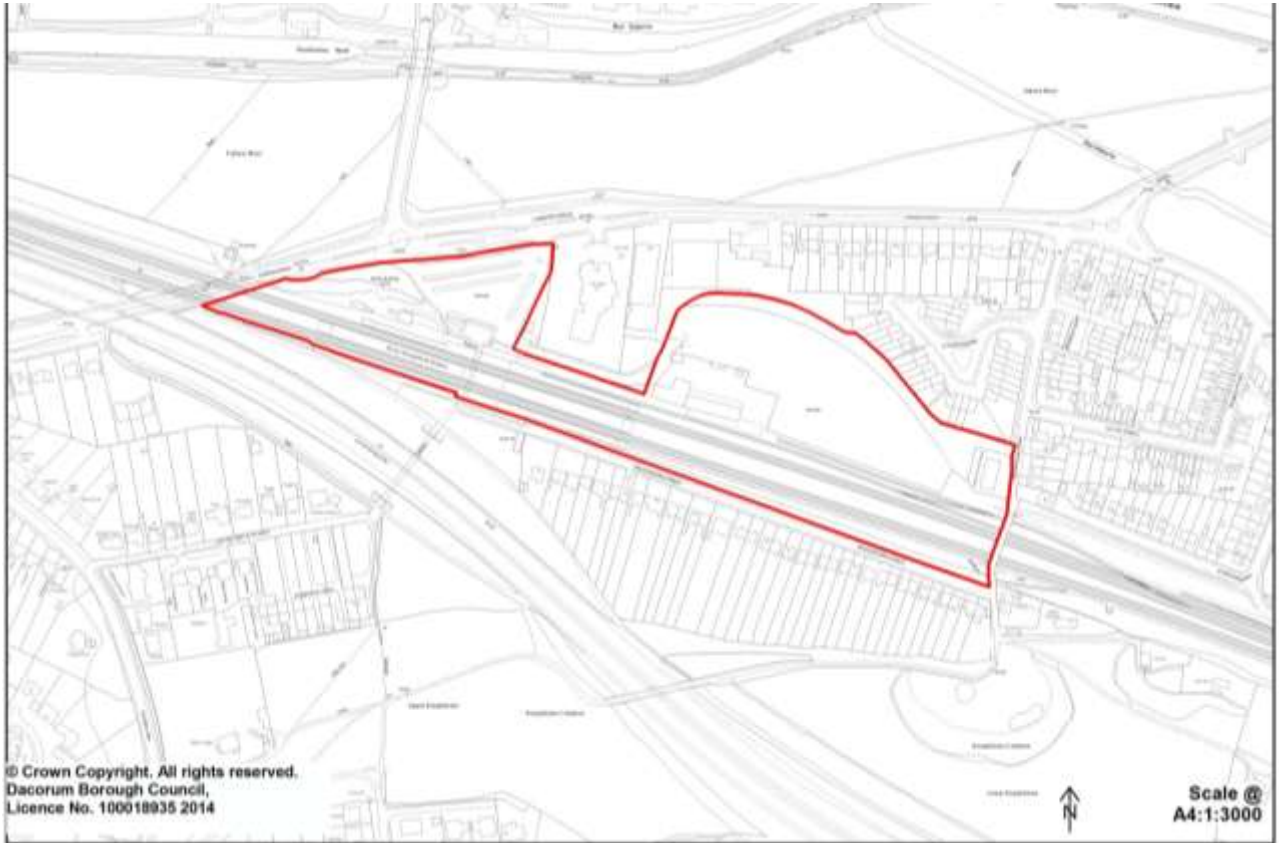
T/1 Existing bus interchange facilities



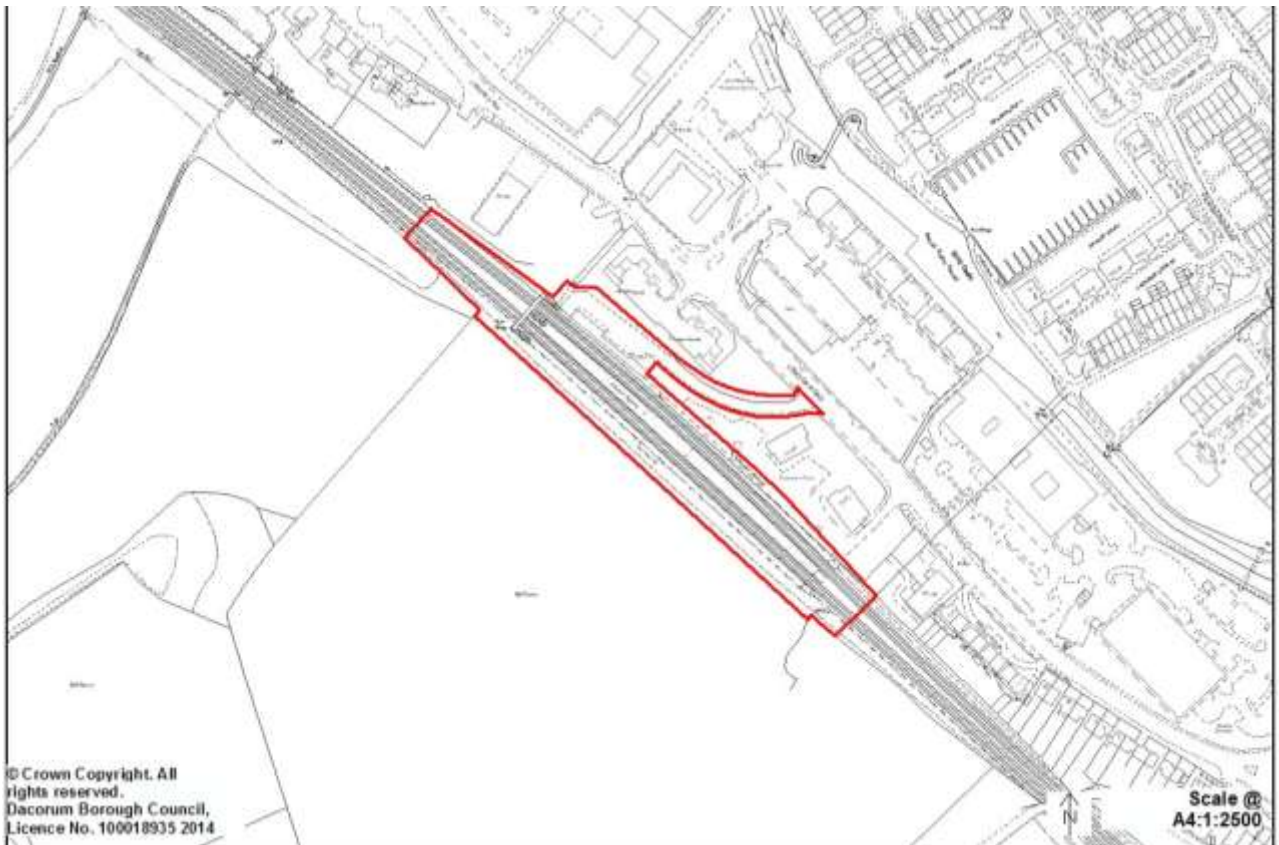
T/2 Replacement bus interchange facilities



T/3 Hemel Hempstead Railway Station



T/4 Apsley Railway Station



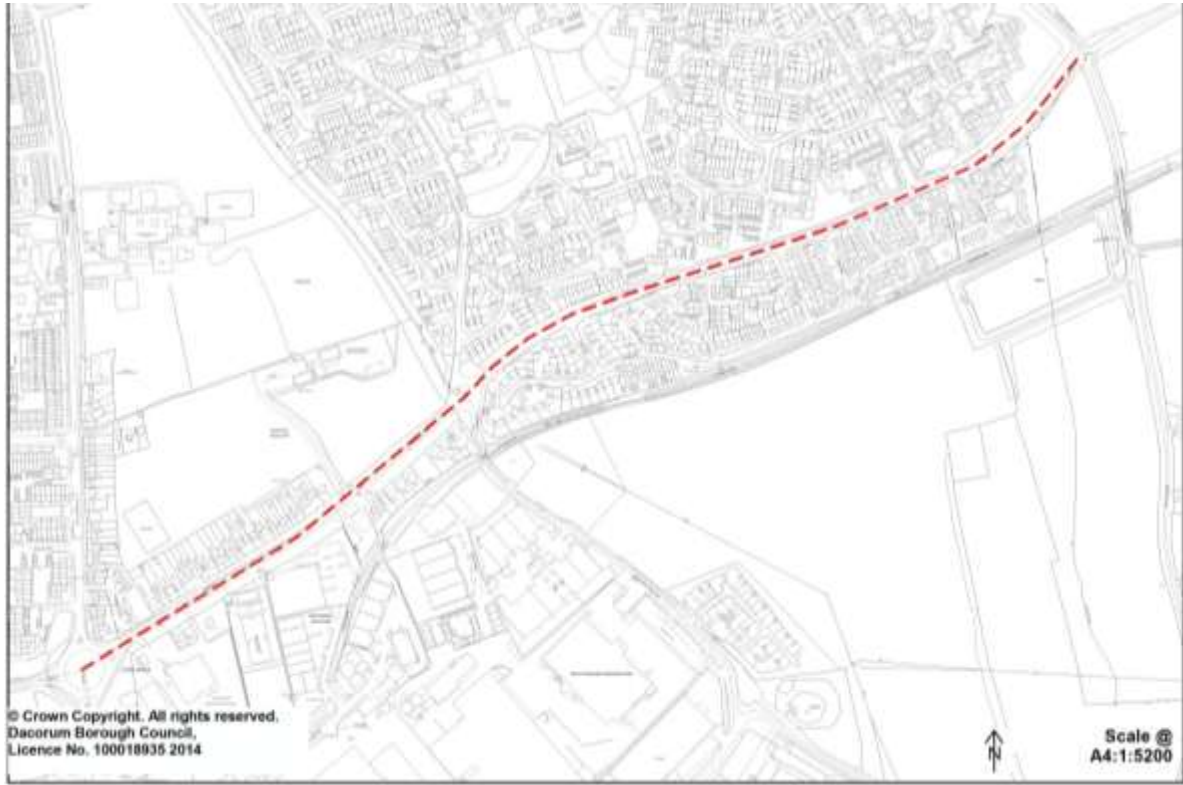
T/5 Bus garage, Whiteleaf Road



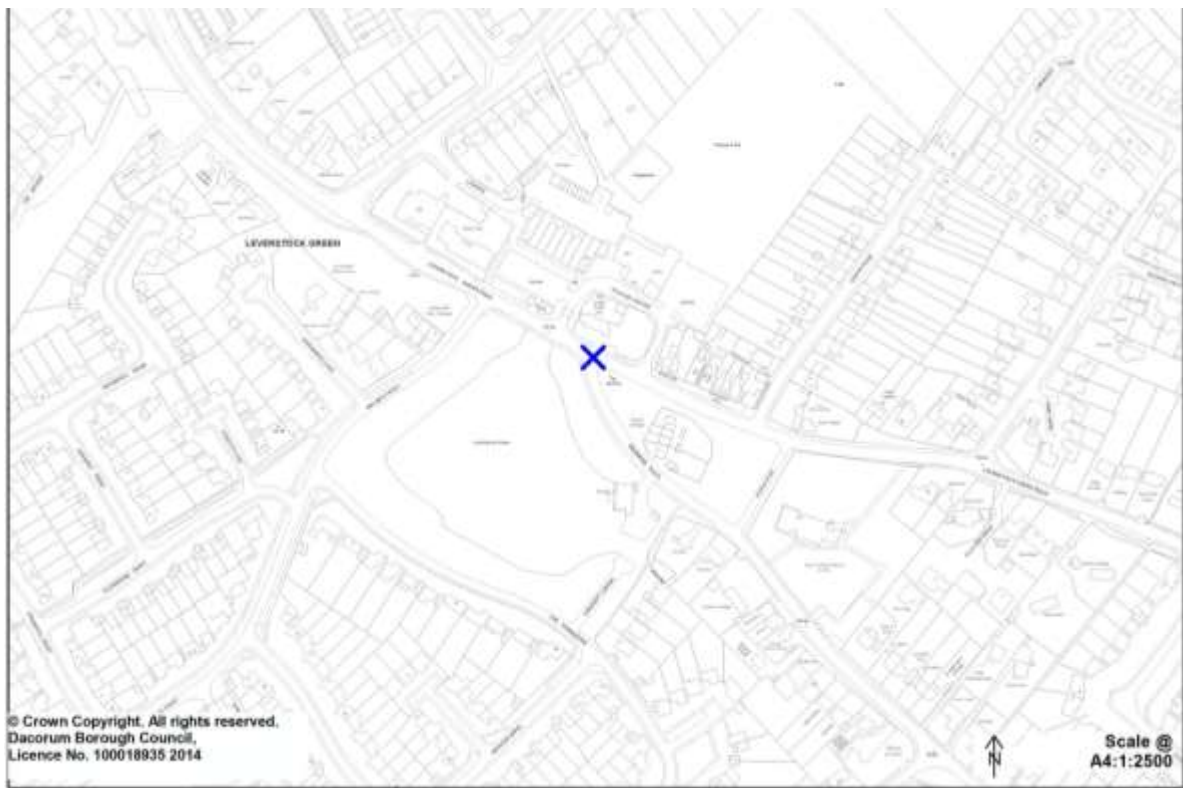
T/6 Featherbed Lane and related junctions



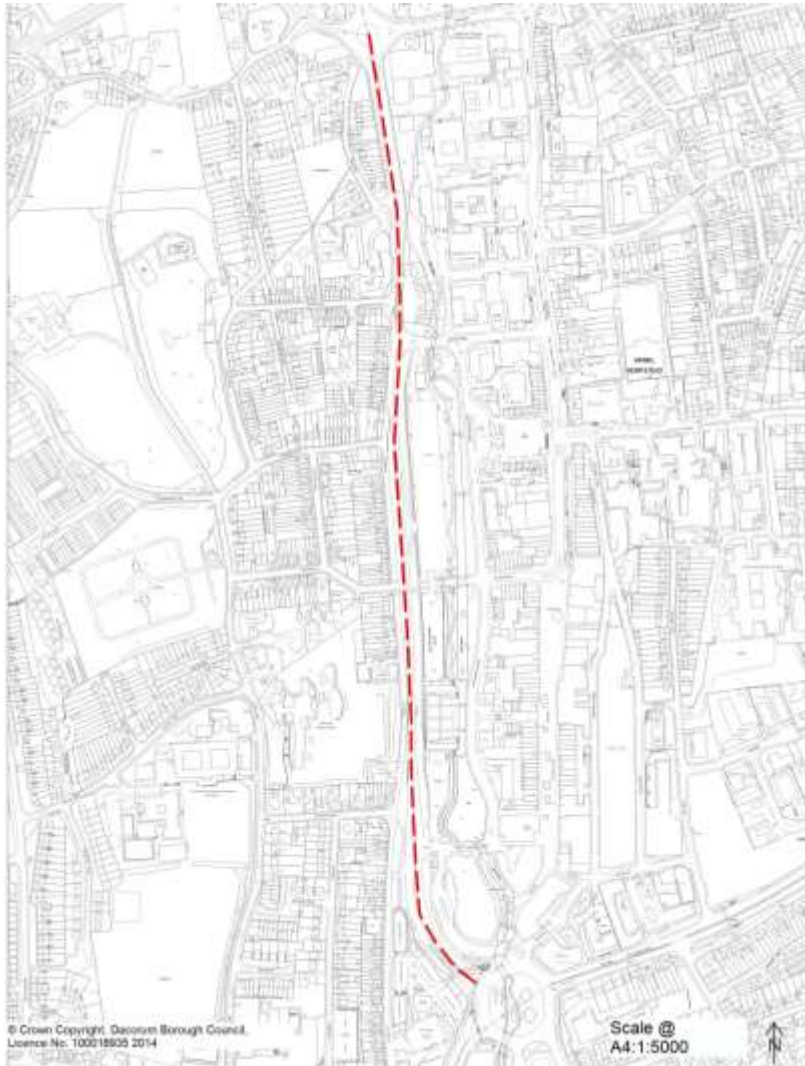
T/7 B481 Redbourn Road



T/8 Junction of Bedmond Road and Leverstock Green Road



T/9 A4146 Leighton Buzzard Road



T/10 New junction and highway works associated with development at LA1



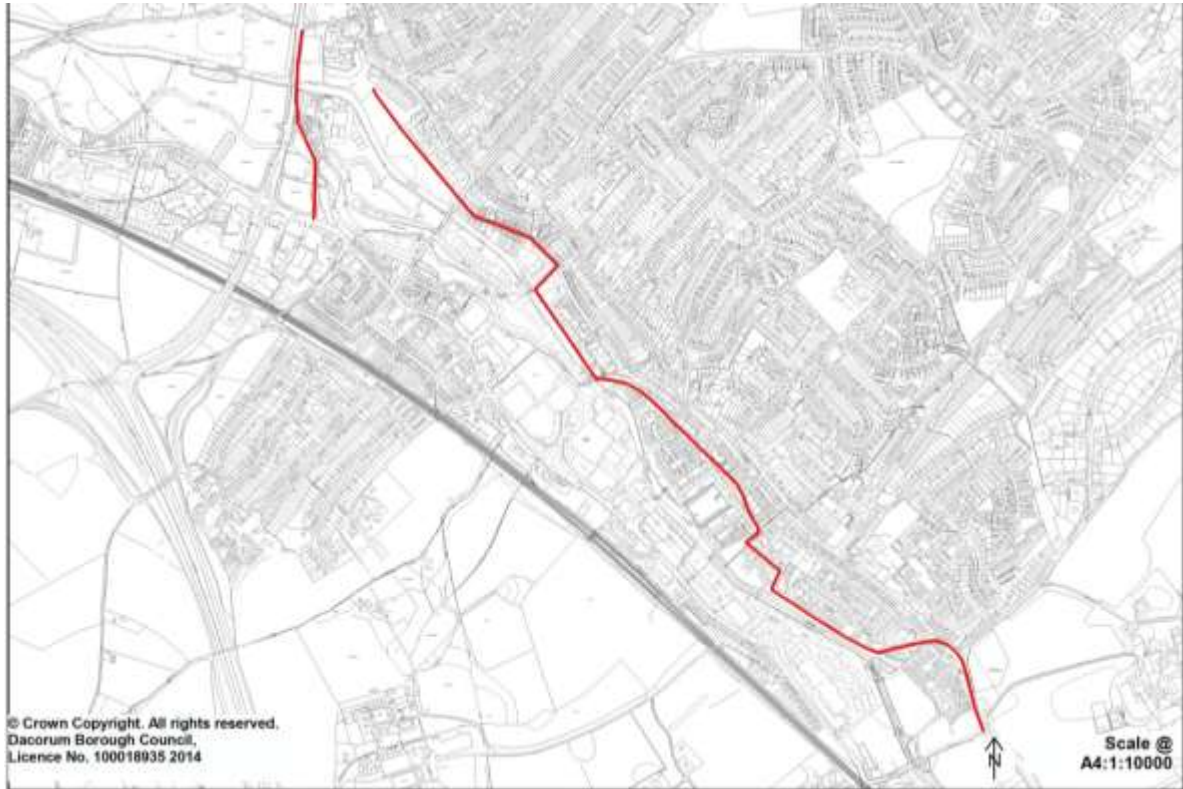
T/11 New junction and highway works associated with development at LA2



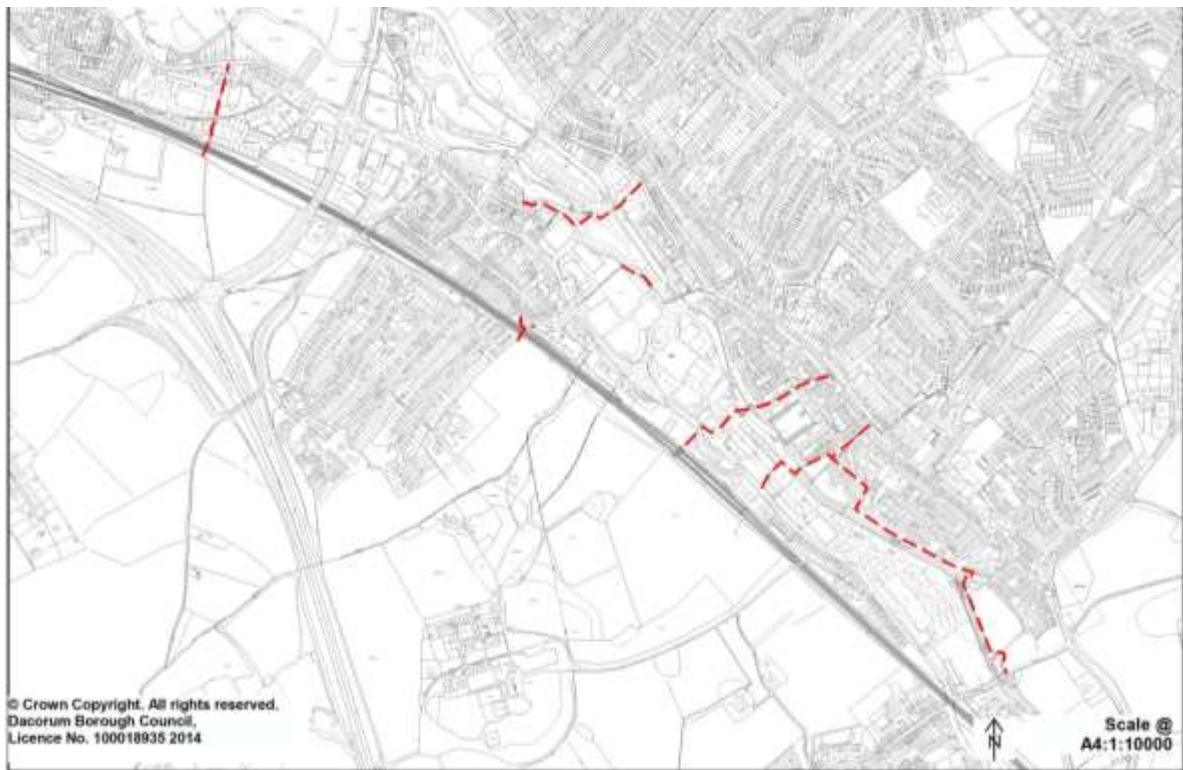
T/12 New junction and highway works associated with development at LA3



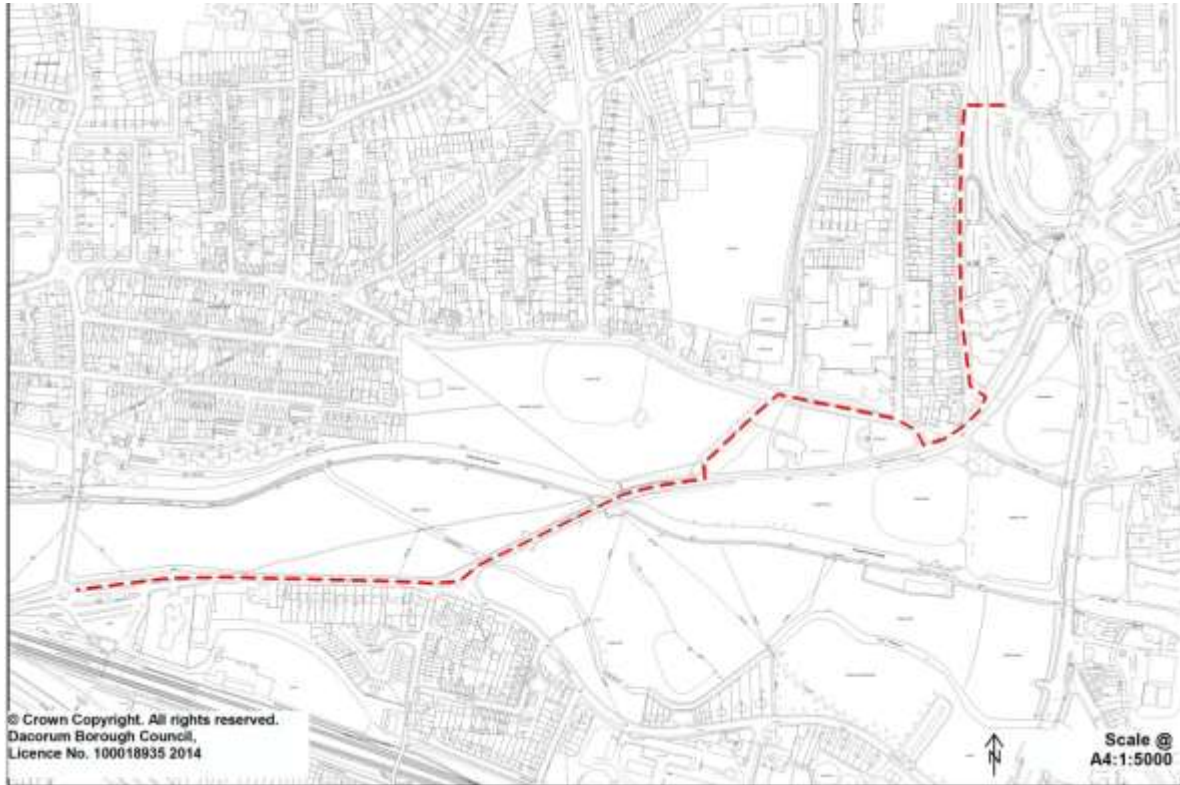
T/13 Cycle route through Two Waters, Apsley and Nash Mills



T/14 Footpath network in Two Waters and Apsley



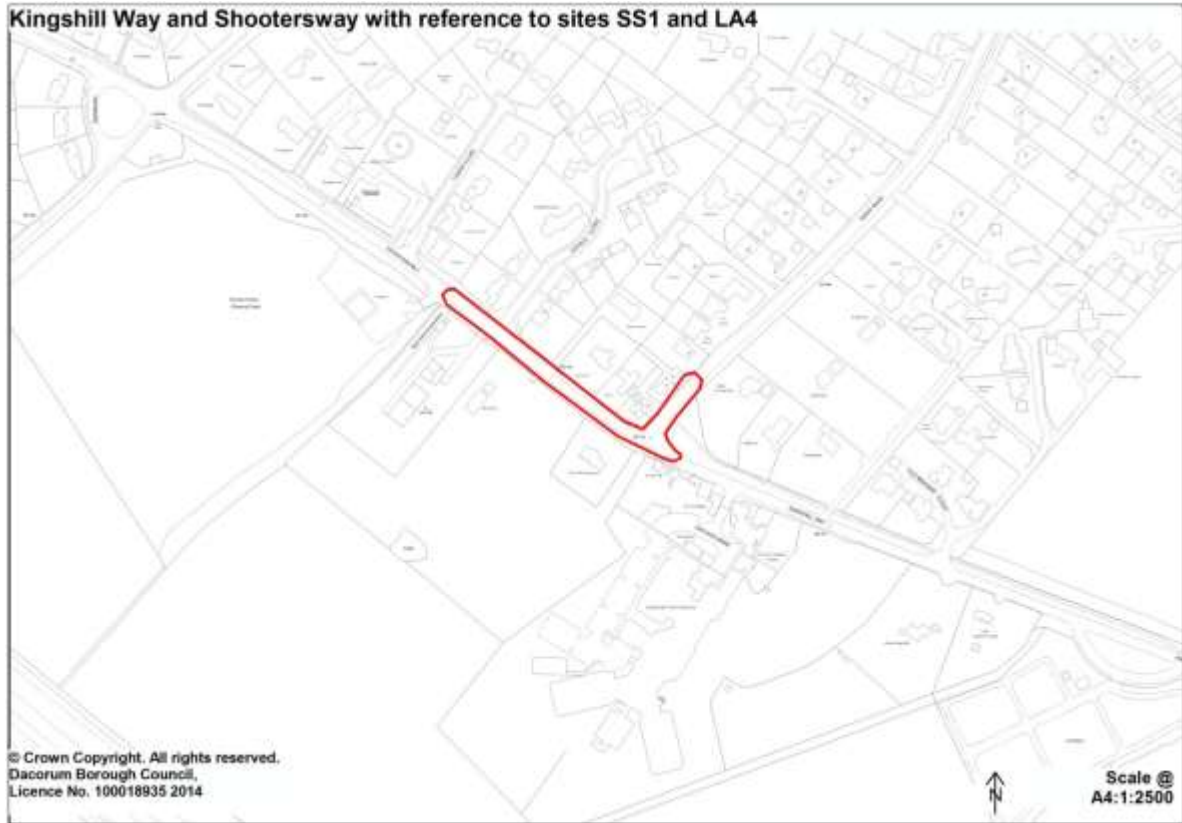
T/15 Cycle routes for London Road with Station Road



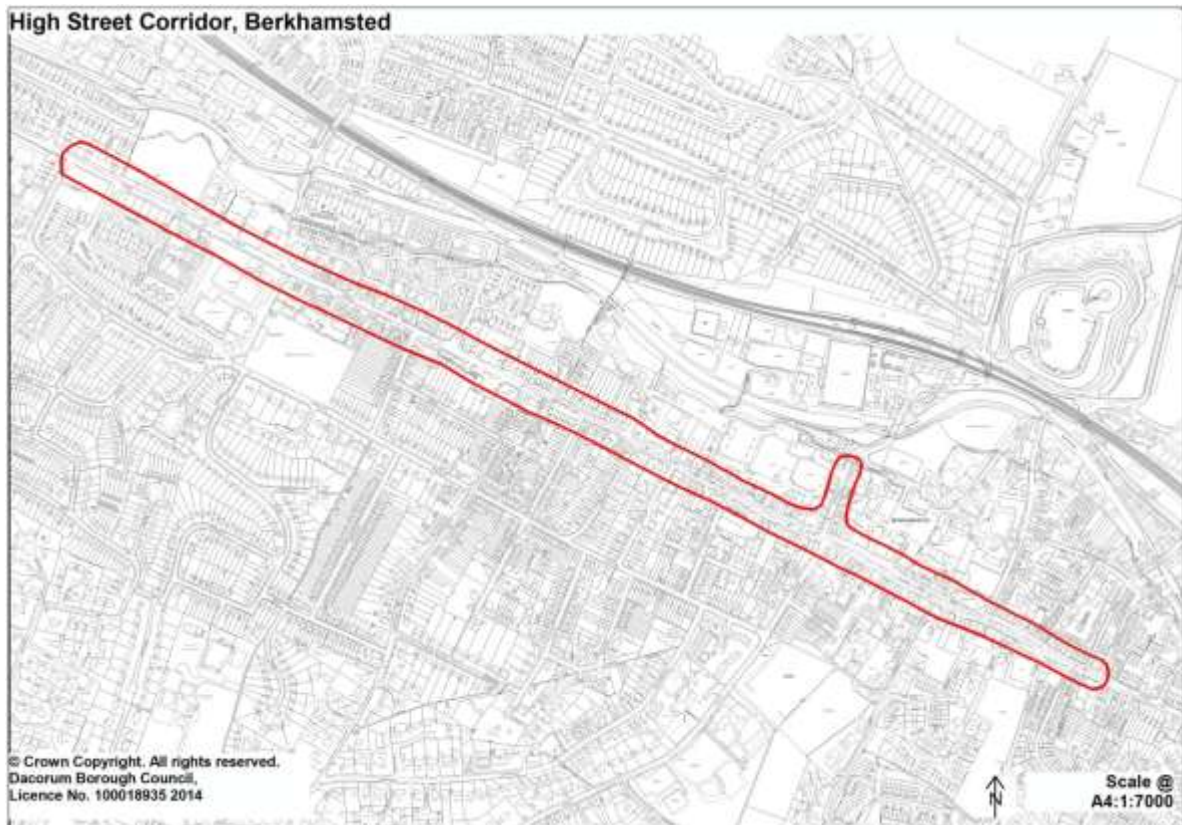
T/16 Berkhamsted Railway Station



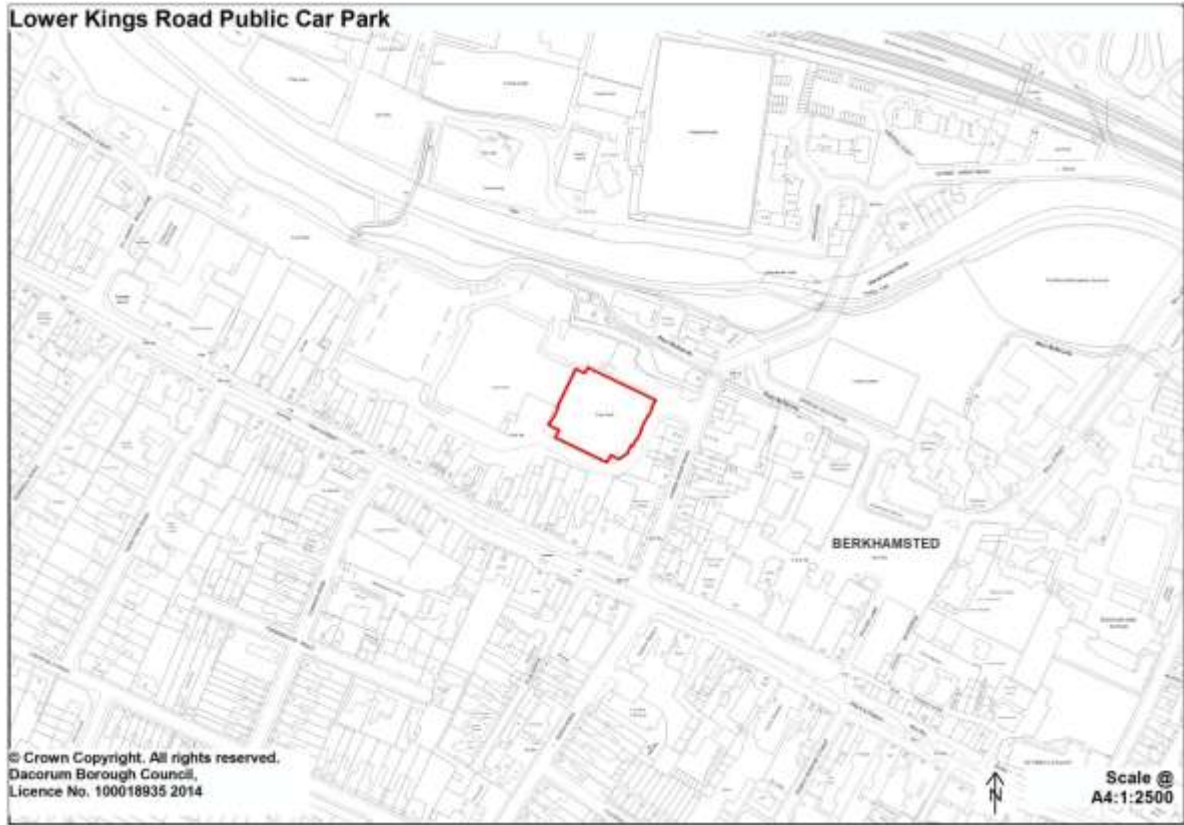
T/17 Kingshill Way and Shootersway with reference to Sites SS1 and LA4



T/18 High Street Corridor, Berkhamsted



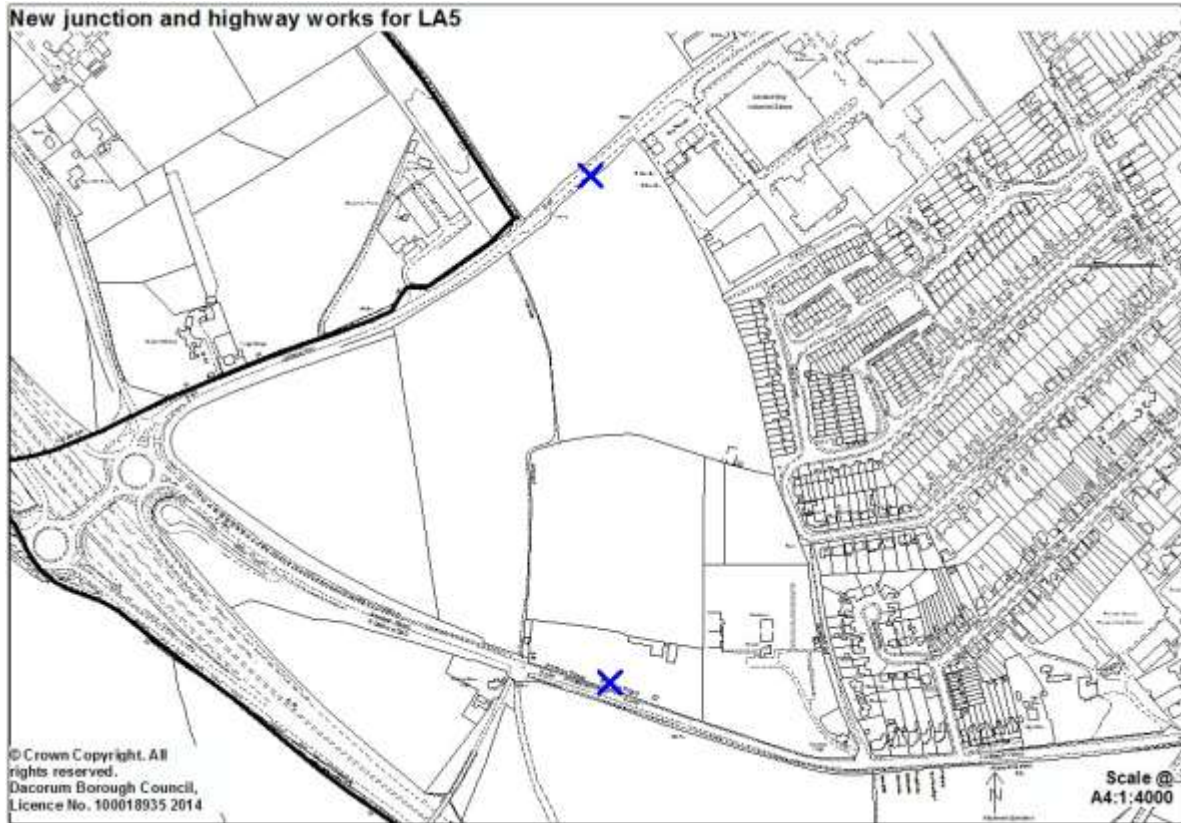
T/19 Lower Kings Road Public Car Park



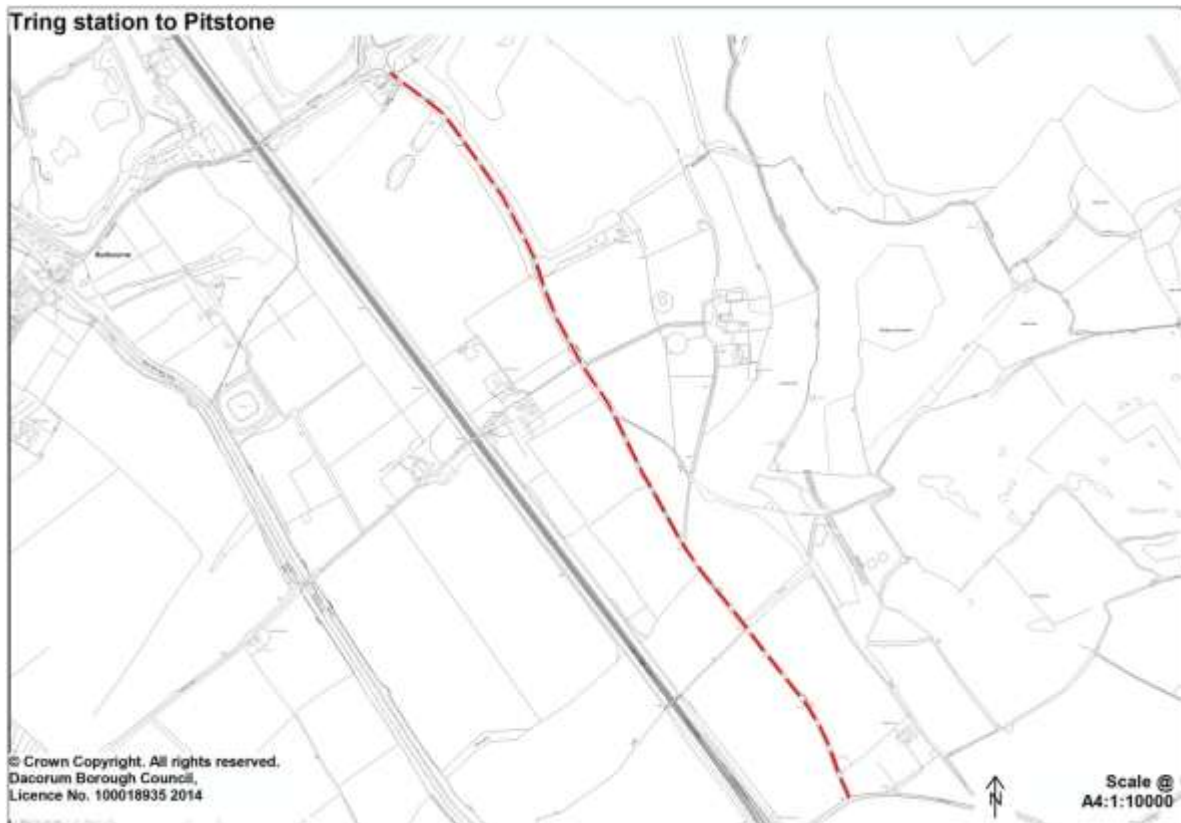
T/20 Tring Railway Station



T/21 New junction and highway works associated with development at LA5



T/22 Tring Station to Pitstone



Dacorum Borough Local Plan Saved Schedule

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

Extracts taken from Dacorum Borough Local Plan 2004 – Schedule of Transport Proposal Sites and Scheme	
Part I: Short Term Schemes and Proposal sites in relation to East Hemel Hempstead	
Reference	DBLP T3
Scheme/Location:	Improvements to A414 Maylands Avenue Roundabout, Hemel Hempstead.
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Land outside the existing highway boundary may be required.
Progress	Slip lane scheme implemented 2001
Reference	DBLP T4
Scheme/Location:	Junction improvements to increase the capacity of A414 Breakspear Way Roundabout
Agency:	HCC/DfT
Information and Requirements:	HCC/DBC consider the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Land outside the existing highway boundary may be required. Local Highway Authority scheme to be co-ordinated with works as part of Scheme T1 (M1 widening).
Progress	Hemel Hempstead Transportation Plan
Reference	DBLP T5
Scheme/Location:	Widening and junction improvements on Swallowdale Lane, Hemel Hempstead (from Three Cherry Trees Lane to Redbourn Road)
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead.
Progress	Hemel Hempstead Transportation Plan
Reference	DBLP T6
Scheme/Location:	Widening and junction improvements, A4147 Redbourn Road, Hemel Hempstead (Cupid Green to Queensway)
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with major developments in Hemel Hempstead. Landscaping required in particular to screen open storage in the Swallowdale General Employment Area.
Progress	Hemel Hempstead Transportation Plan

Reference	DBLP T7
Scheme/Location:	Widening and junction improvements to complete North East Relief Road (line of existing Three Cherry Trees/ Green Lane)
Agency:	HCC
Information and Requirements:	HCC/DBC consider that the proposal should be brought forward by developer contributions in association with development at North East Hemel Hempstead (Proposals H18 and E4: see Schedules of Housing and Employment Proposal Sites respectively). Potential dual carriageway line to be safeguarded where appropriate. Initial single carriageway route could also be completed on dualling line shown in Hemel Hempstead Transportation Plan. This alternative line follows Punchbowl Lane in St Albans City and District. Landscaping to enhance boundary with Green Belt.
Progress	Hemel Hempstead Transportation Plan
Reference	DBLP T10
Scheme/Location:	Maylands Avenue industrial area lorry park
Agency:	Private or DBC
Information and Requirements:	Existing lorry park land to be safeguarded for this use unless a satisfactory alternative is available (see Policy 60).
Part II: Long Term Schemes Schemes in relation to East Hemel Hempstead	
Reference	DBLP Tiv
Scheme/Location:	Widening to dual carriageway of North East Relief Road, Hemel Hempstead
Agency:	HCC
Information and Requirements:	Details of scheme still to be decided. Will be a follow up to Scheme T7. Land to be reserved as part of development of Proposal Site E4 (see Schedule of Employment Proposal Sites).
Progress	Hemel Hempstead Transportation Plan Unprogrammed.
Reference	DBLP Tv
Scheme/Location:	Hemel Hempstead Cycle Route Network (within the AAP boundary)
Agency:	HCC/DBC
Information and Requirements:	Advisory routes and junction/crossing improvements. Details to be decided.
Progress	Incremental implementation from 1996/97.
Reference	DBLP Tvi
Scheme/Location:	Hemel Hempstead Pedestrian Route Network (within the AAP boundary)
Agency:	HCC/DBC
Information and Requirements:	Advisory routes and junction/crossing improvements. Details to be decided.
Progress	Incremental implementation from 1996/97.
Reference	DBLP Txi
Scheme/Location:	Hemel Hempstead Park and Ride Schemes
Agency:	HCC/DBC/Private (bus operators).
Information and Requirements:	Study carried out in 2002 to assess the potential for additional park and ride facilities identified two locations: <ul style="list-style-type: none"> • Gadebridge Park • Breakspear Way

Progress	The Gadebridge site is operational, but capable of enhancement.
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Strengthening Economic Prosperity

4. Providing for Offices, Industry, Storage and Distribution

General Employment Areas

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

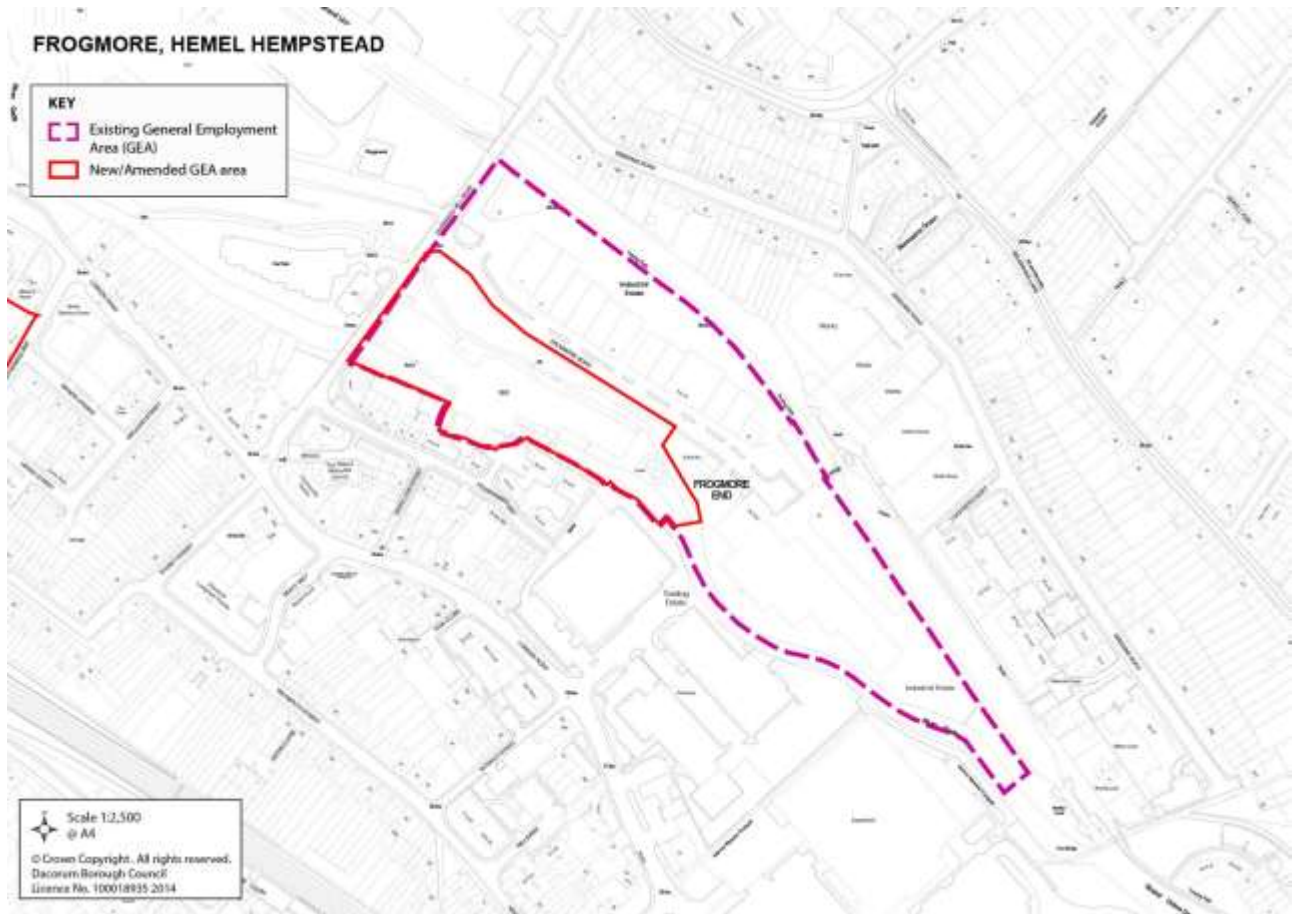
Apsley Mills, Hemel Hempstead – Amended area



Corner Hall, Hemel Hempstead – Amended area



Frogmore, Hemel Hempstead – Amended area



Nash Mills, Hemel Hempstead – Deleted area



Paradise/Wood Lane End, Hemel Hempstead – Deleted area



Two Waters, Hemel Hempstead – Amended area



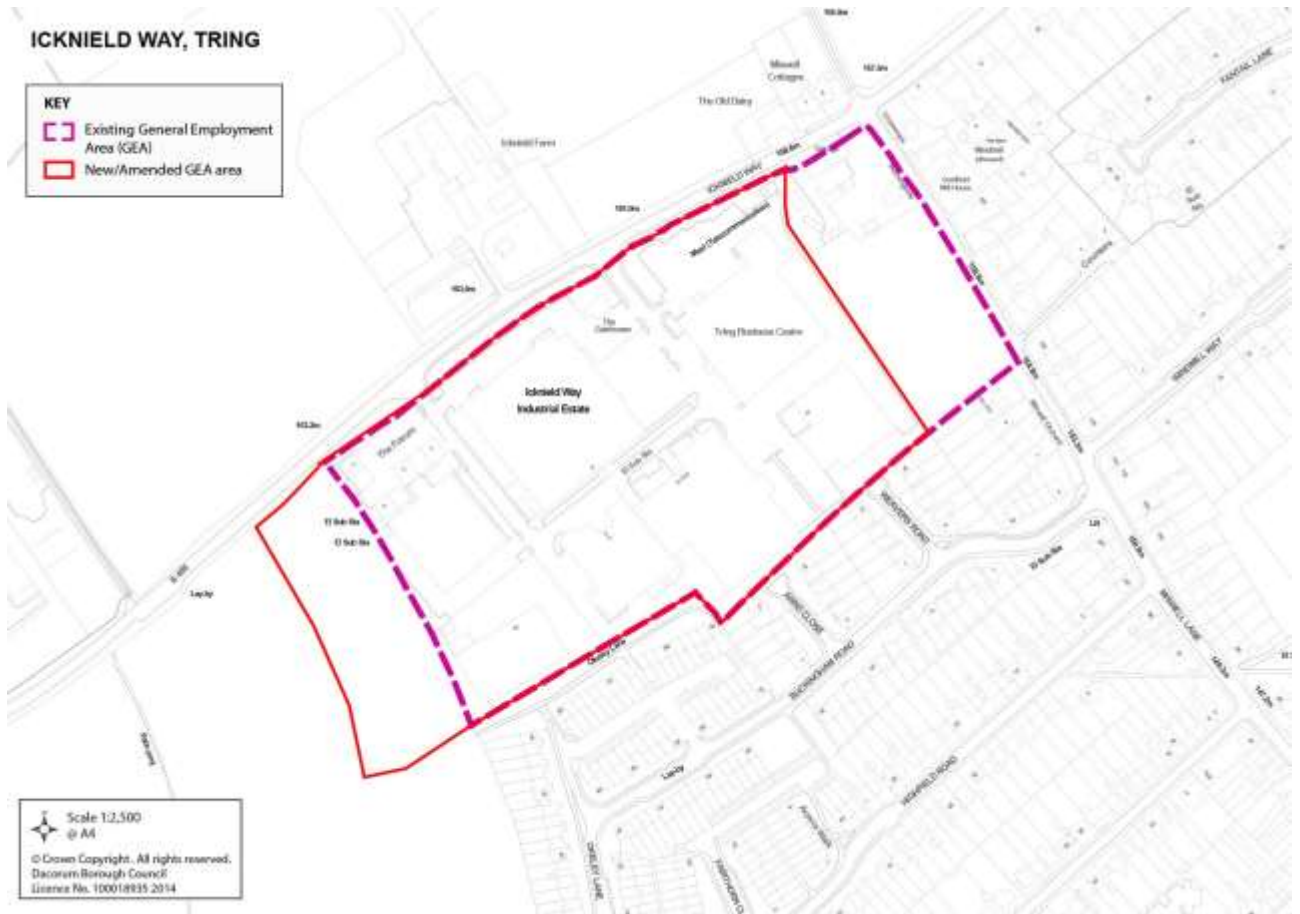
Billet Lane, Berkhamsted – Amended area



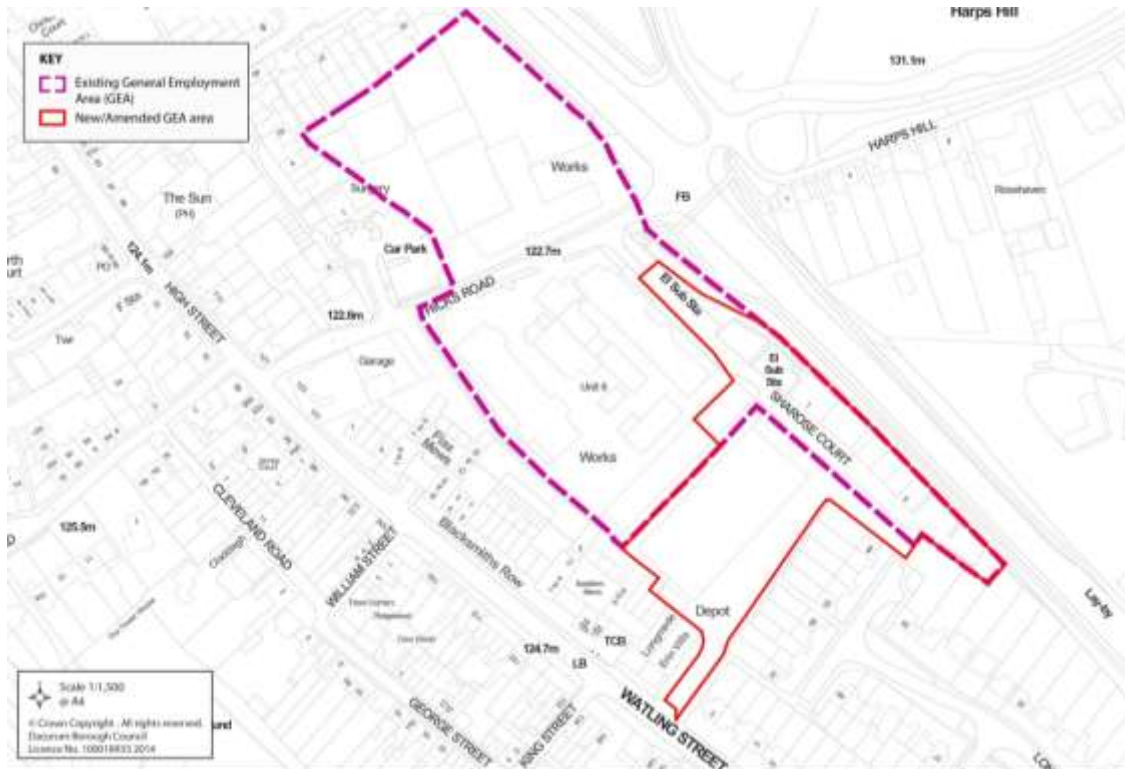
Akeman Street, Tring – Amended area



Icknield Way, Tring – Amended area



Markyate – Amended area



Employment Areas in the Green Belt

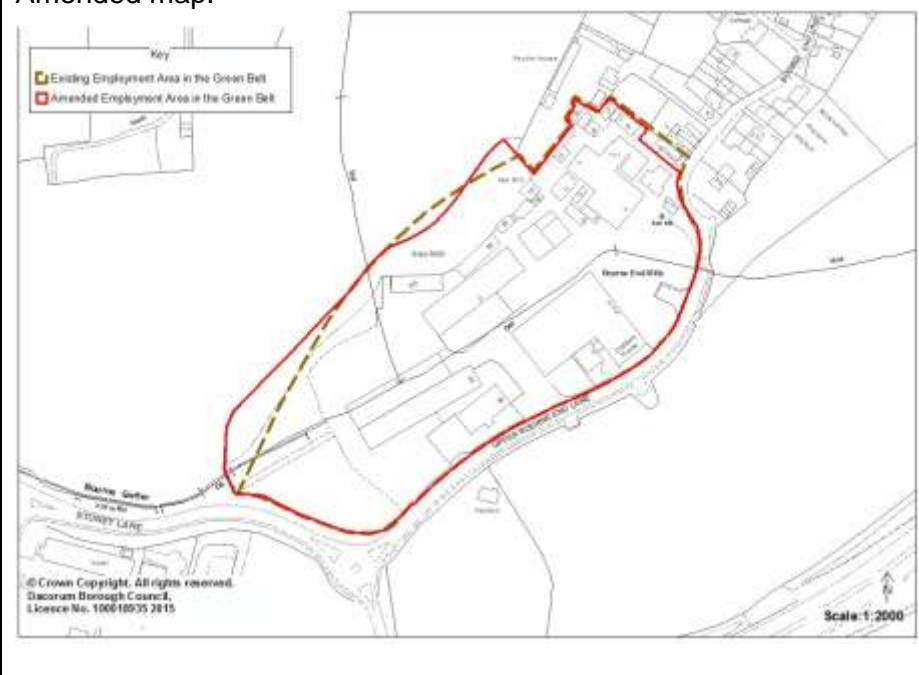
SC5 (below)

Bourne End Mills, Hemel Hempstead – Amended area

Map in previous Pre-submission document:



Amended map:



Bovingdon Brickworks – Amended area



Employment Proposal Site

E/1 Extension of Icknield Way Industrial Estate, Tring



Note: also see Proposal MU/3 for Mixed Use / Employment Proposal

Dacorum Borough Local Plan Saved Schedule

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

Extracts taken from Dacorum Borough Local Plan 2004 – Table of General Employment Areas in relation to East Hemel Hempstead		
General Employment Area	Proposed employment uses	Other significant uses and planning requirements
Breakspear Park	Business (Core Office Location)	Particularly suited for office use. Safeguard hotel use and Scheme Tv (Buncefield Lane cycleway) in the Schedule of Transport Proposal Sites and Schemes. Link use of buildings to possible park and ride facility at Breakspear Way (north) (Txii in the Schedule of Transport Proposal Sites and Schemes)
Buncefield	Storage and Distribution, Oil Terminal	Existing hazardous development will constrain further development (see Policy 125). A 190 m consultation zone applies. Safeguard Scheme T7 (North East Hemel Hempstead relief road) and Scheme Tv (Buncefield Lane cycleway) and its environment: see Schedule of Transport Proposal Sites and Schemes.
Maylands	Business, Industry, Storage and Distribution	Small scale retail uses acceptable if primarily needed to serve this area. Sites E2 (Buncefield Lane (West/Wood Lane End (South). E3 (Boundary Way (North)) and E5 (Boundary Way (East)) for industry, storage and distribution development in the Schedule of Employment Proposal Sites. Boundary Way link to Proposal Site E2. Safeguard Proposal Site T10 (existing lorry park); safeguard Schemes T5 (Swallowdale Lane widening), T7 and Tiv (North East Hemel Hempstead relief road) and Tv (Buncefield Lane cycleway) and its environment: see Schedule of Transport Proposal Sites and Schemes. Development may be restricted because of the storage of notifiable hazardous substances at the Buncefield Oil Terminal (a 190 m consultation zone applies) and at Three Cherry Trees Lane (where a specified consultation zone applies) (see Policy 125)
Maylands Avenue	Business (Core Office Location)	Prestigious business area to be enhanced. Hotel an acceptable use. Small scale retail uses acceptable if primarily needed to serve this area. Provision to be made for vehicular access to open land located on the northern side of Breakspear Way.
Swallowdale	Industry, Storage and Distribution	Retain open storage and depot uses with supplementary landscaping. Environment of Nicky Line cycleway and footpath to be enhanced (Local Nature Reserve - Proposal EN2 in the Schedule of Environment Proposal Sites). Safeguard road widening Schemes T6 (Redbourn Road) and T5 (Swallowdale Lane): see

		<p>Schedule of Transport Proposal Sites and Schemes. Development may be restricted because of the storage of notifiable hazardous substances at Three Cherry Trees Lane where a specified consultation zone applied (see Policy 125). The Hertfordshire Waste Local Plan identifies land at Eastman Way/Redbourn Road for:</p> <ul style="list-style-type: none"> • inert waste recycling; • waste transfer and recycling; • green and mixed waste composting uses and • the current household waste site use (intended to be safeguarded); <p>Land at the Cupid Green Depot is intended to be safeguarded in the Waste Local Plan for waste recycling and transfer purposes (see Hertfordshire Waste Local Plan for further details).</p>
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The following proposal sites from the Dacorum Borough Local Plan 2004 that are within the boundary of the East Hemel Hempstead Area Action Plan (AAP) as defined on Figure 22 in the Core Strategy 2013 are saved. These proposal sites should be referenced with the prefix DBLP before the existing reference number. These will be reviewed as part of the forthcoming AAP and are listed for clarity:

Extracts taken from Dacorum Borough Local Plan 2004 – Schedule of Employment Proposal Sites in relation to East Hemel Hempstead	
Reference	DBLP E2
Scheme/Location:	Buncefield Lane (West)/Wood Lane End (South) (Kodak Sports Ground)
Area:	2.8 ha
Proposal:	Site for industry and storage and distribution.
Planning requirements:	Form vehicular access to Boundary Way. No vehicular access to be taken from Wood Lane End. The land is only available to meet needs for development of industrial and warehousing sheds. Business development is not acceptable except as an ancillary use. Development is conditional upon satisfactory access arrangements being in place or provided by the developer and upon the replacement of the playing fields to a suitable alternative site. Scheme Tv for the Buncefield Lane cycleway to be safeguarded and its environment protected. Landscape screening to caravan site is necessary. Archaeological evaluation of the site, together with any necessary mitigation measures, is required before development takes place.
Progress:	No planning application.
Reference	DBLP E3
Scheme/Location:	Boundary Way (North)
Area:	2.9 ha
Proposal:	Site for industry and storage and distribution.
Planning requirements:	Form access to Boundary Way. Site is within the 190 metre consultation zone of notifiable hazardous substances at the Buncefield Oil Depot (see Policy 125).
Progress:	Outline planning permission granted.
Reference	DBLP E4
Scheme/Location:	Three Cherry Trees Lane (East),

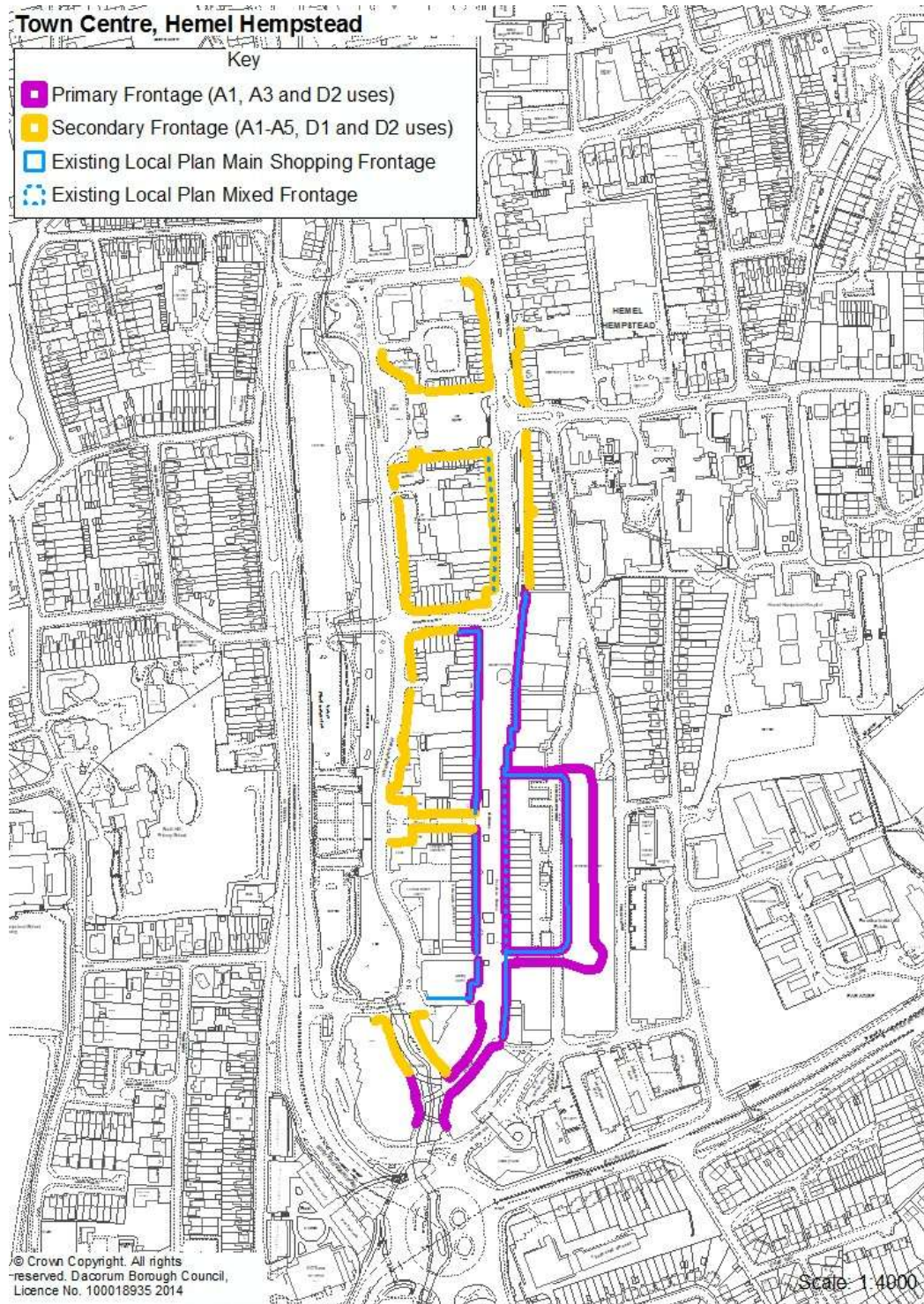
Area:	16.6 ha
Proposal:	New estate of units for specialised technological industries and or other activities in the national or regional interest.
Planning requirements:	A development brief is required and reference should be made to the Supplementary Planning Guidance for this site. Permission will only be granted for a comprehensively planned development based on a master plan approach. Priority is to be given to specialised technological activities. Other uses are possible, although any office development should be ancillary to these specified uses. Specific provision to be made for small units. Hotel with conference facilities to serve the business and tourism needs of the area encouraged. Vehicular access is to be taken from two separate junctions on Three Cherry Trees Lane, with phased road improvements to facilitate the North East Relief Road and other off-site improvements to cater for increased traffic flows. Provision of on and off-site footpaths and cycleways and passenger transport access is required. A high standard of landscaping and design. Existing landscape features should be retained. Provision of a heavily landscaped buffer between to separate the development from the adjacent housing site. Archaeological evaluation of the site, together with any necessary mitigation measures is required before development takes place.
Progress:	No current or approved planning application
Reference	DBLP E5
Scheme/Location:	Boundary Way (East)
Area:	2.0 ha
Proposal:	Site for industry and storage and distribution.
Planning requirements:	Access from Boundary Way. Site is within the 190 metre consultation zone for notifiable hazardous substances at the Buncefield Oil Depot (see Policy 125).
Progress:	Outline planning application submitted for majority of site.

5. Supporting Retailing and Commerce

Proposed Retail Frontages

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

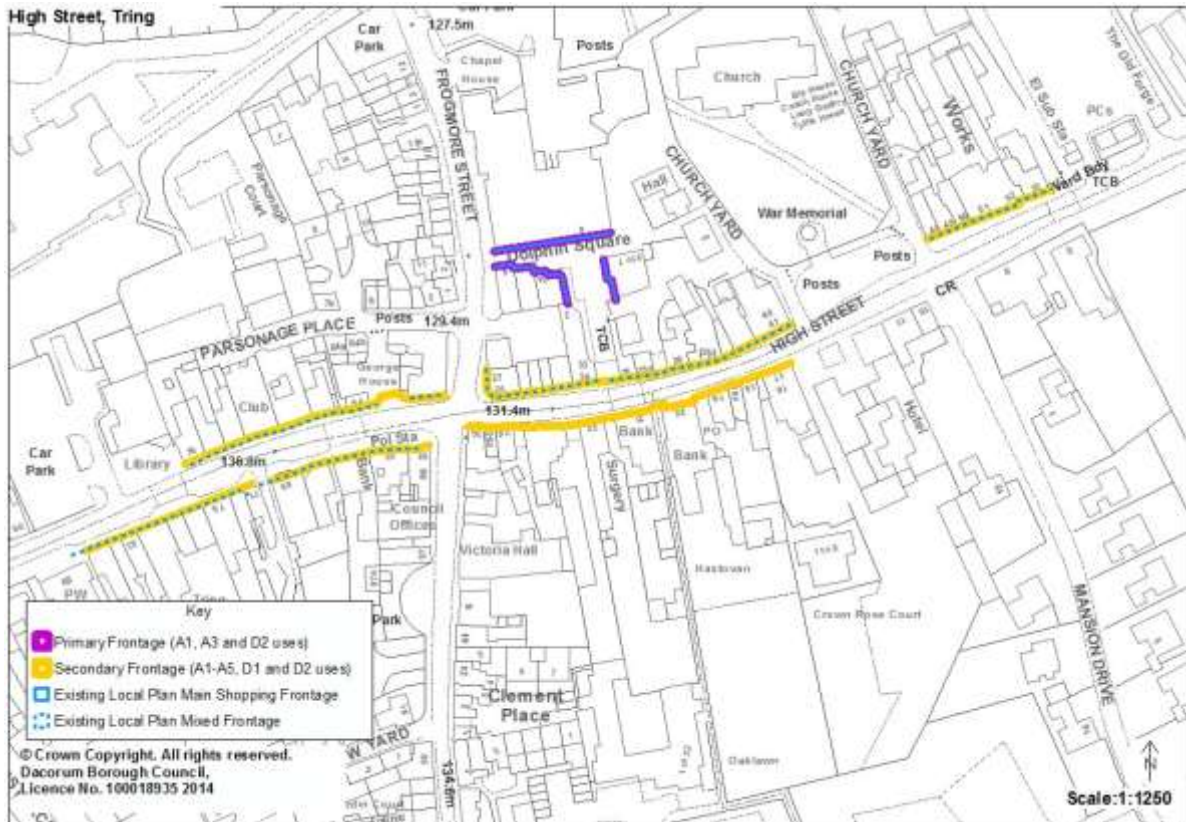
Hemel Hempstead:



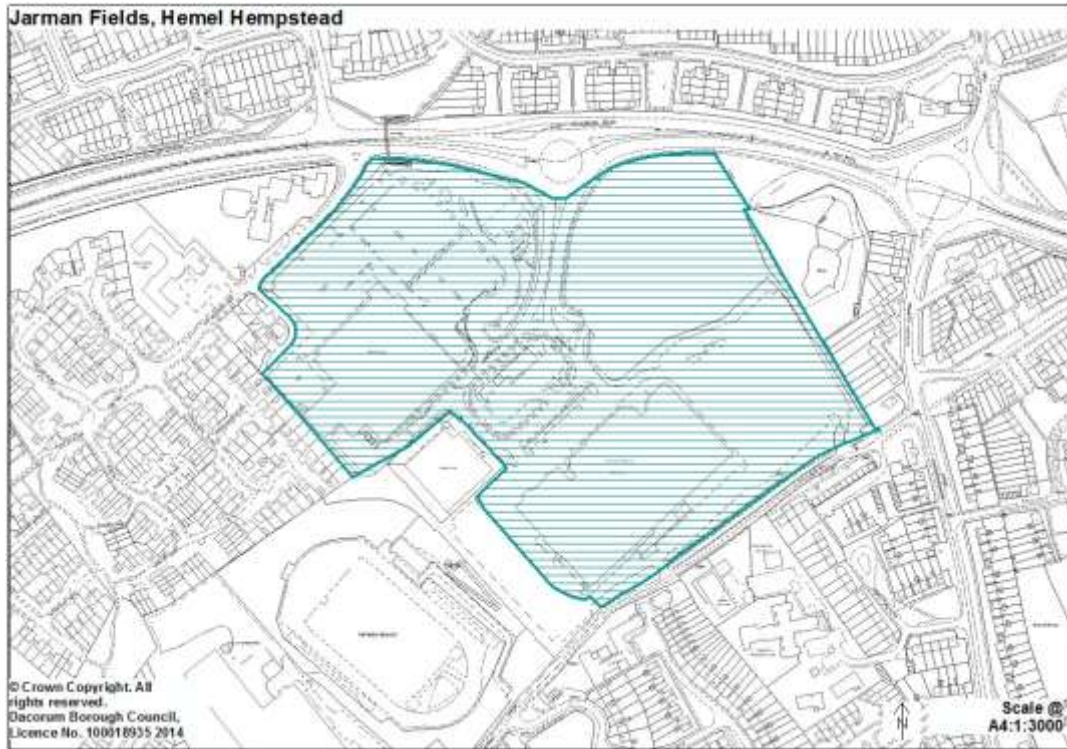
Berkhamsted:



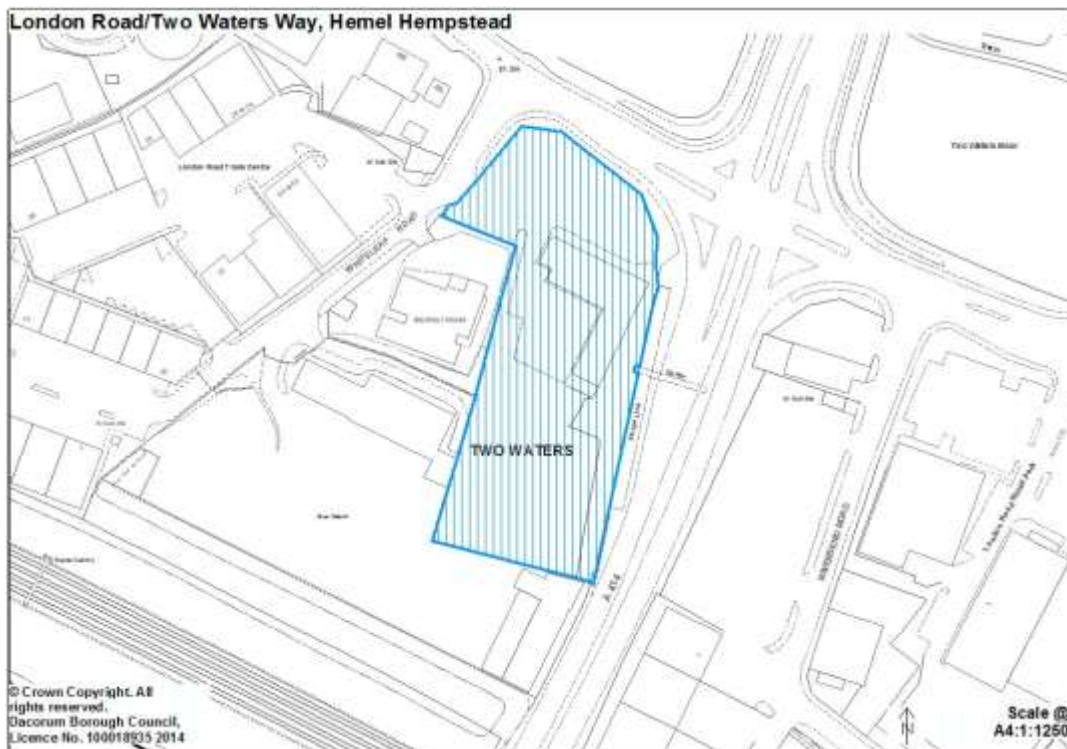
Tring:



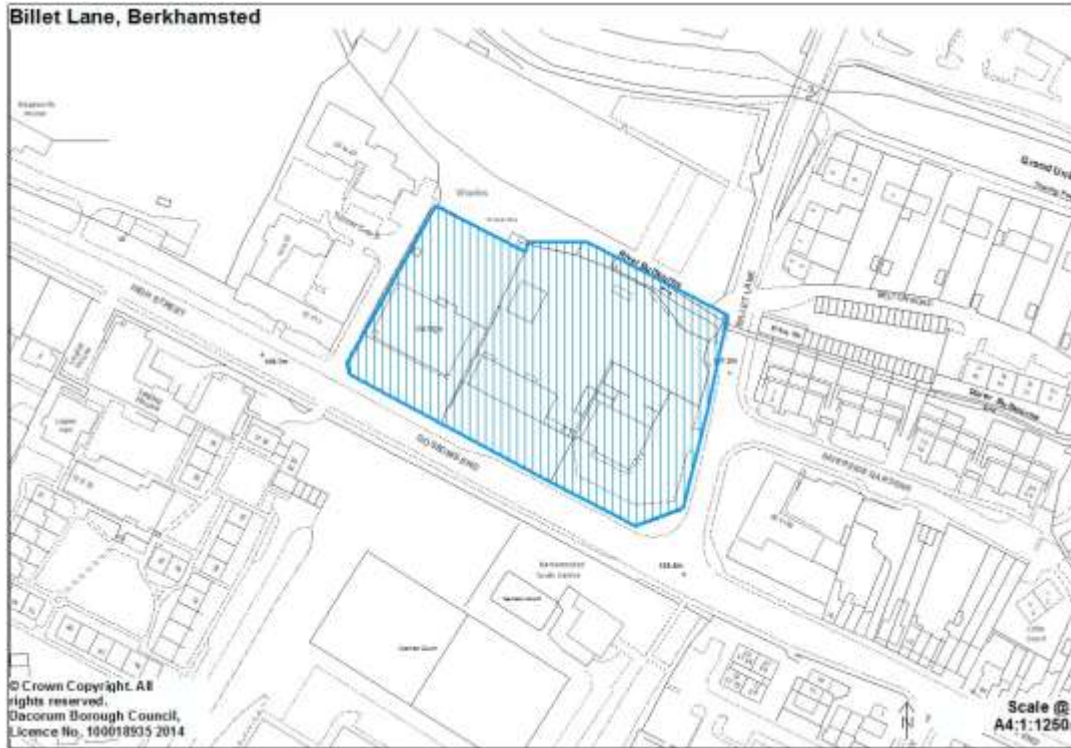
New Retail Designation: A new “Out of Centre Retail & Leisure Location” (Table 1) applies to the wider Jarman Fields area. This replaces the Local Plan designation for this area as a “Local Centre”.



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



New Retail Designation: A new “Out of Centre Retail Location” (Table 1) for Billet Lane



Shopping Proposals

S1 Jarman Fields:



Note: also see Proposal MU/1 and MU7 for Mixed Use / Retail Proposal

Providing Homes and Community Services

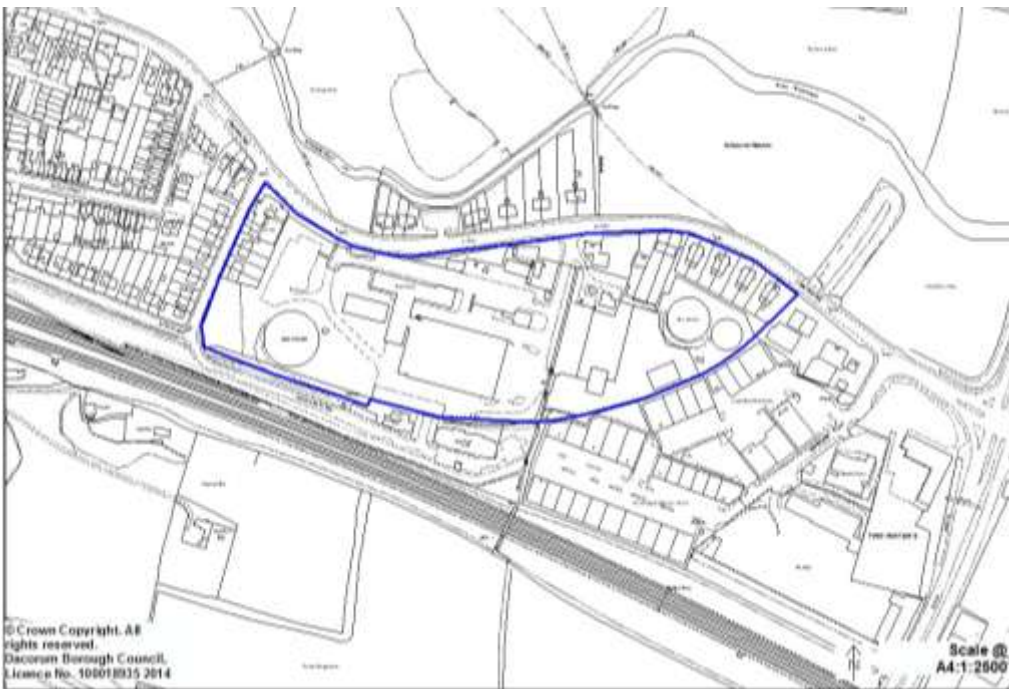
6. Providing Homes

Housing proposals

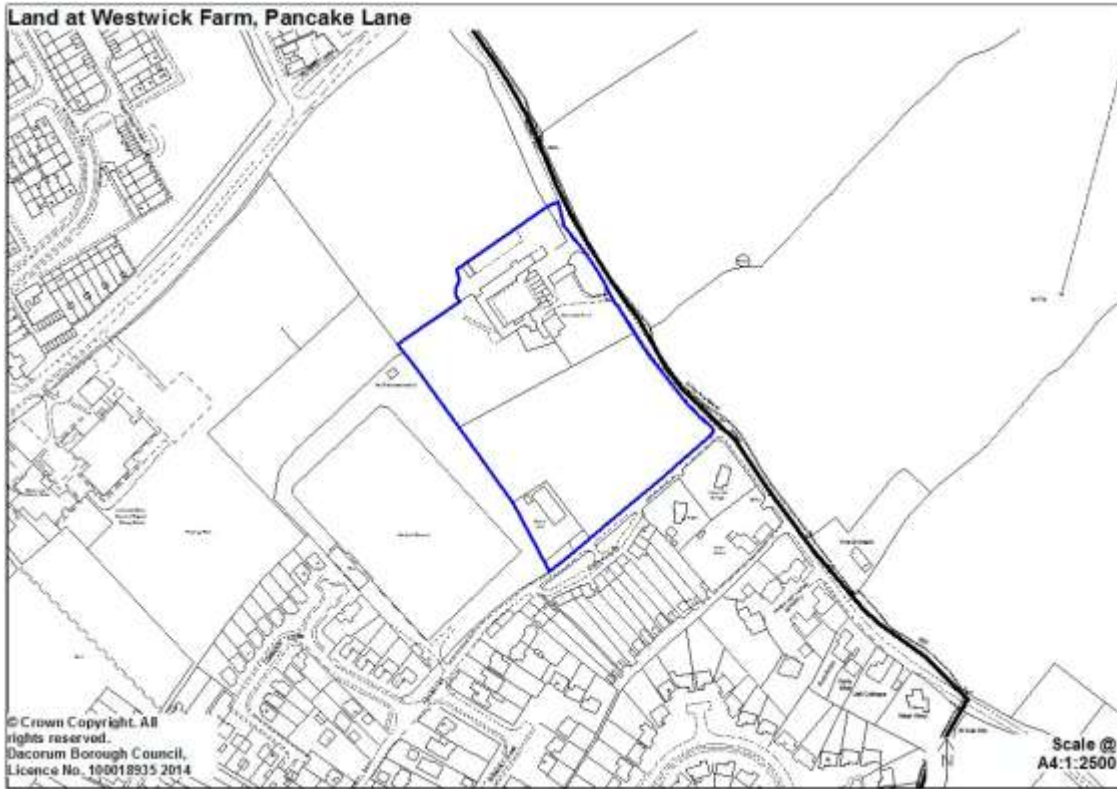
H/1 Land r/o 186-202 Belswains Lane, Hemel Hempstead – amend existing proposal



H/2 National Grid and 339-353 London Road, Hemel Hempstead – amend existing proposal



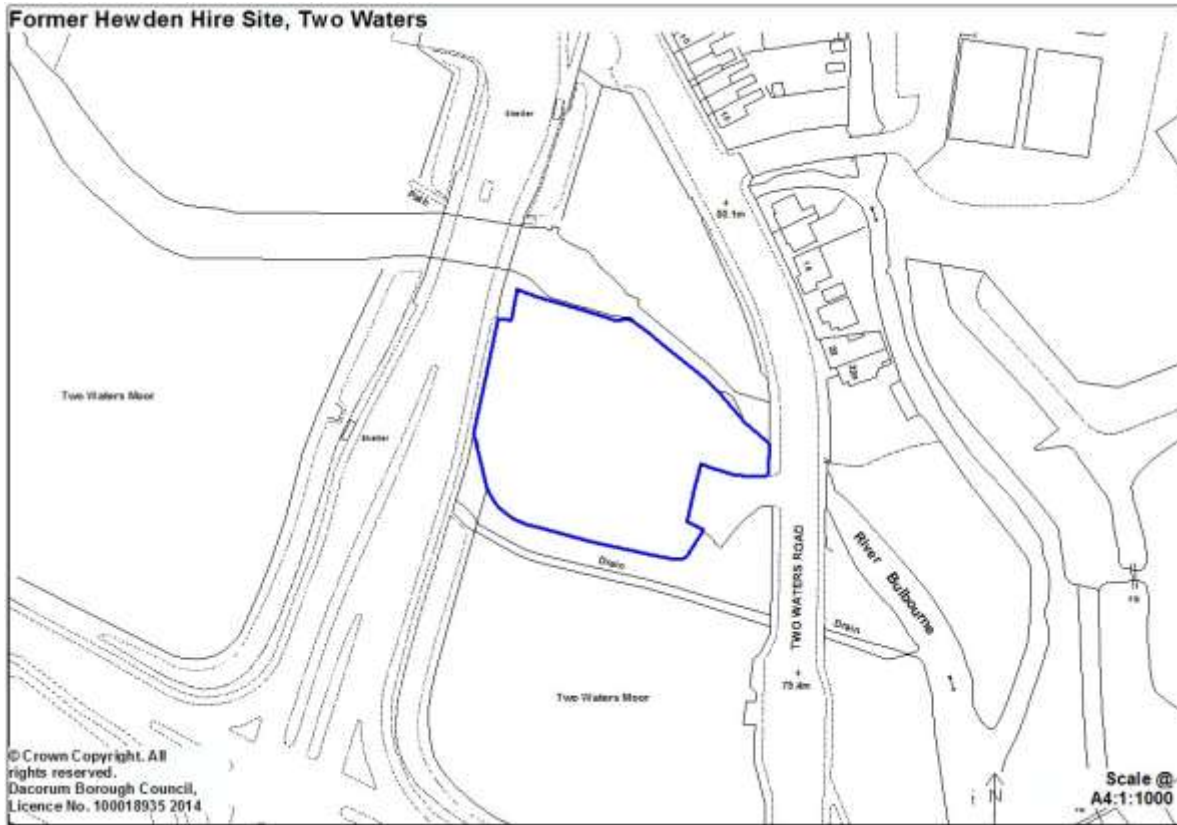
H/3 Land at Westwick Farm, Pancake Lane, Hemel Hempstead – carry forward existing proposal



H/4 Ebbens Road, Hemel Hempstead – new proposal; delete existing conversion to housing designation

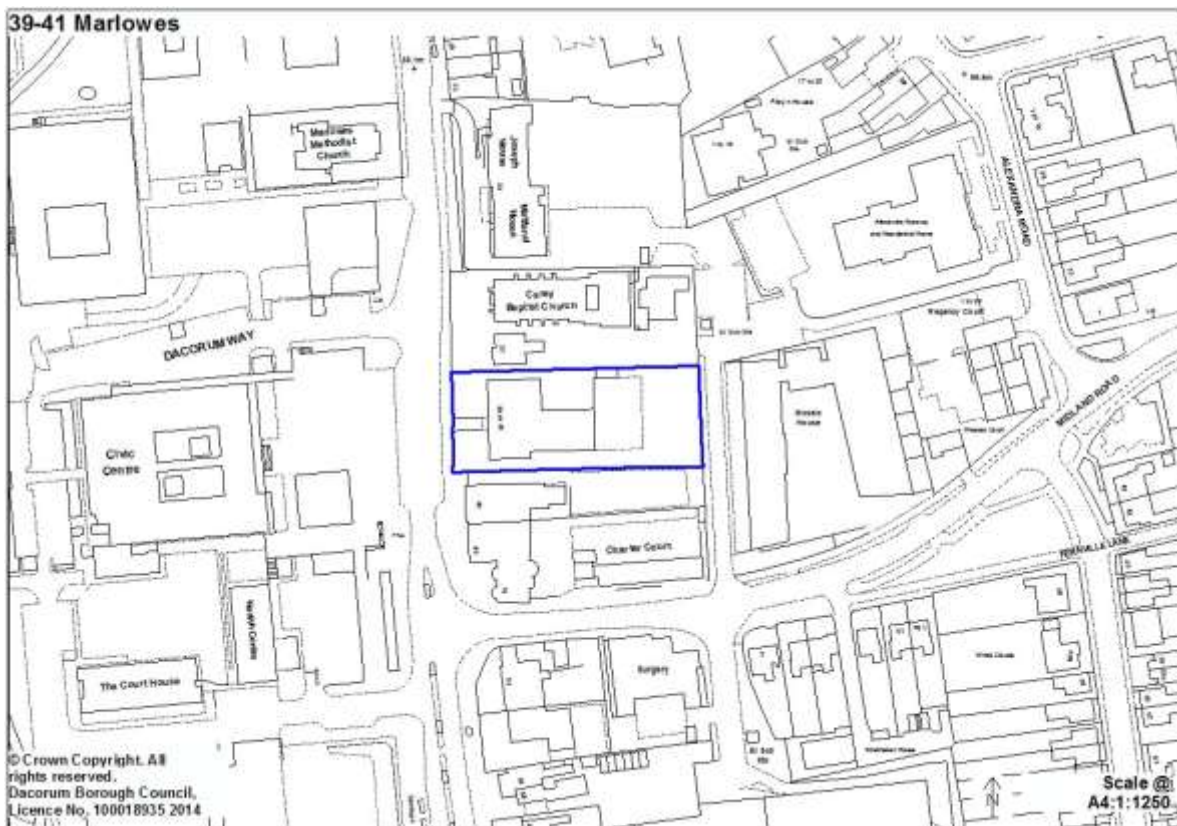


H/5 Former Hewden Hire Site, Two Waters Road, Hemel Hempstead – new proposal



MC47 (below)

~~H/6 39-41 Marlowes, Hemel Hempstead – new proposal Proposal Deleted~~



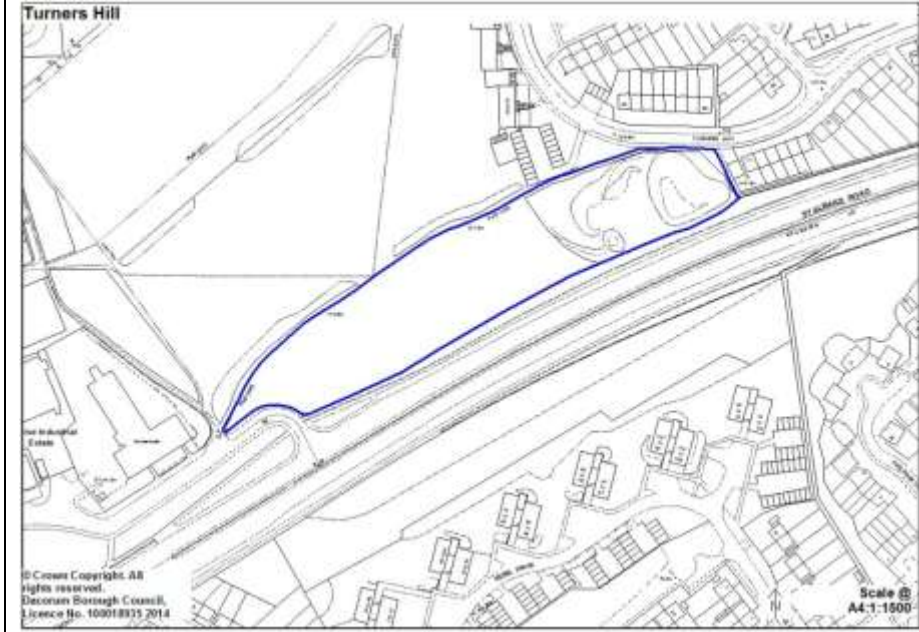
H/7 H/6 Leverstock Green Tennis Club, Grasmere Close, Hemel Hempstead



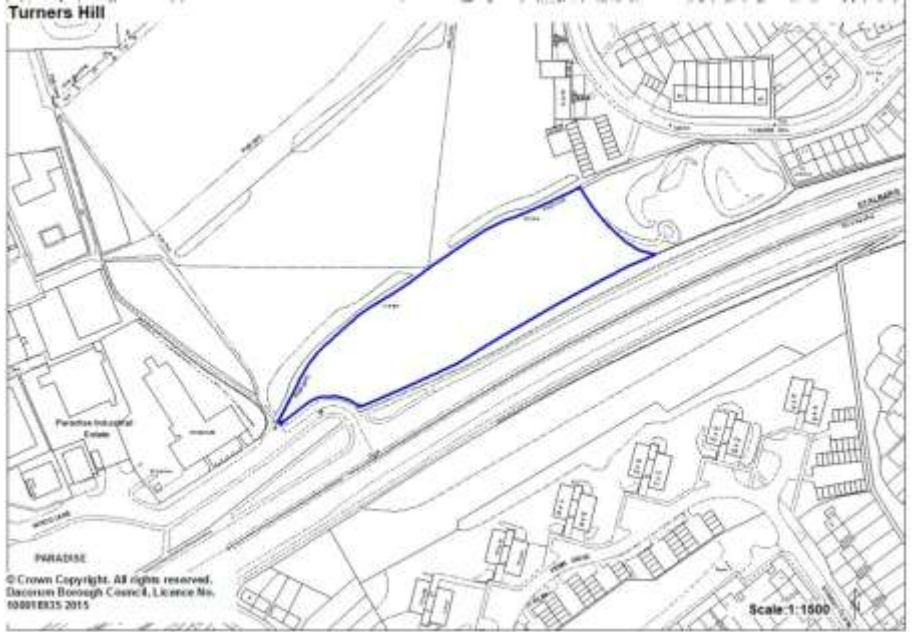
MC50 (below)

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

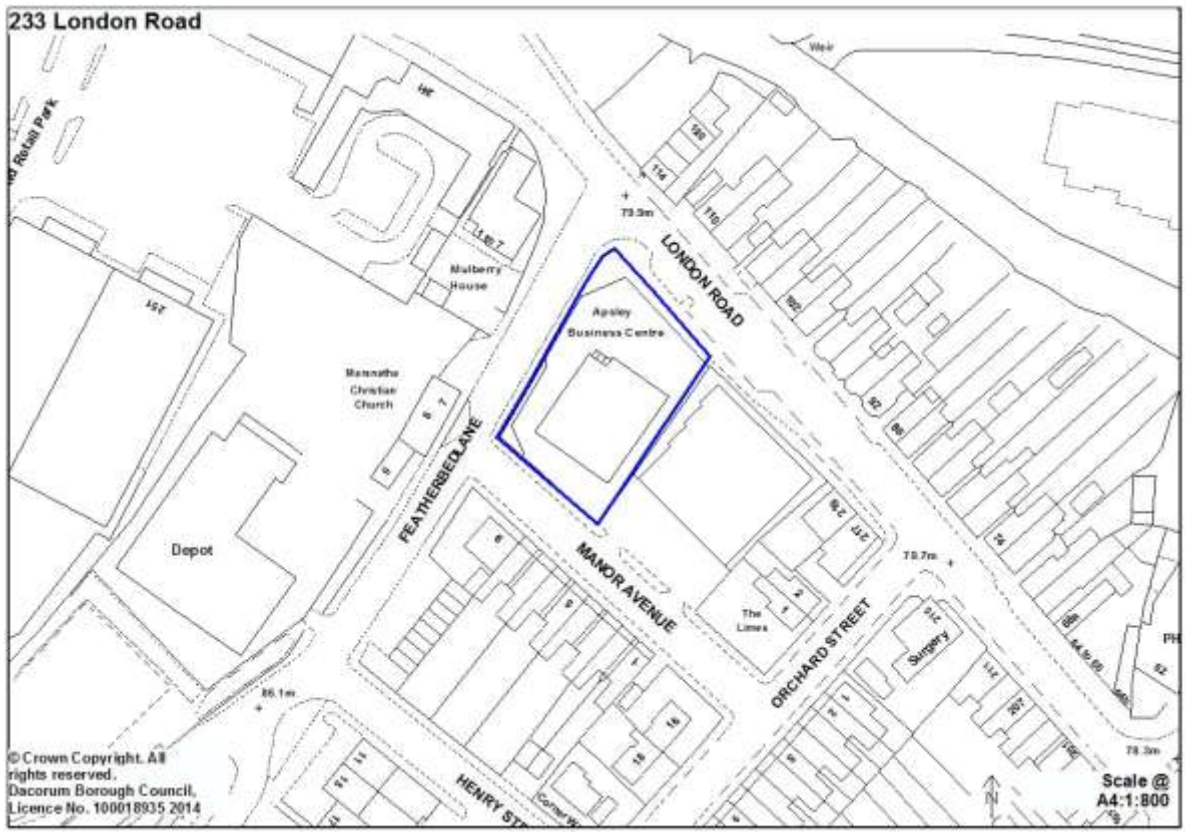
Map in previous Pre-submission document:



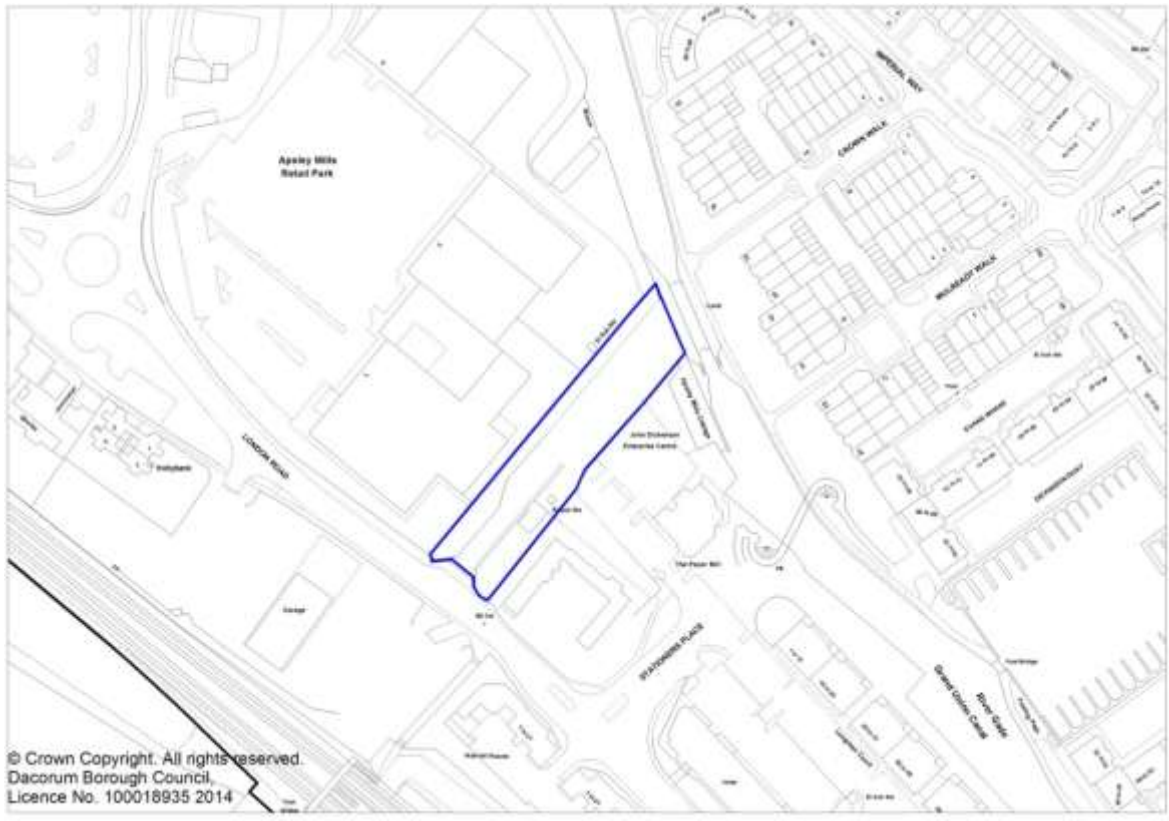
Amended map:



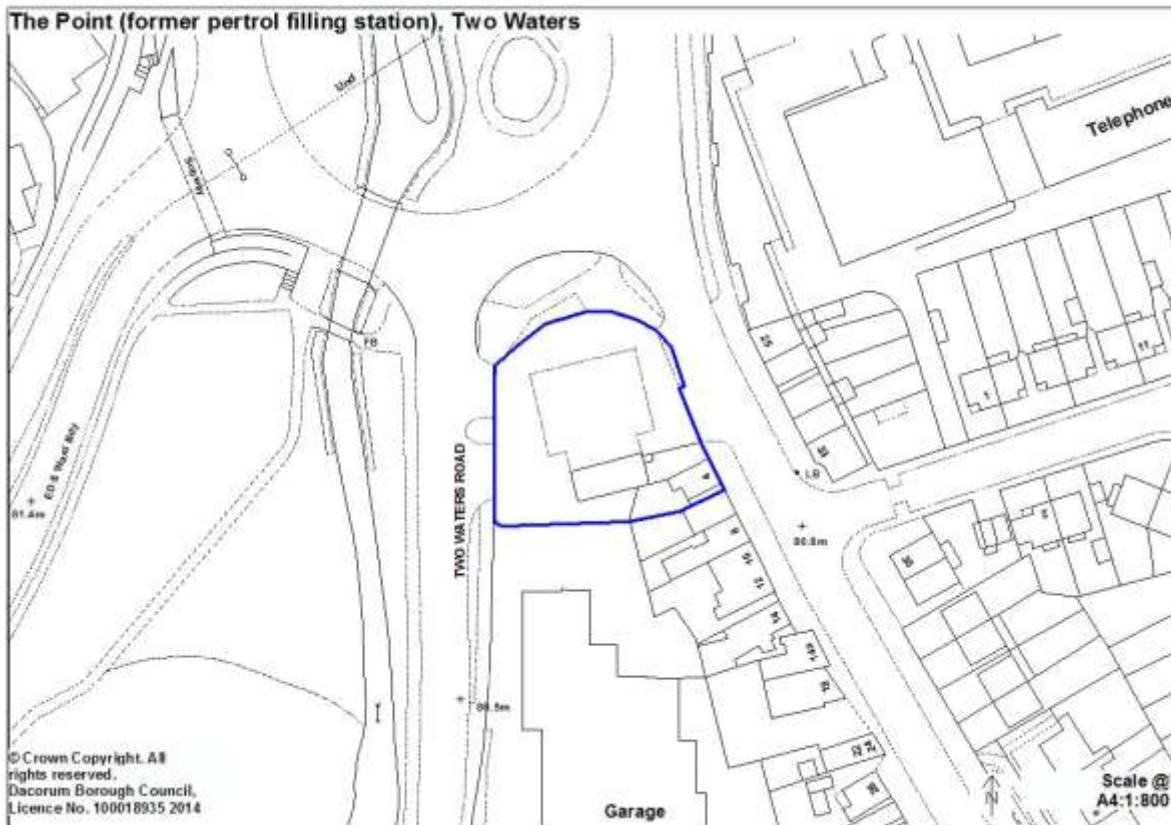
H/9 H/8 233 London Road, Hemel Hempstead – new proposal



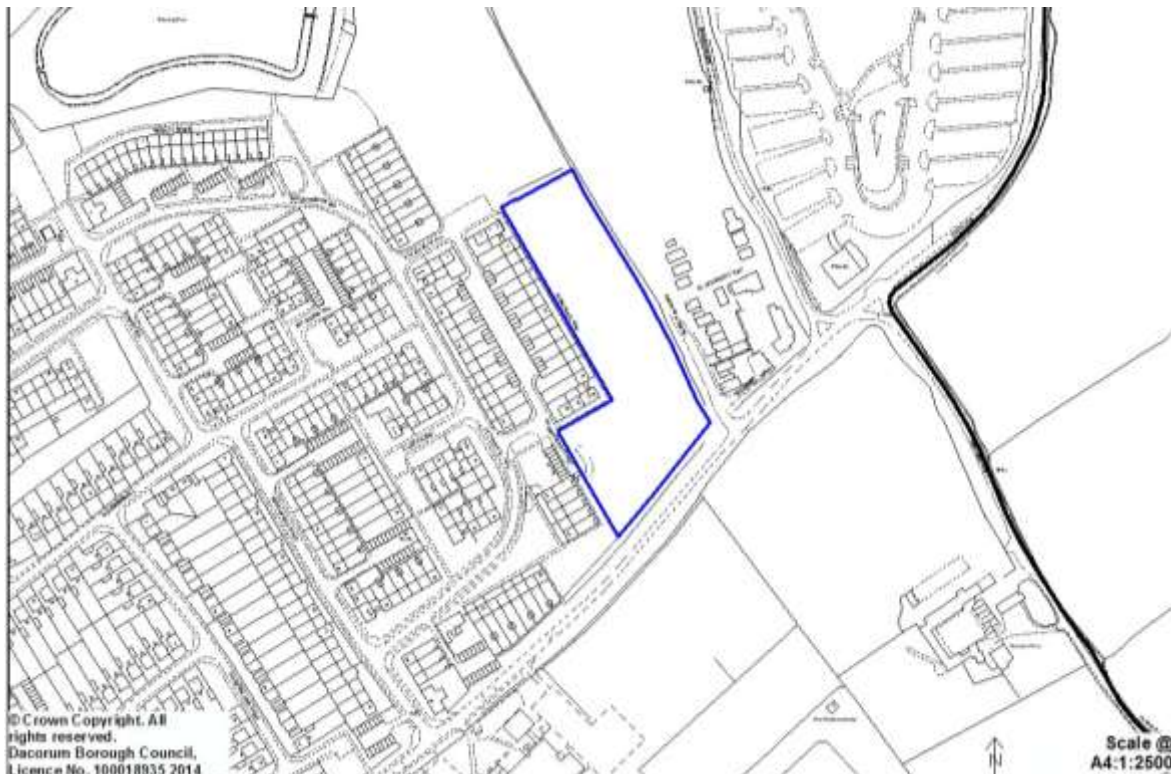
**H/10 H/9 Apsley Paper Trail land, London Road, Hemel Hempstead – new proposal;
removal of existing GEA designation**



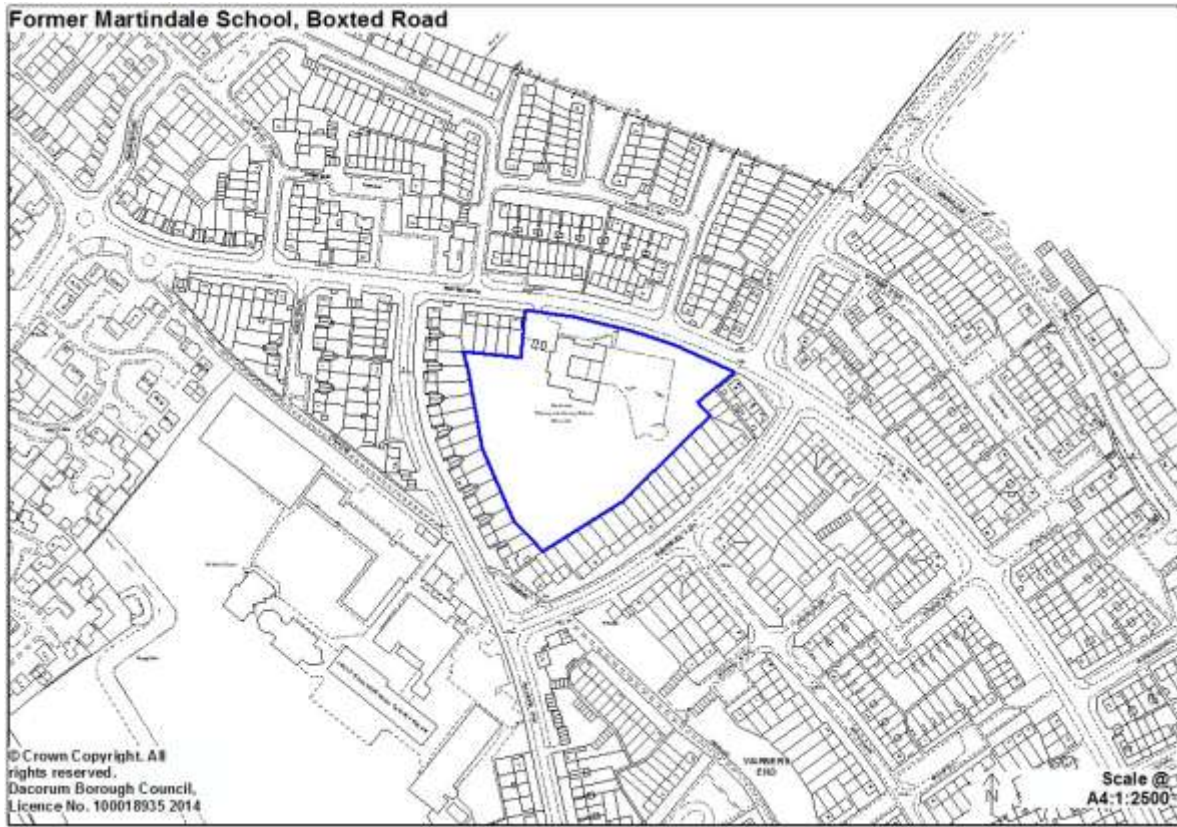
H/11 H/10 The Point (former petrol filling station), Two Waters Road, Hemel Hempstead – new proposal



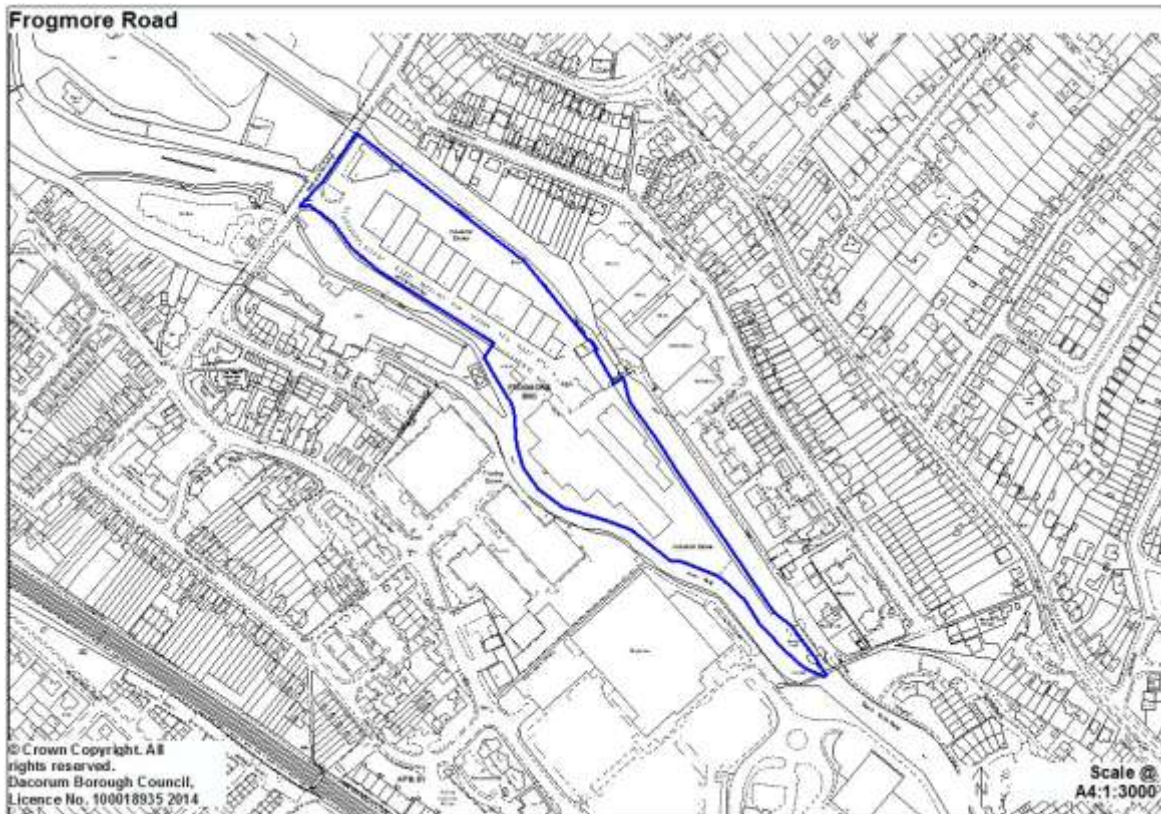
H/12 H/11 Land to the r/o St Margarets Way / Datchworth Turn, Hemel Hempstead – amend existing proposal



H/13 H/12 Former Martindale School, Boxted Road, Hemel Hempstead – new proposal



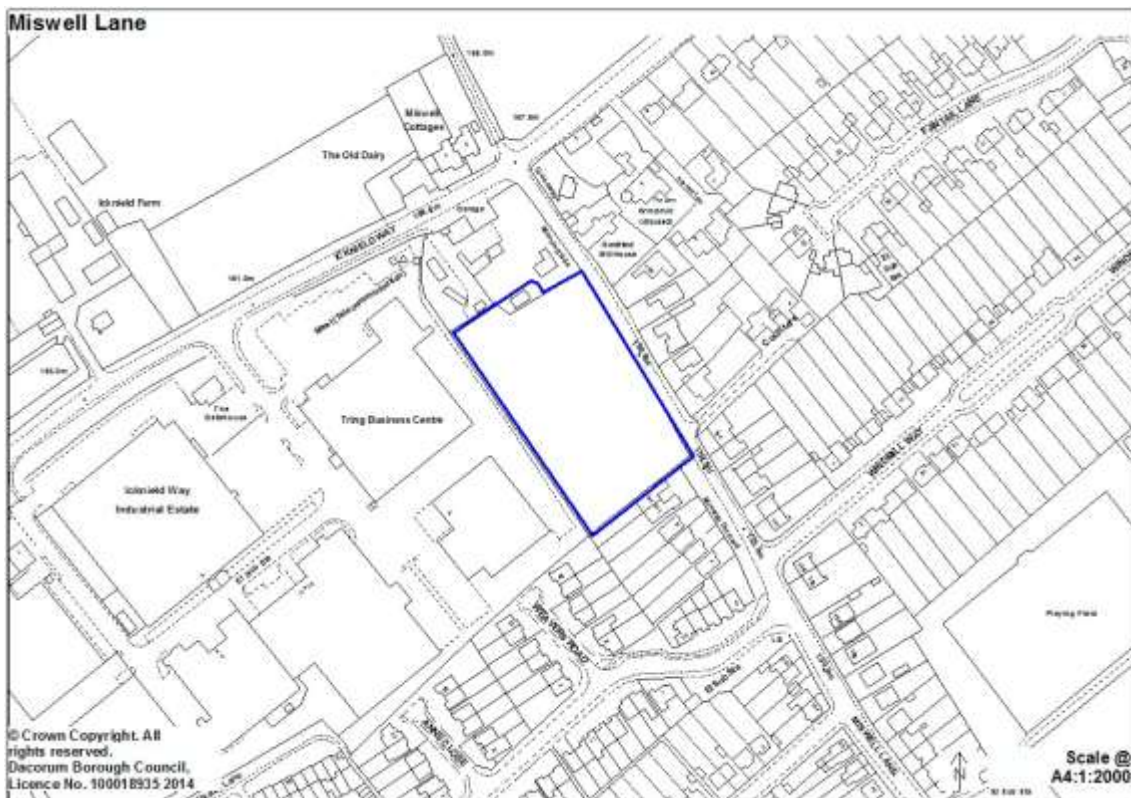
H/14 H/13 Frogmore Road, Hemel Hempstead – new proposal; removal of existing GEA designation



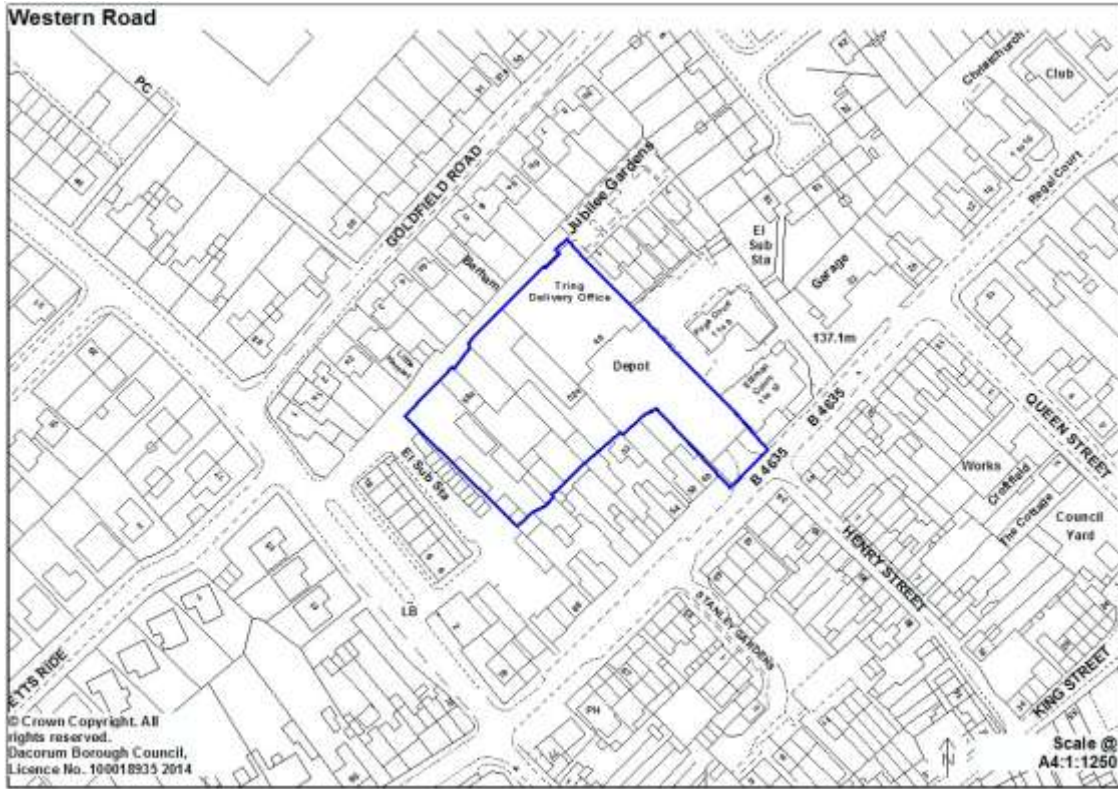
H/17 H/14 c/o High Street/Swing Gate Lane, Berkhamsted – new proposal



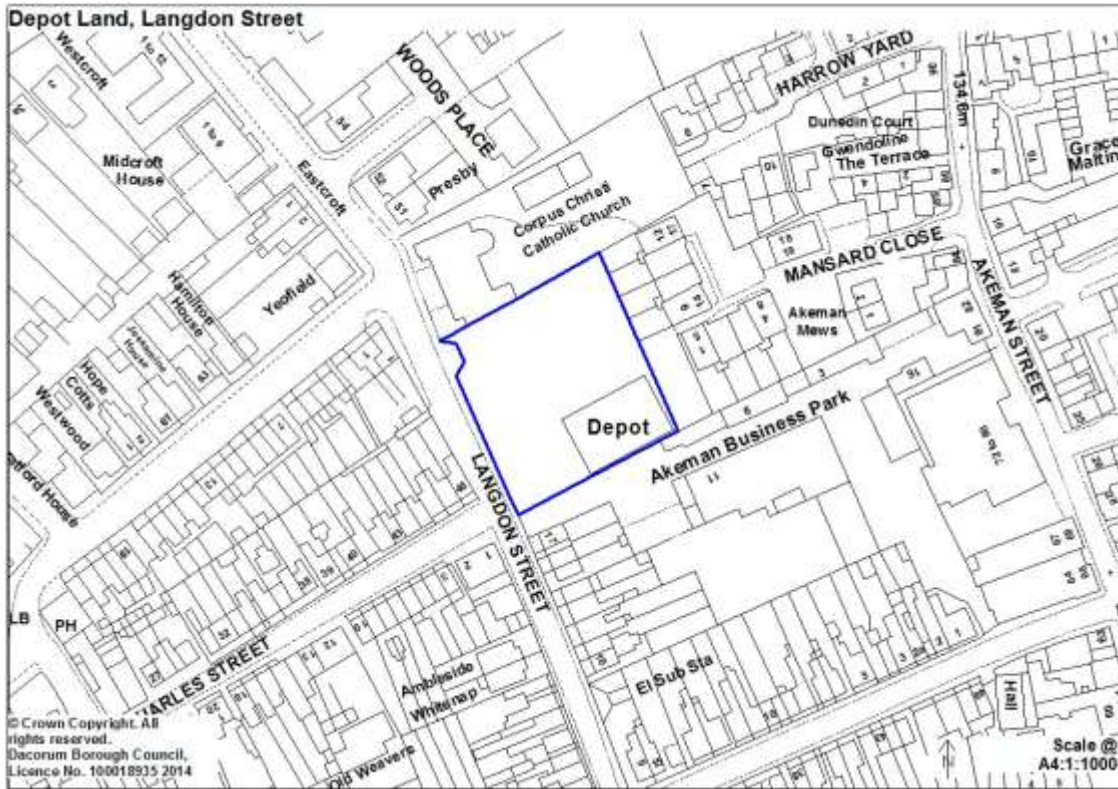
H/48 H/15 Miswell Lane, Tring – new proposal; removal of employment proposal and GEA designation



H/19 H/16 Western Road, Tring – new proposal; removal of existing conversion to housing designation



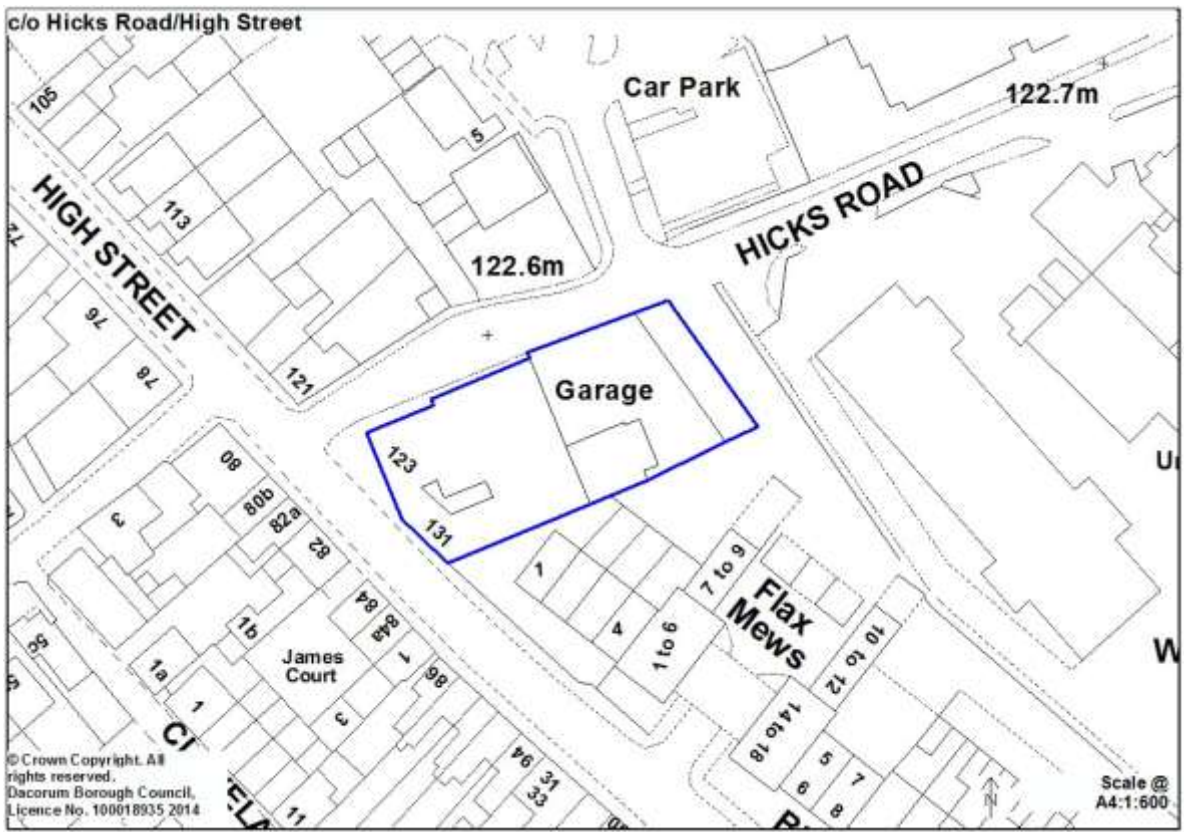
H/20 H/17 Depot land, Langdon Street, Tring – new proposal and removal of GEA designation



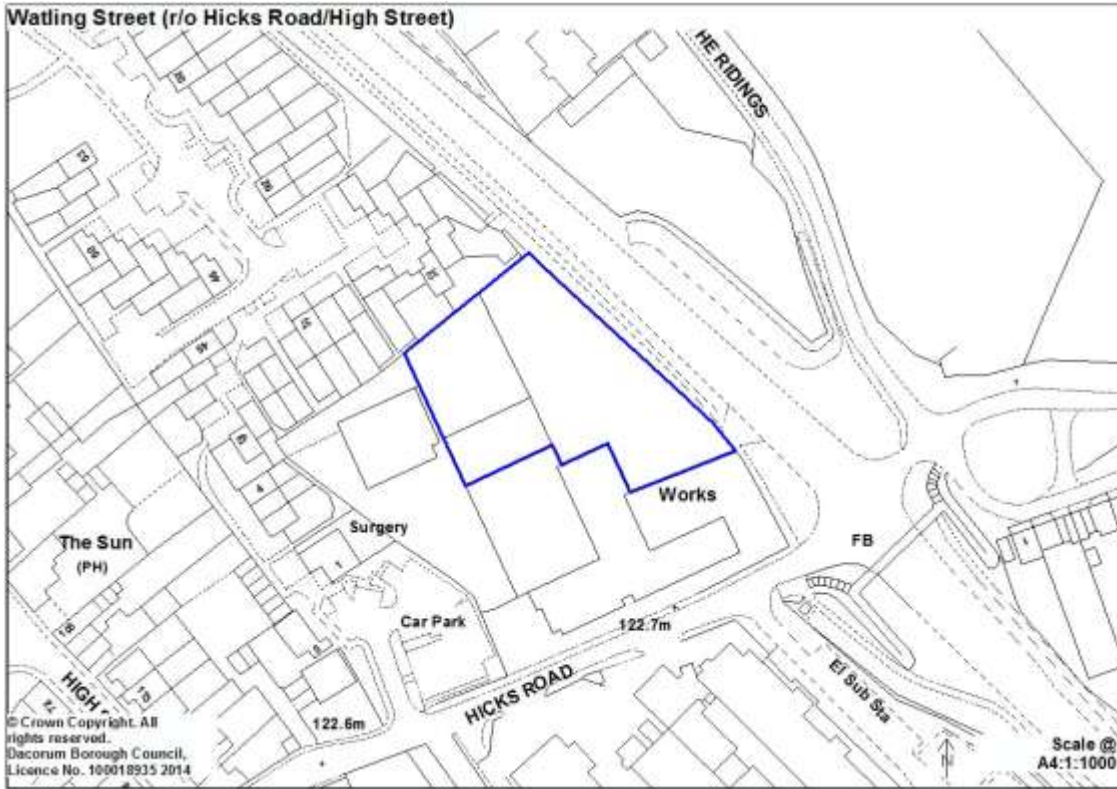
H/21 H/18 Land adjacent to Coniston Road, Kings Langley – new proposal



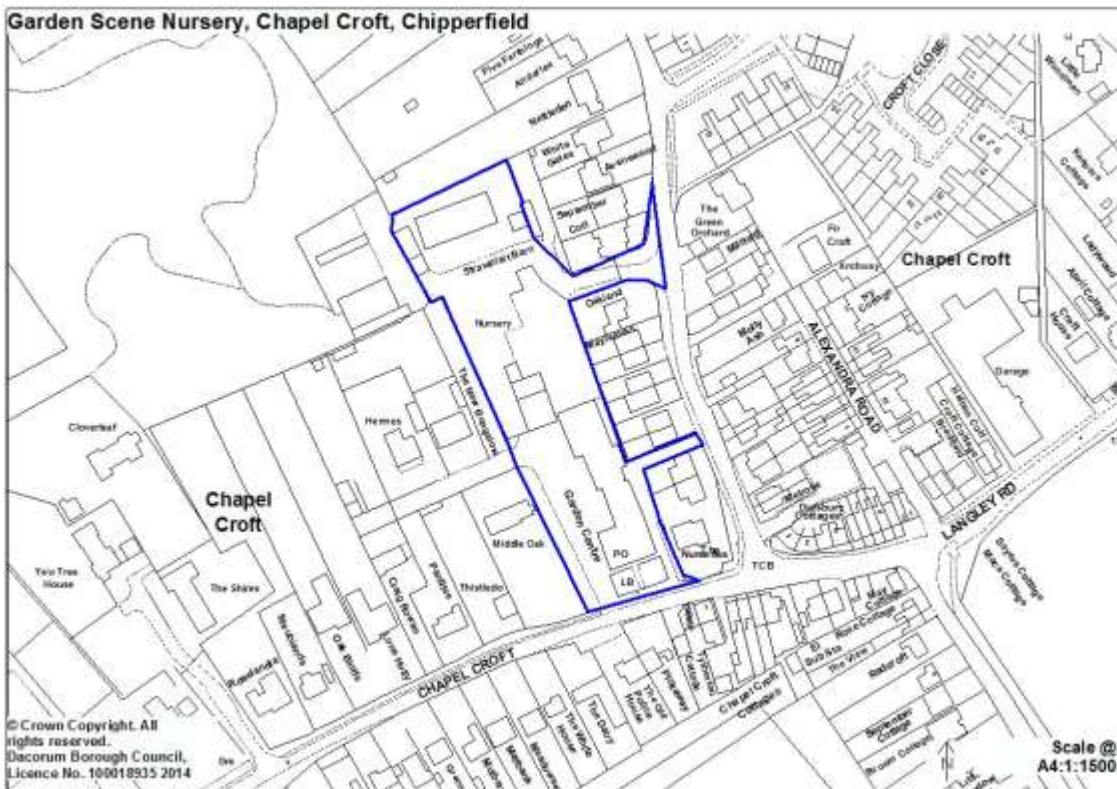
H/22 H/19 c/o Hicks Road/High Street, Markyate – carry forward existing proposal



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



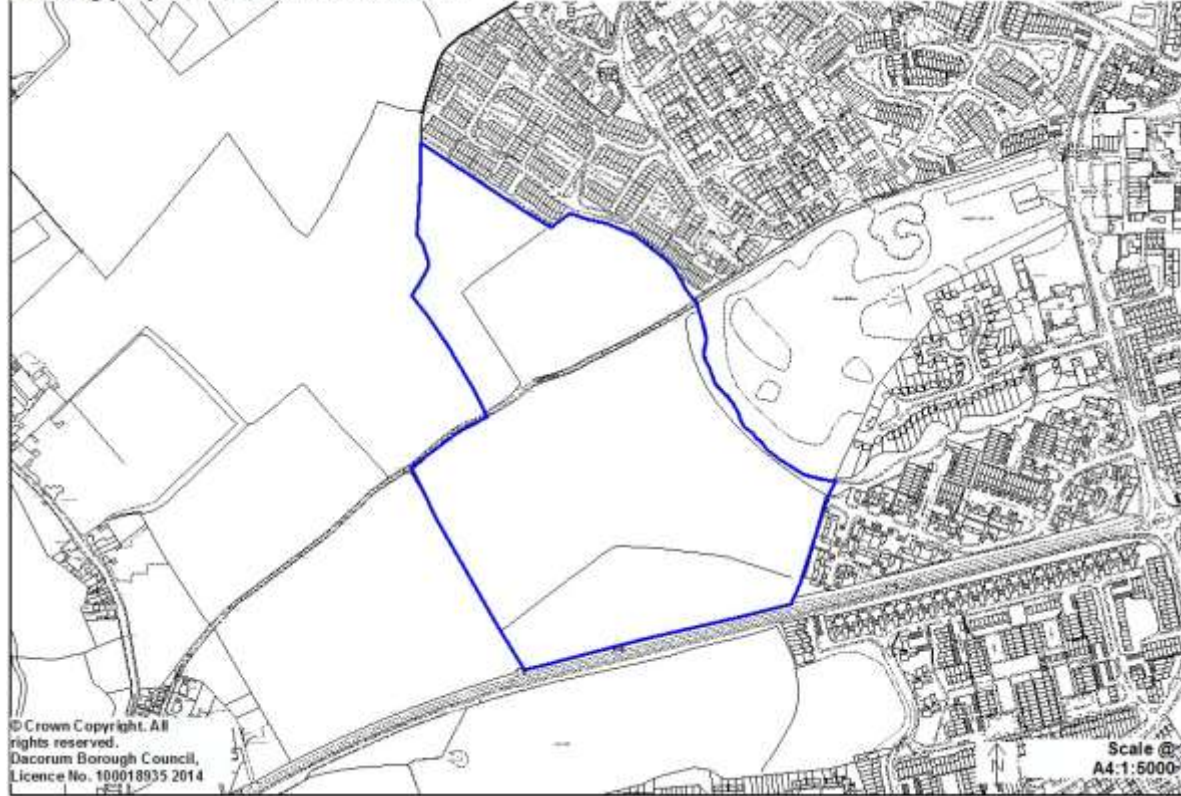
H/24 H/21 Garden Scene Nursery, Chapel Croft, Chipperfield – new proposal



Local Allocations

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

Housing proposal at Local Allocation LA1



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

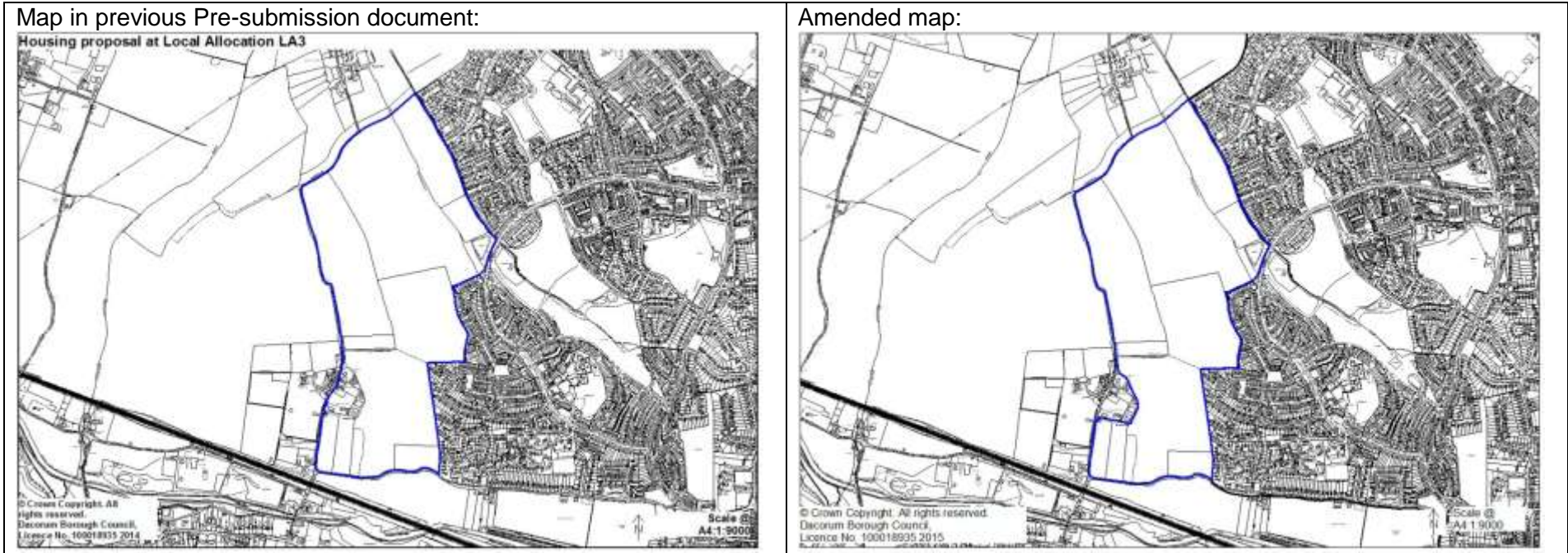
Housing proposal at Local Allocation LA2



MC27 (below)

Housing proposal at Local Allocation LA3 – West Hemel Hempstead

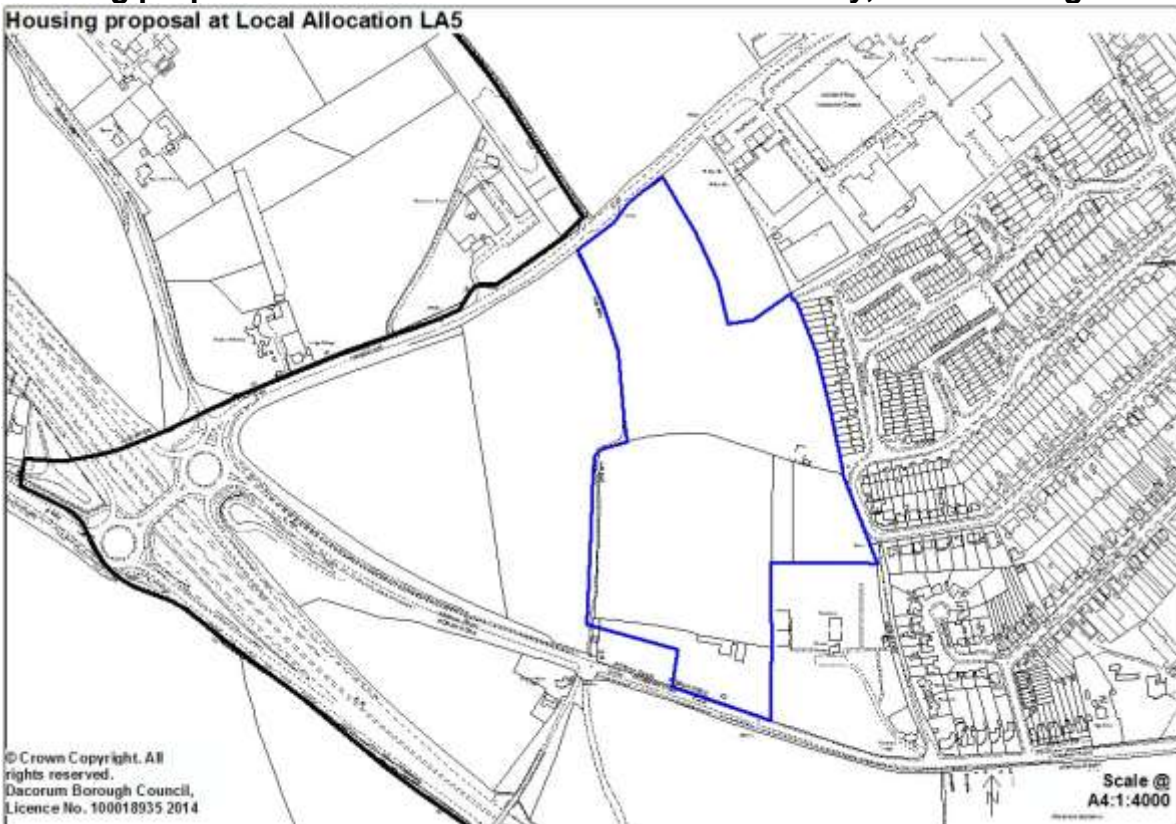
Note: Pouchen End remains part of the area proposed for removal from the Green Bel, but is excluded from the LA3 designation.



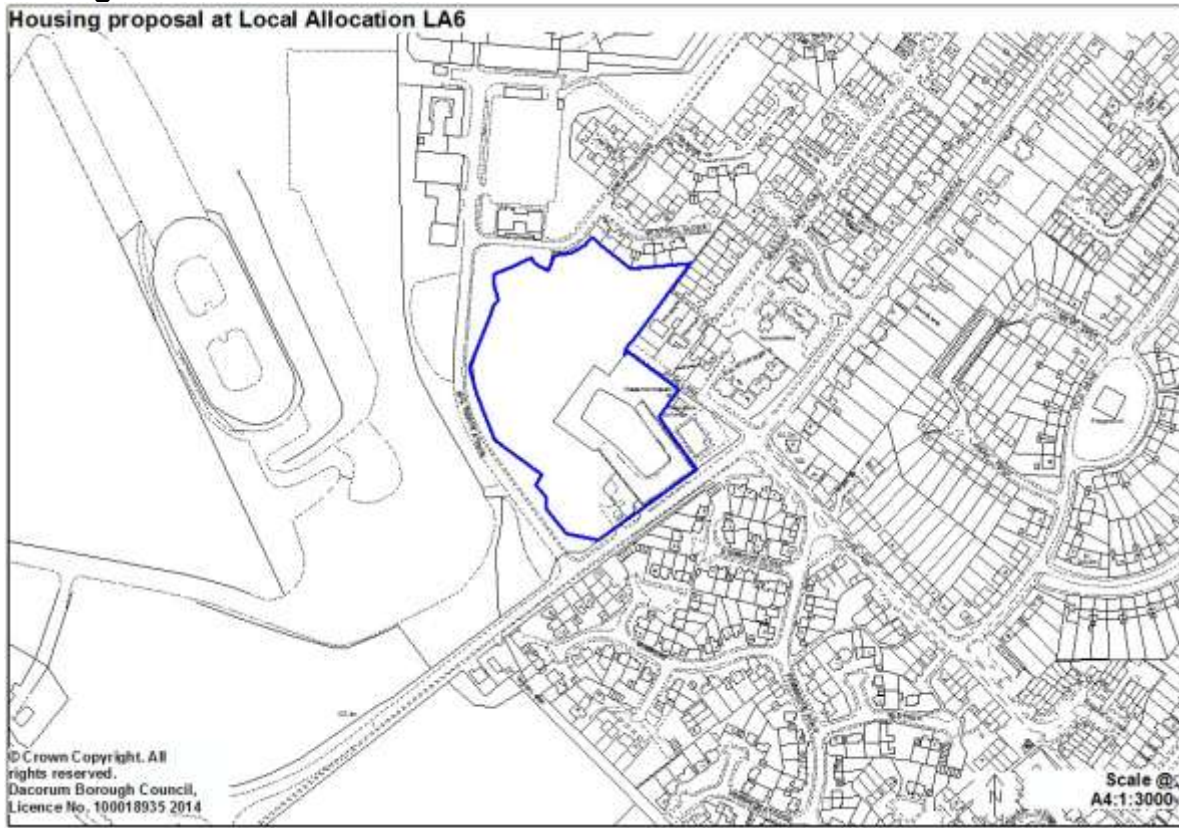
Housing proposal at Local Allocation LA4 – Land at and to the rear of Hanburys, Shootersway, Berkhamsted



Housing proposal at Local Allocation LA5 – Icknield Way, west of Tring



Housing proposal at Local Allocation LA6 – Chesham Road and Molyneux Avenue, Bovington



Dacorum Borough Local Plan 1991- 2011 Housing proposals

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

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

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

- Gossoms End (West), Berkhamsted;
- Gossoms End (East) / Stag Lane (East), Berkhamsted;
- Ebbens Road, Hemel Hempstead;
- Western Road, Tring; and
- Markyate (London Road)

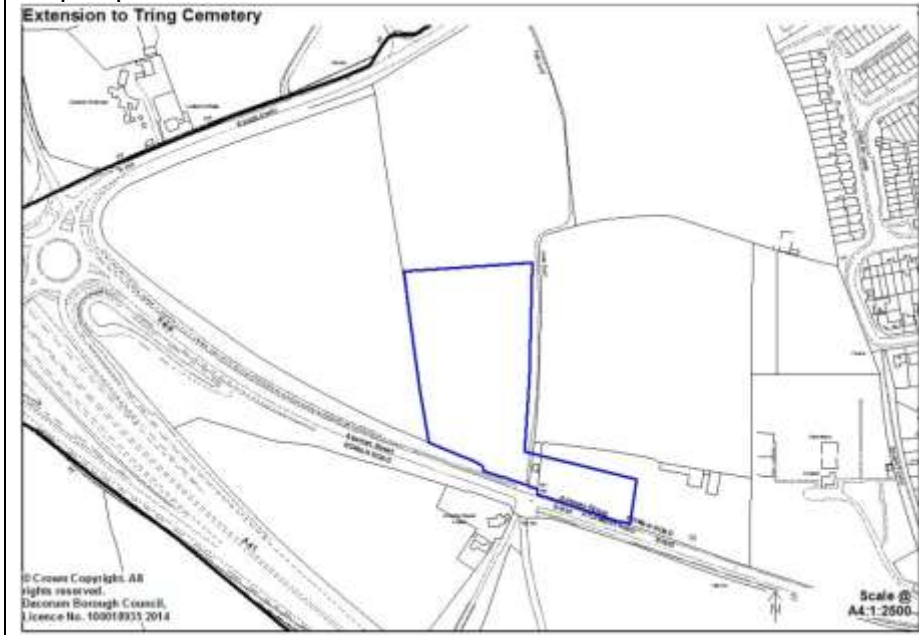
7. Meeting Community Needs

(a) Social and Community Facilities

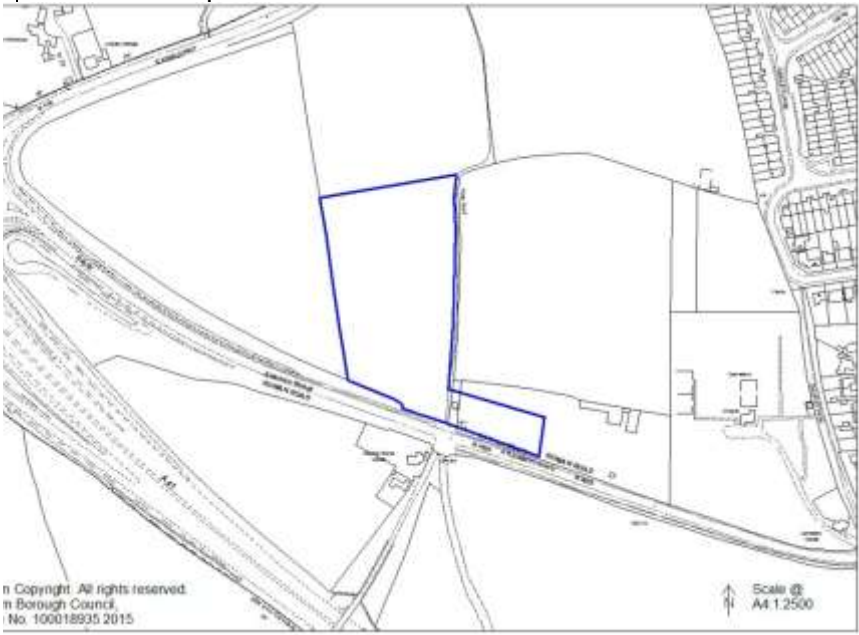
MC65 (below)

C/1 Tring Cemetery – new proposal

Map in previous Pre-submission document:

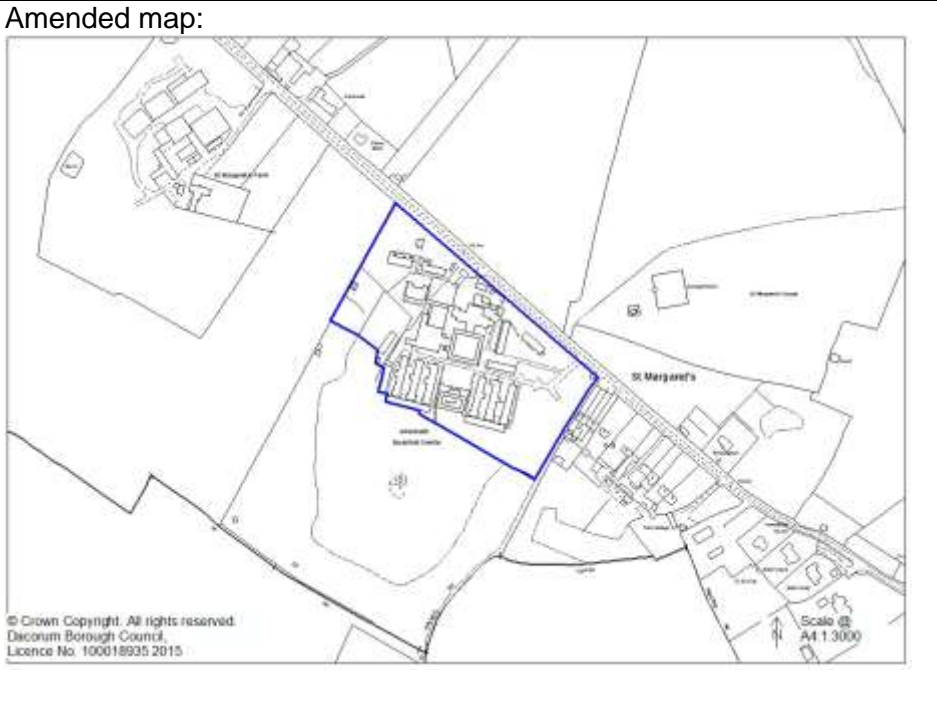
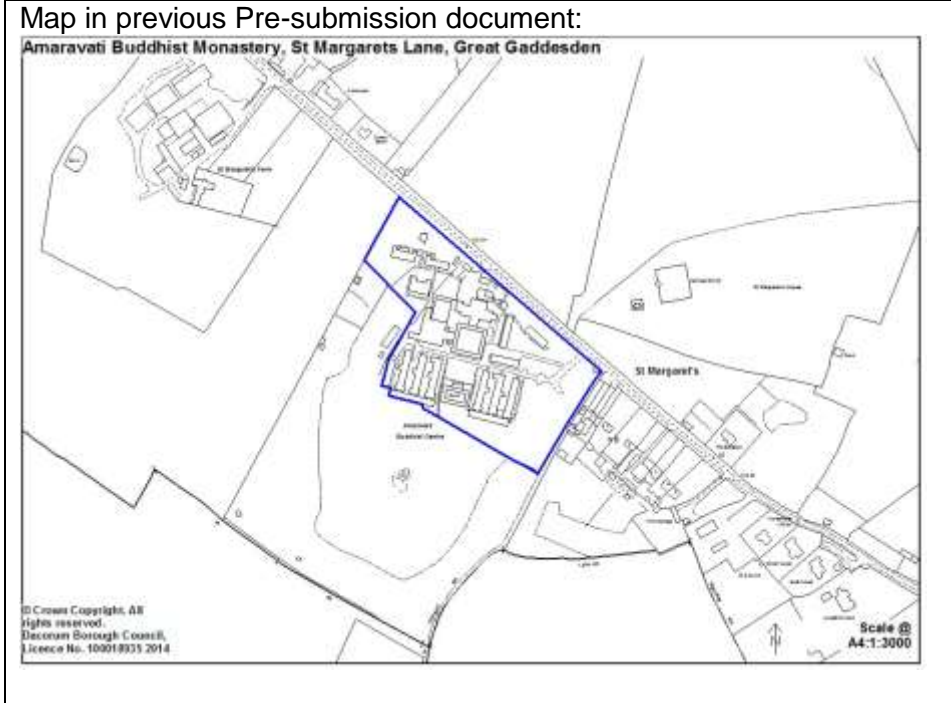


Amended map:



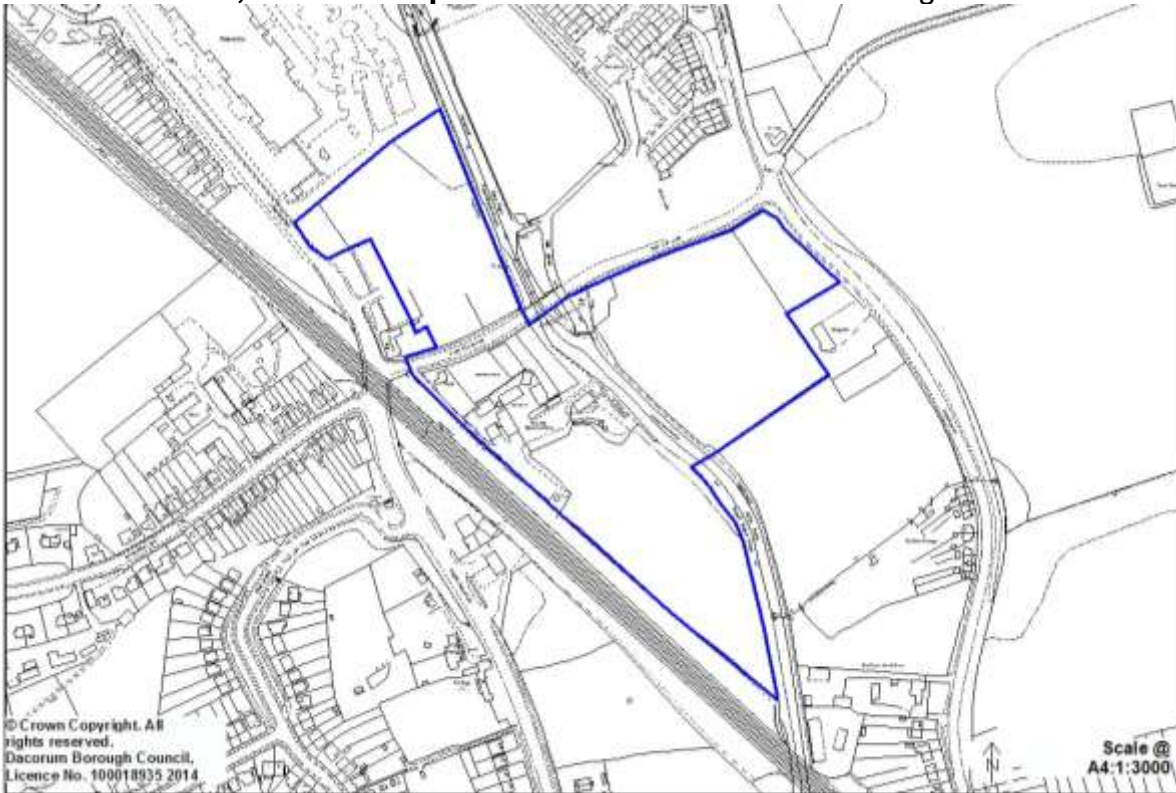
MC66 (below)

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

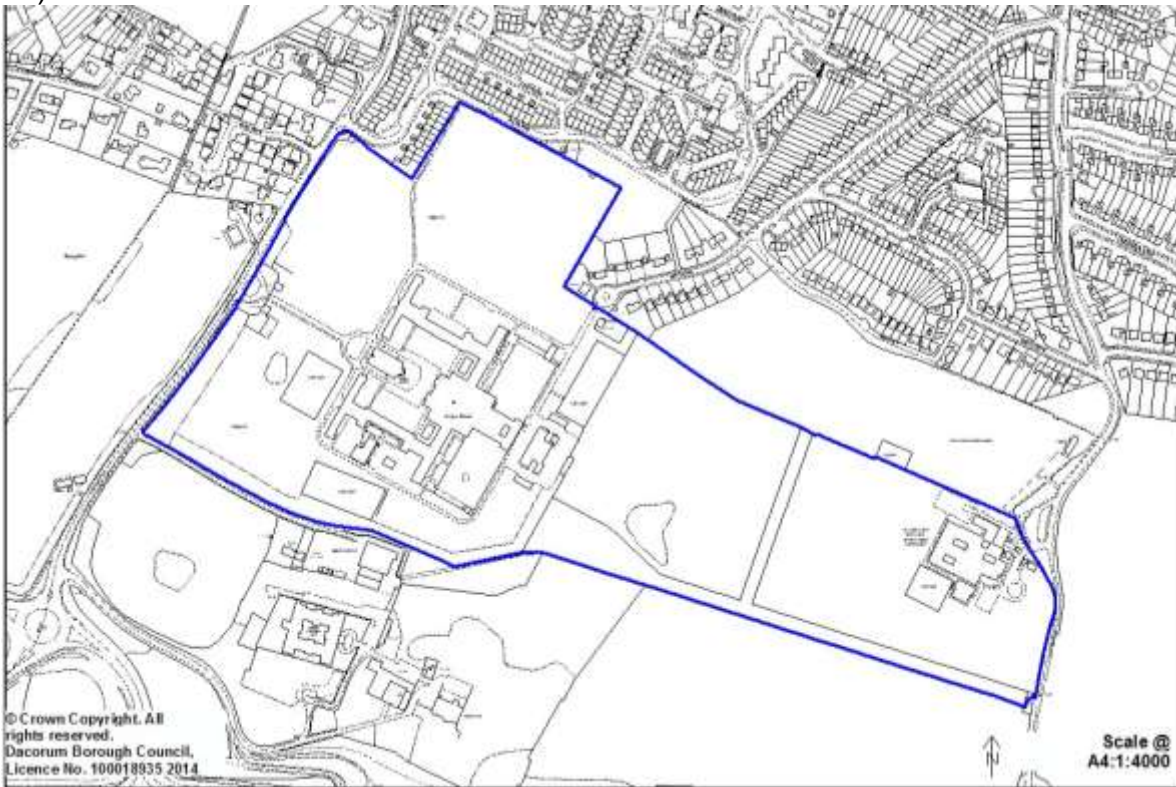


Education Zones

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



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



MC62 (below)

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

Map in previous Pre-submission document:



Amended map:



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

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

C1 - C5, and TWA20

Leisure and Cultural Facilities

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



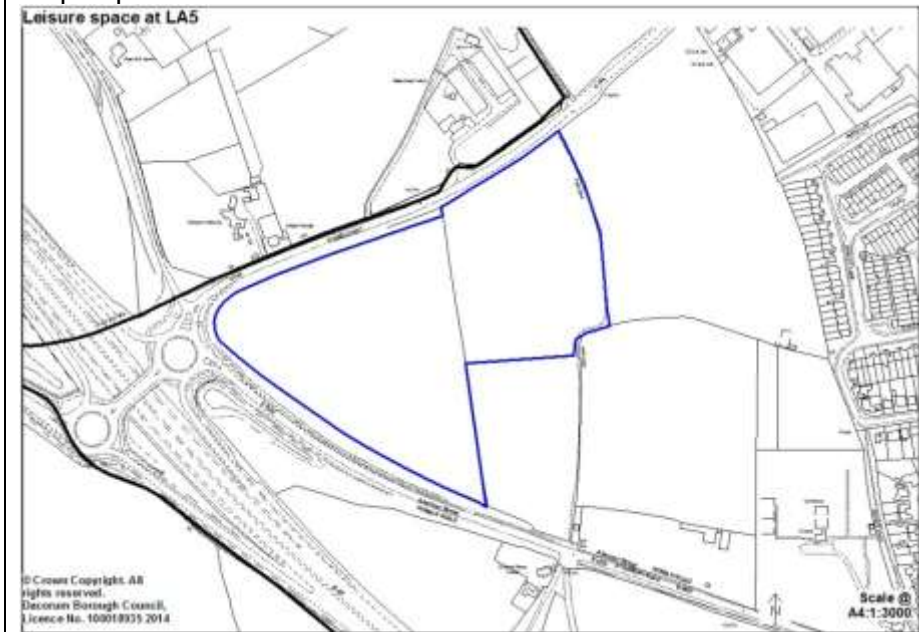
L/2 - Durrants Lane / Shootersway, Berkhamsted (community playing field and additional open space alongside Strategic Site SS1) – new proposal



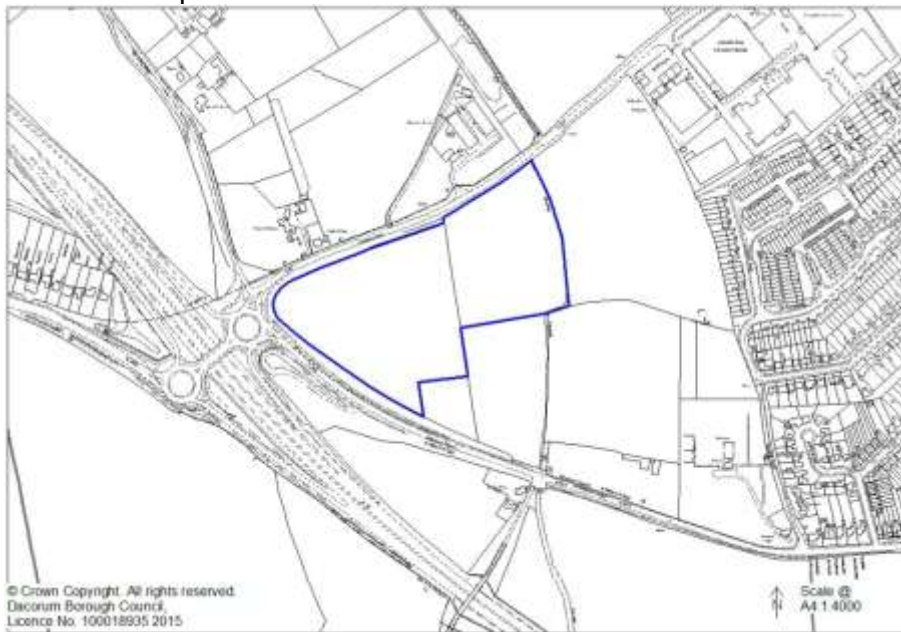
SC11 (below)

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

Map in previous Pre-submission document:

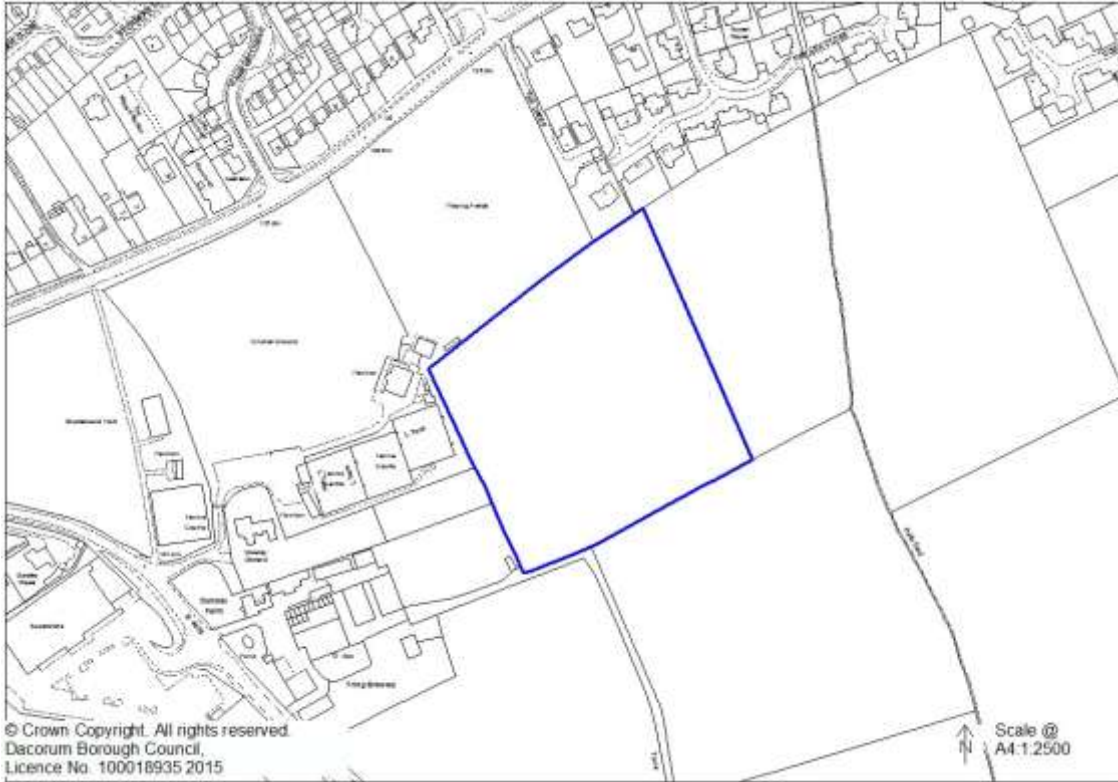


Amended map:



SC12 (below)

L/4 Dunsley Farm, Tring – new proposal



Open Land

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

OL1 Hobletts School, Hemel Hempstead – new designation



OL2 Hunting Gate Wood, Hemel Hempstead – new designation



OL3 Tree Belt parallel to Maylands Avenue, Hemel Hempstead – new designation



OL4 Berkley Square / Cuffley Court / Bayford Close, Hemel Hempstead – new designation



OL5 Edgeworth House, High Street, Berkhamsted – new designation



Dacorum Borough Local Plan 1991- 2011 Leisure and Tourism proposals

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

L1 - L5, L8 - L11 and TWA21 and TWA22

Dacorum Borough Local Plan 1991 – 2011 Saved Schedule

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

Extracts taken from Dacorum Borough Local Plan 1991 - 2011 – Schedule of Social and Community Facilities Proposal Sites in relation to East Hemel Hempstead Area Action Plan

Reference	DBLP C6
Scheme/Location:	Woodwells Cemetery, Hemel Hempstead
Area:	8.5 ha
Proposal:	Land safeguarded for cemetery

Extracts taken from Dacorum Borough Local Plan 1991 - 2011 – Schedule of Leisure and Tourism Proposal Sites in relation to East Hemel Hempstead Area Action Plan

Reference	DBLP L6
Scheme/Location:	Buncefield Lane, Hemel Hempstead
Area:	1.8 ha
Proposal:	Existing touring, camping and caravan site. Land to be safeguarded from alternative development unless a satisfactory alternative is available (see Policy 95).
Reference	DBLP L7
Scheme/Location:	Woodwells Farm, Buncefield Lane, Hemel Hempstead
Area:	2.8 ha
Proposal:	Existing caravan storage site. Land to be safeguarded from alternative development.

Looking After the Environment

8. Enhancing the Natural Environment

(a) Protecting and Improving the Landscape

Chilterns Area of Outstanding Natural Beauty

Existing designation shown on Policies Map to be retained.

Article 4 Directions

All existing designations removed from Policies Map:

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

(b) Biodiversity and Geological Conservation:

Local Nature Reserves (LNRs)

Existing designations shown on Policies Map to be retained.

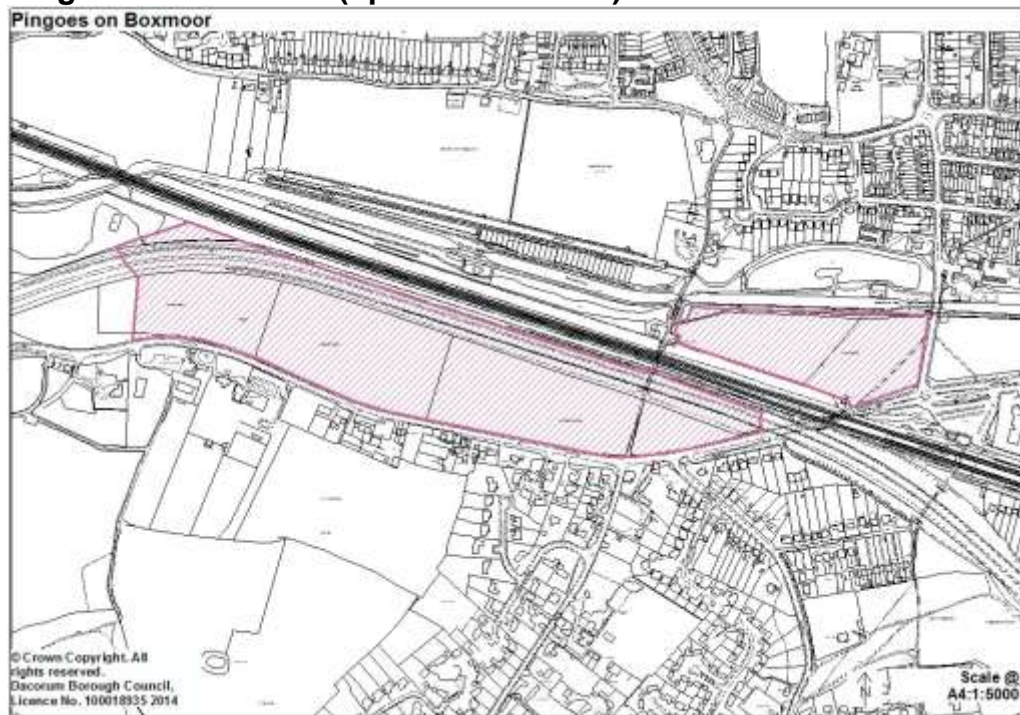
Sites of Special Scientific Interest

Existing designations shown on Policies Map to be retained.

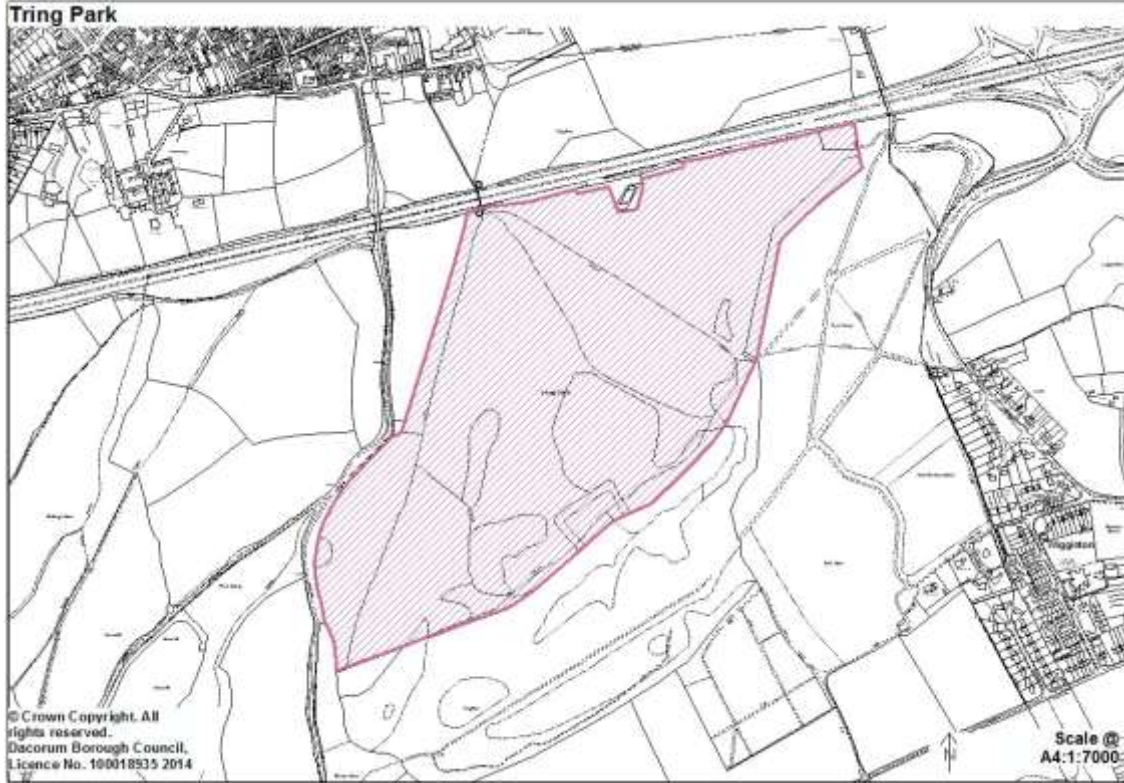
Regionally Important Geological Sites (RIGS)

Existing designations shown on Policies Map to be retained, together with the following additions / updates:

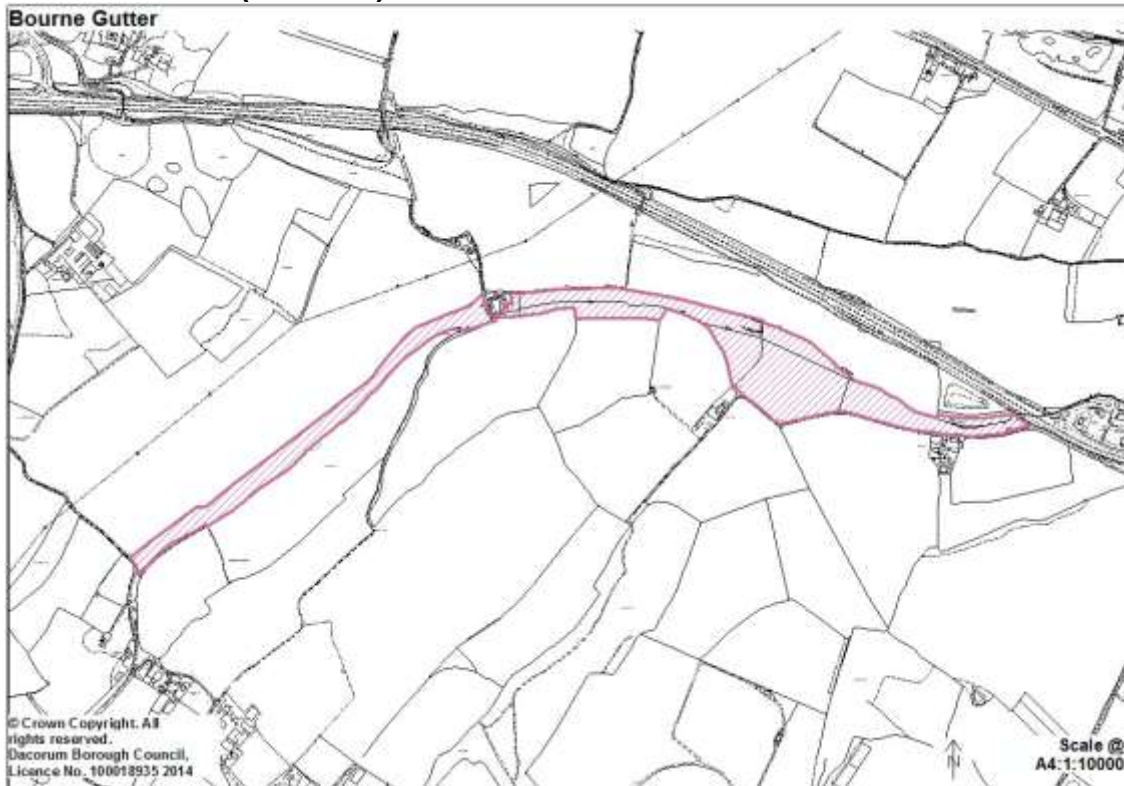
Pingoes on Boxmoor (updated site area)



Tring Park (updated site area)

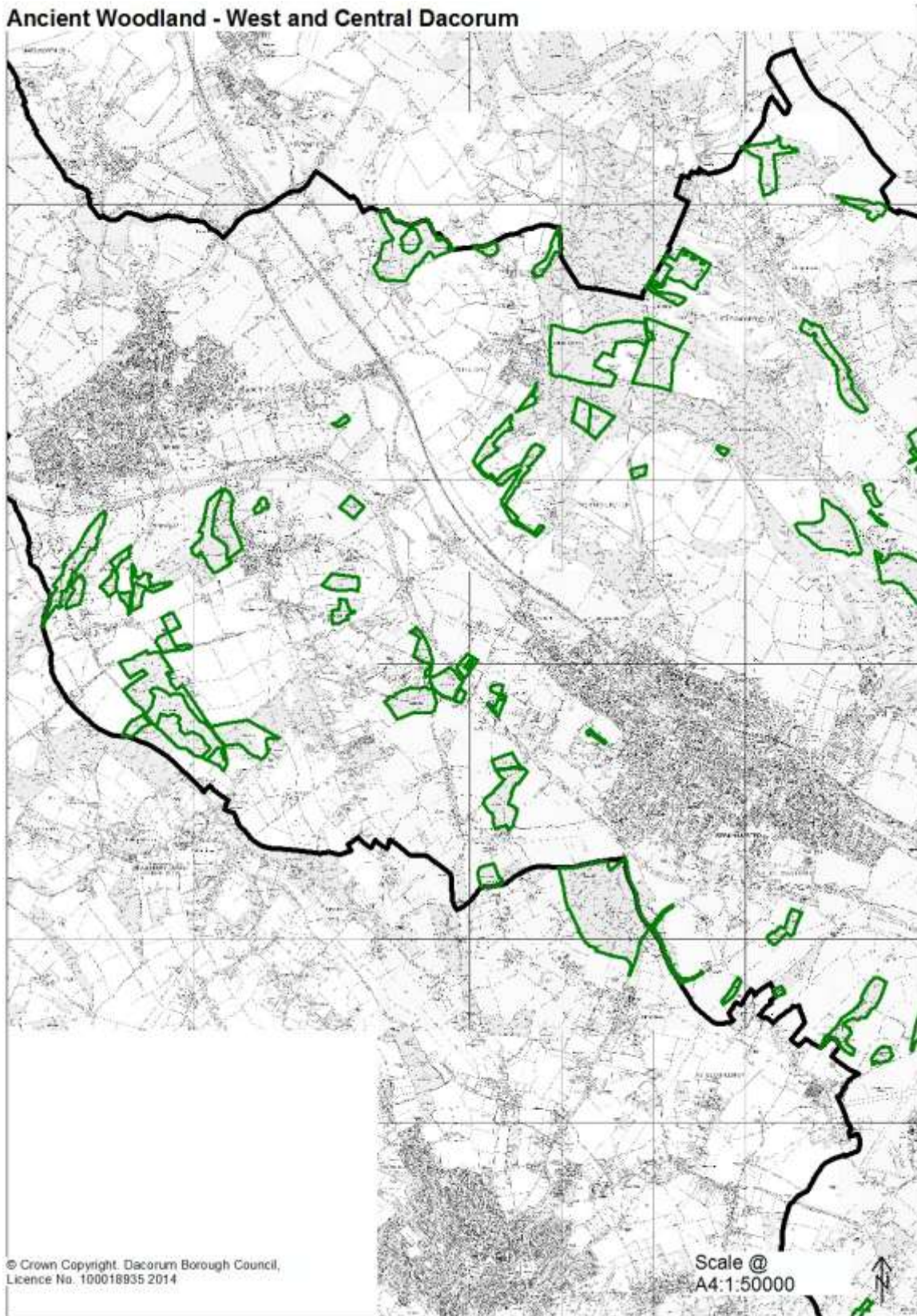


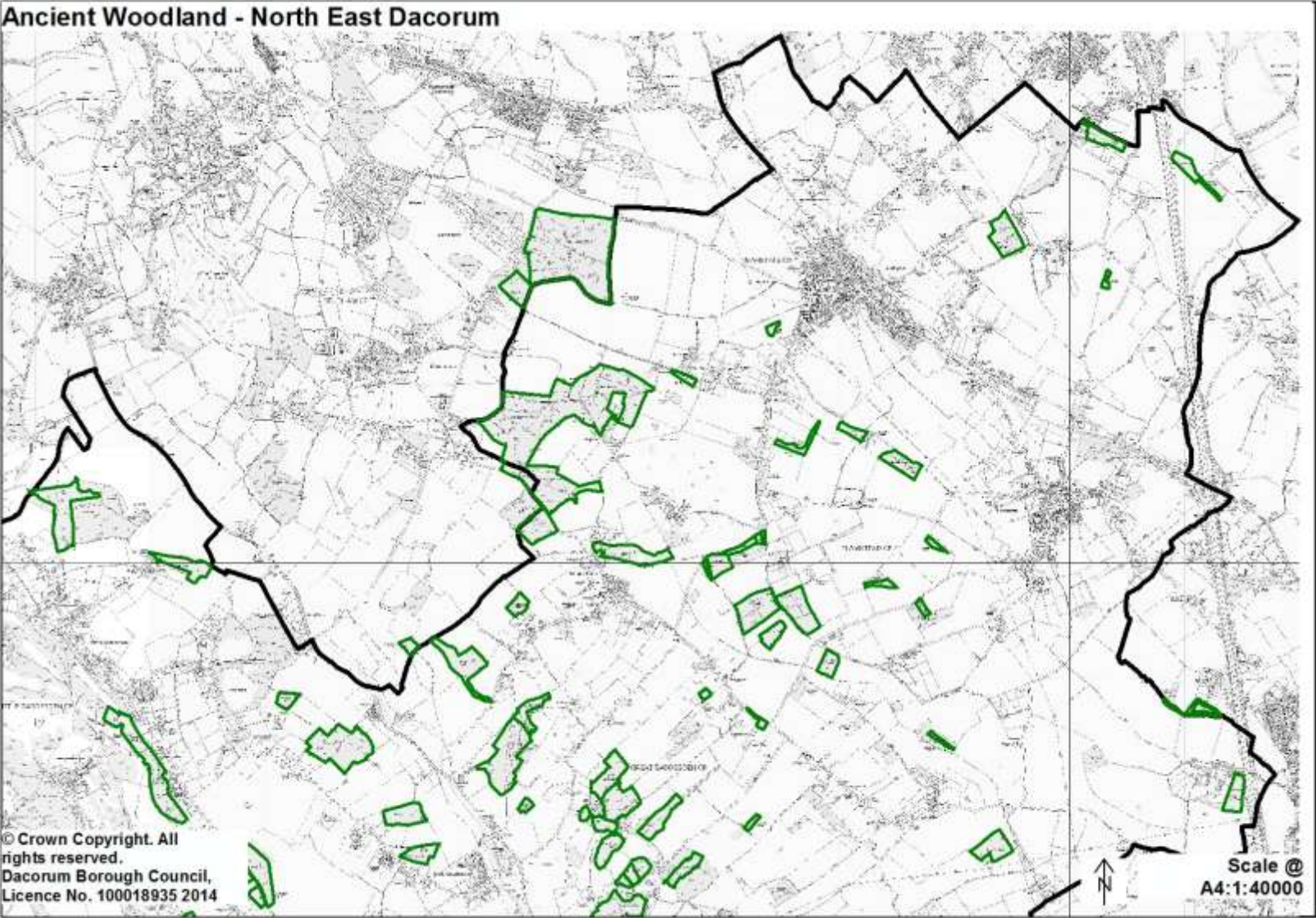
Bourne Gutter (new site)

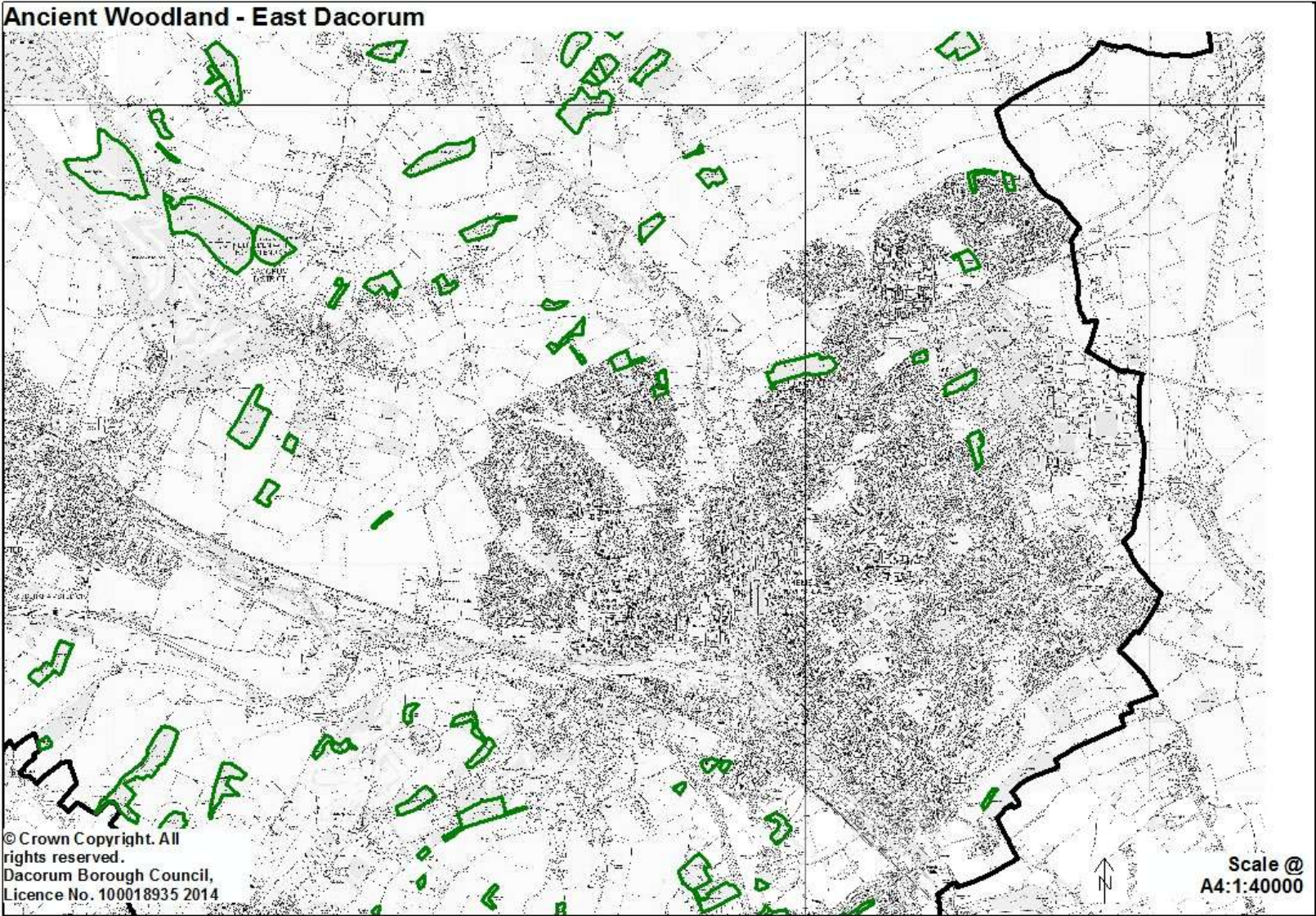


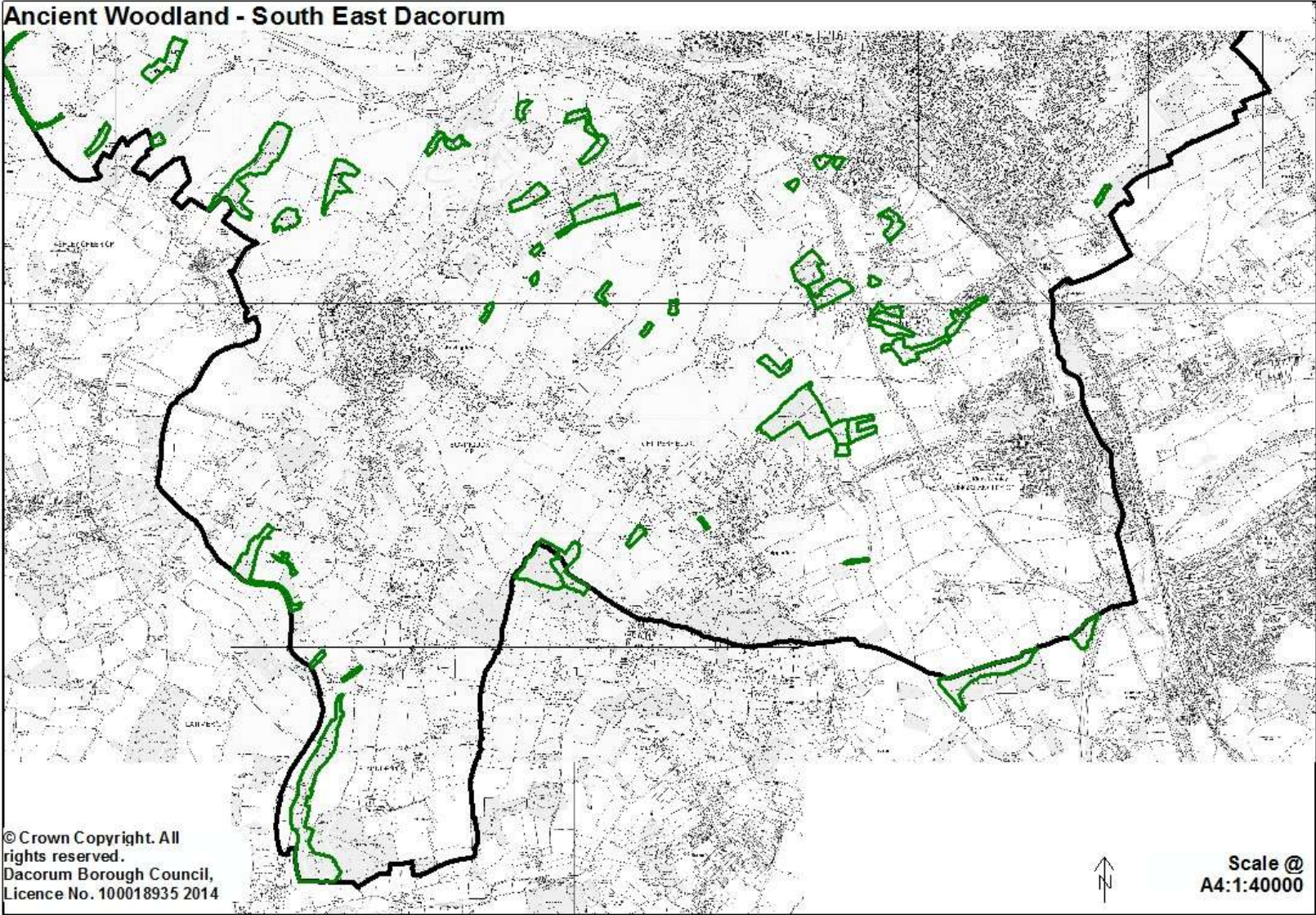
Ancient Woodland

The following sites to be shown on Policies Map:



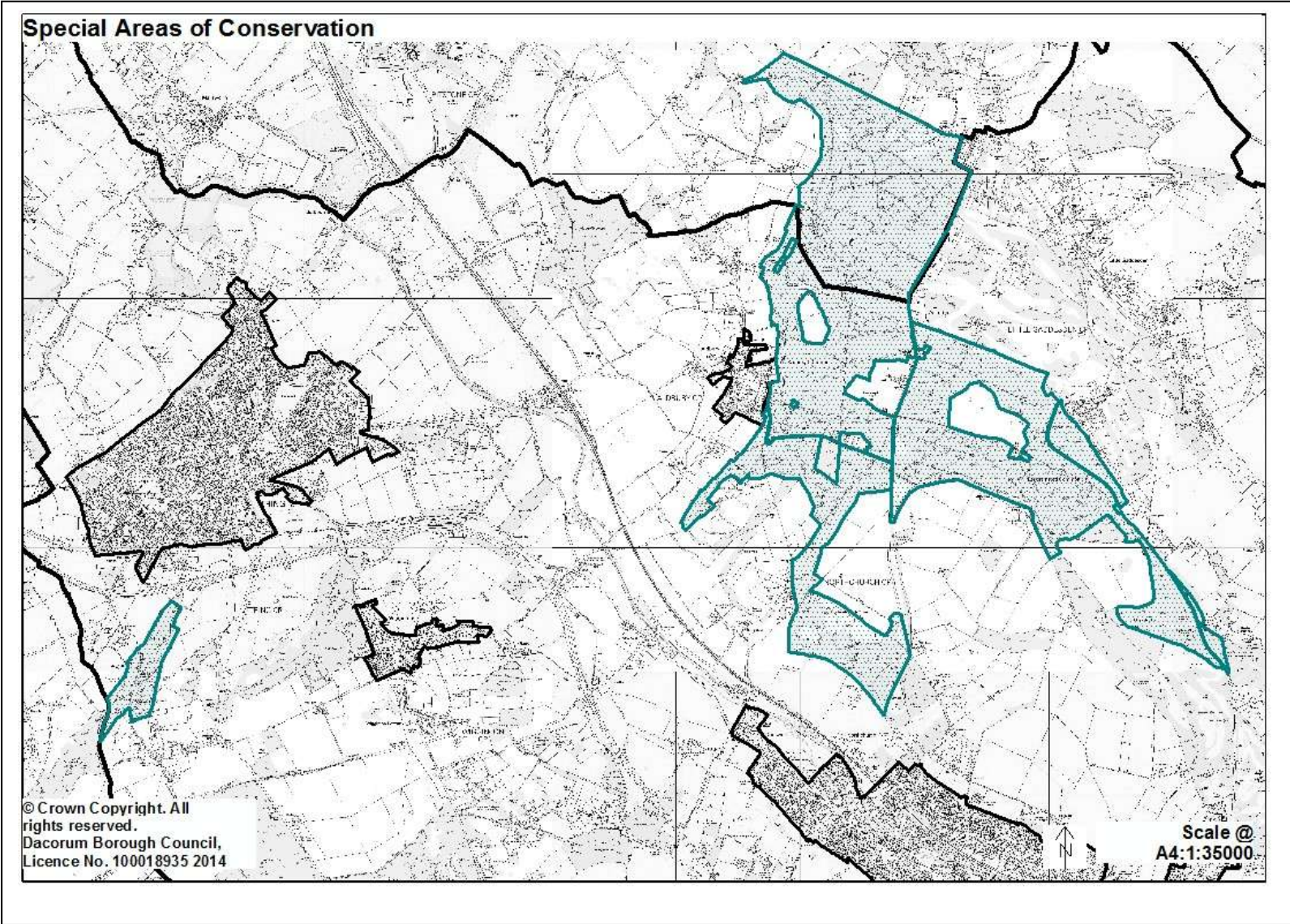






Special Area of Conservation

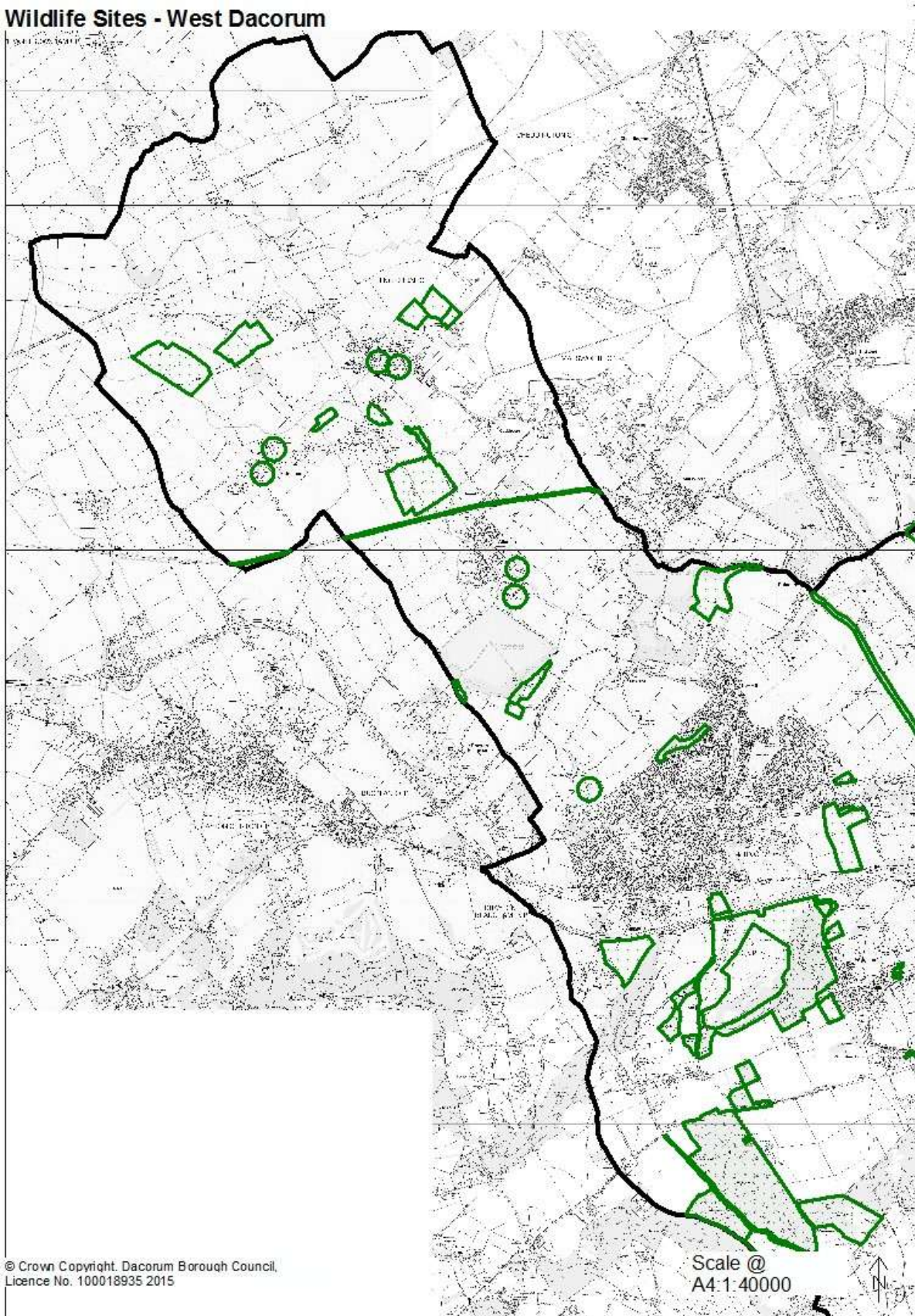
New designation to be included on Policies Map.



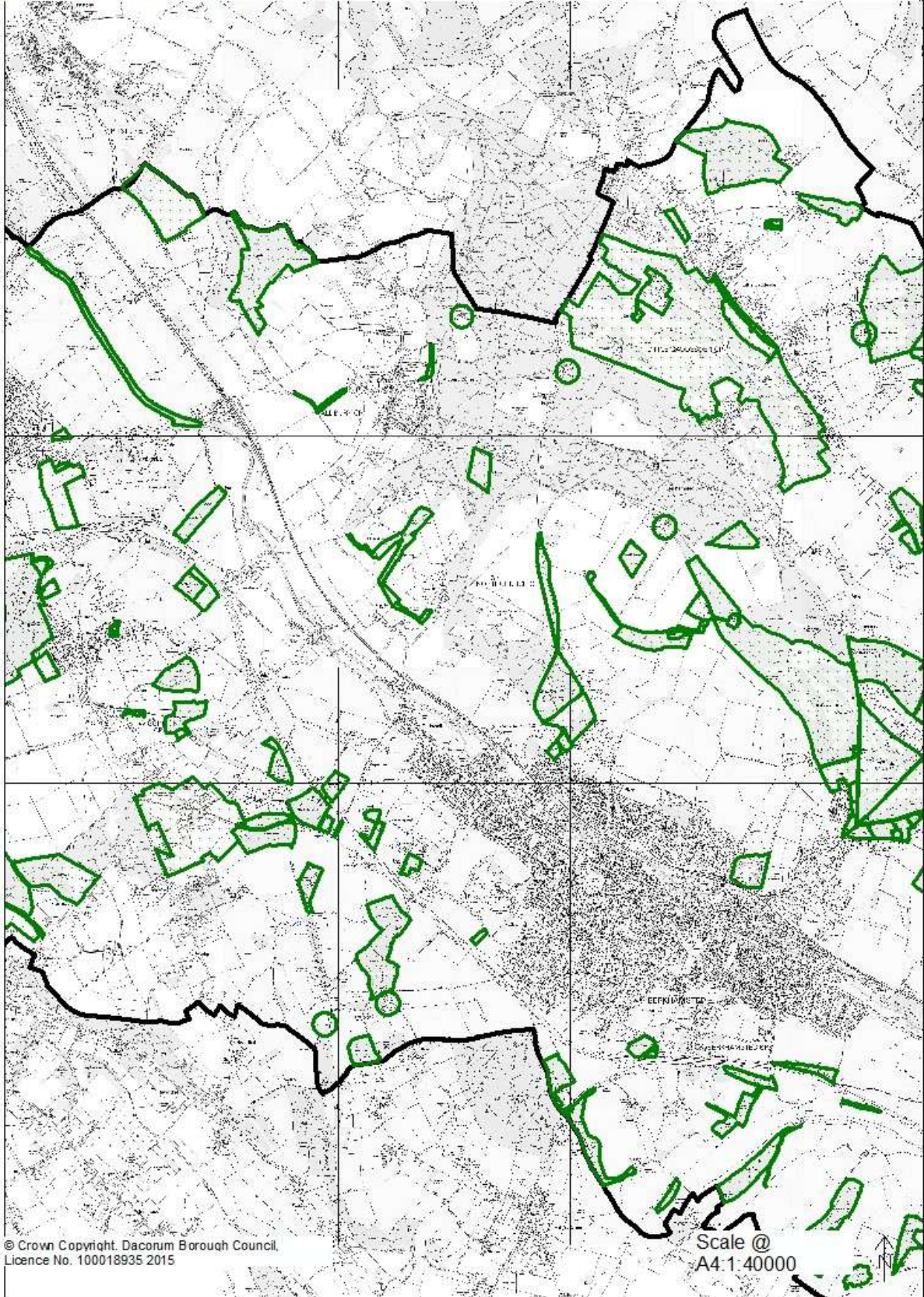
Wildlife sites

Existing Wildlife Sites to be included on Policies Map as follows:

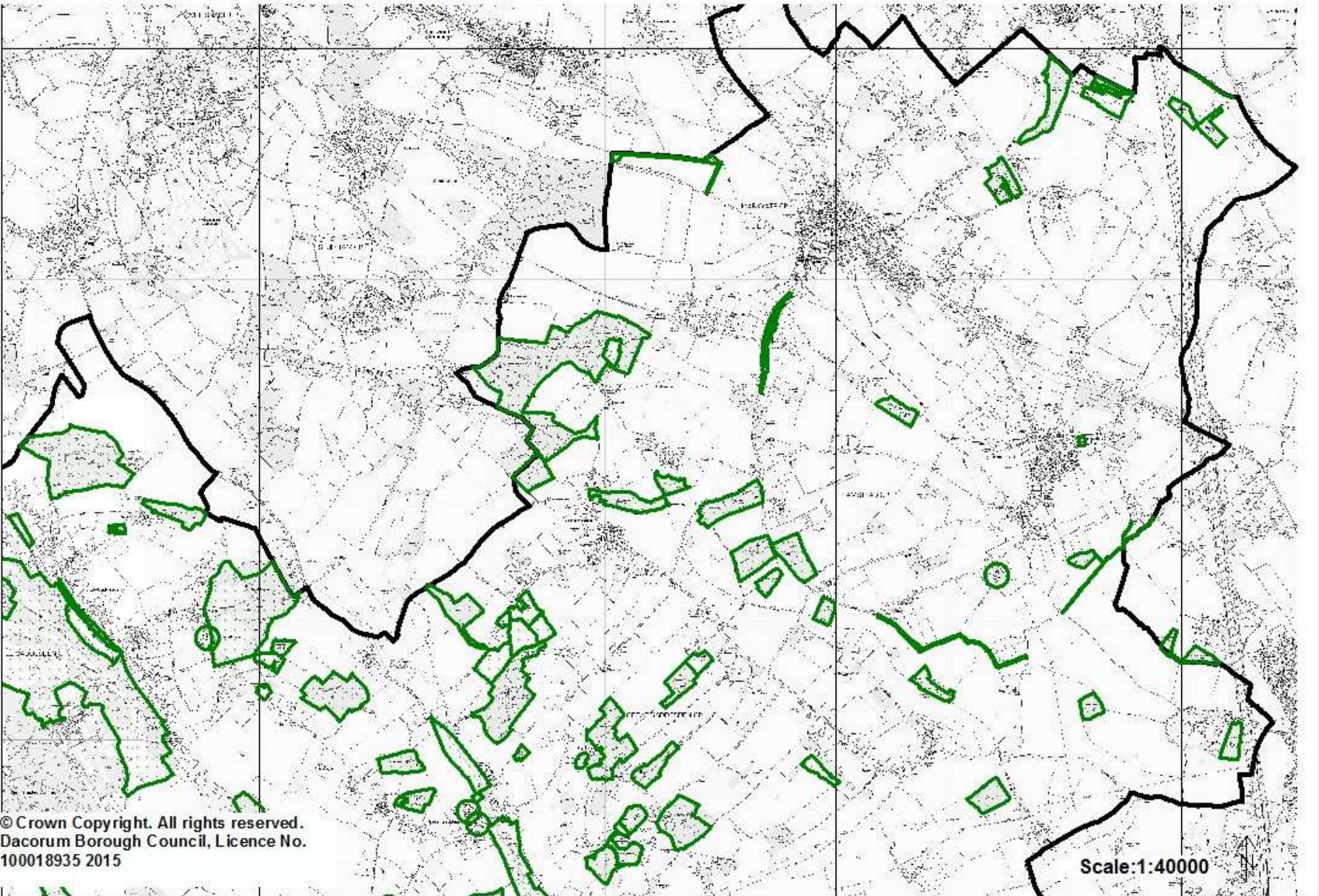
Wildlife Sites - West Dacorum



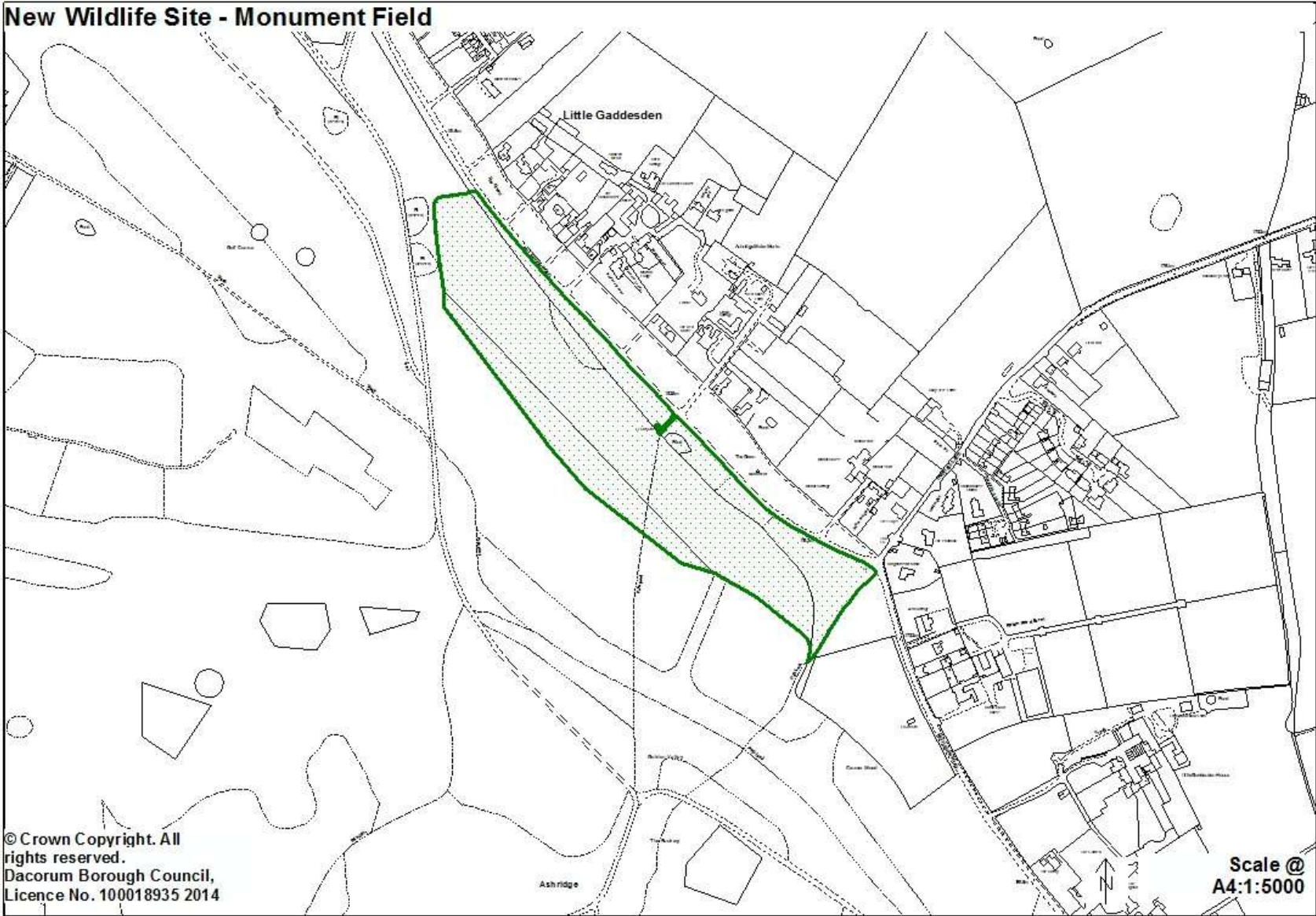
Wildlife Sites - Central Dacorum



Wildlife Sites - North East Dacorum

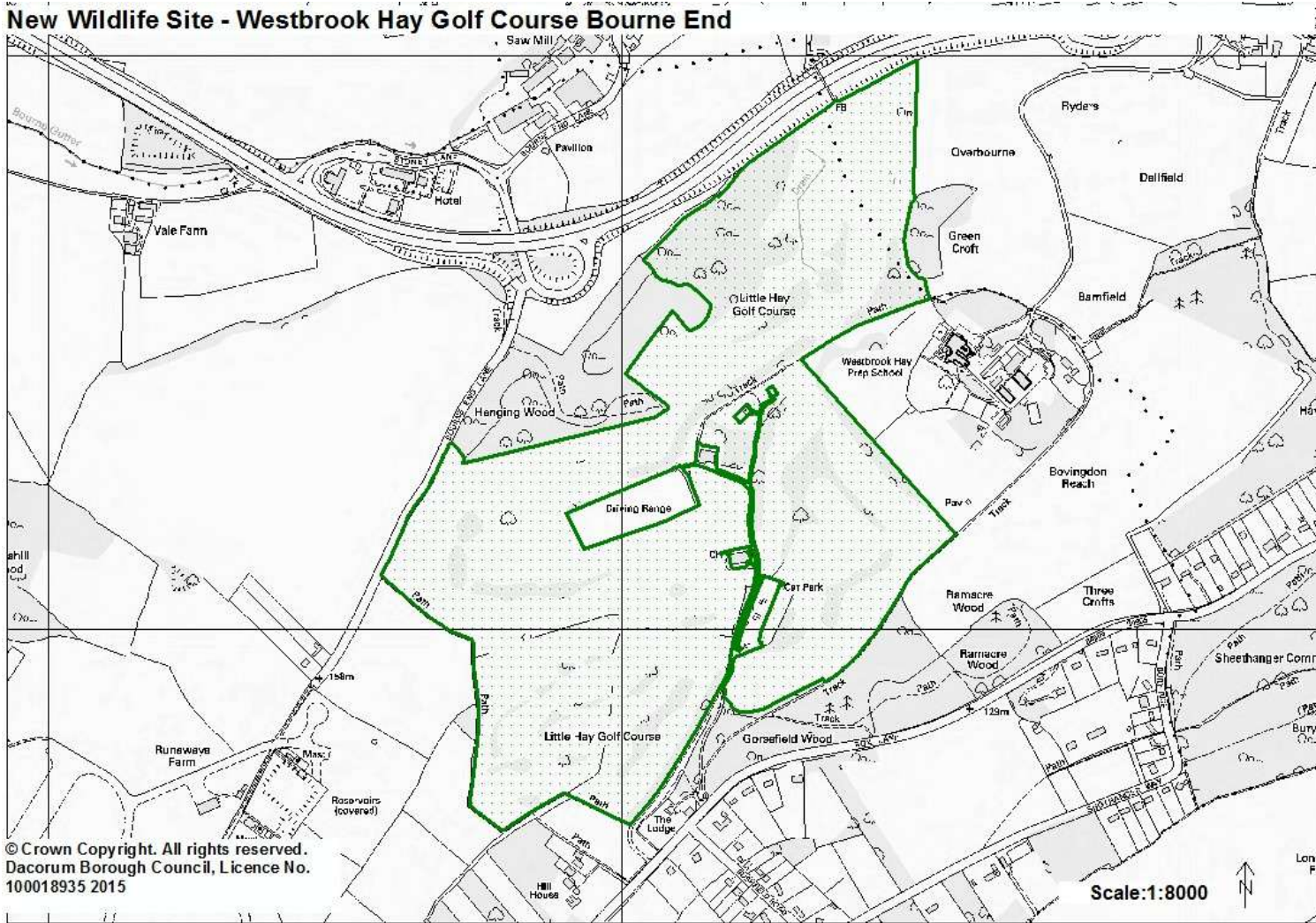


New Wildlife Sites - Additional designations to be shown on Policies Map:
Monument Field – new designation



MC69 (below)

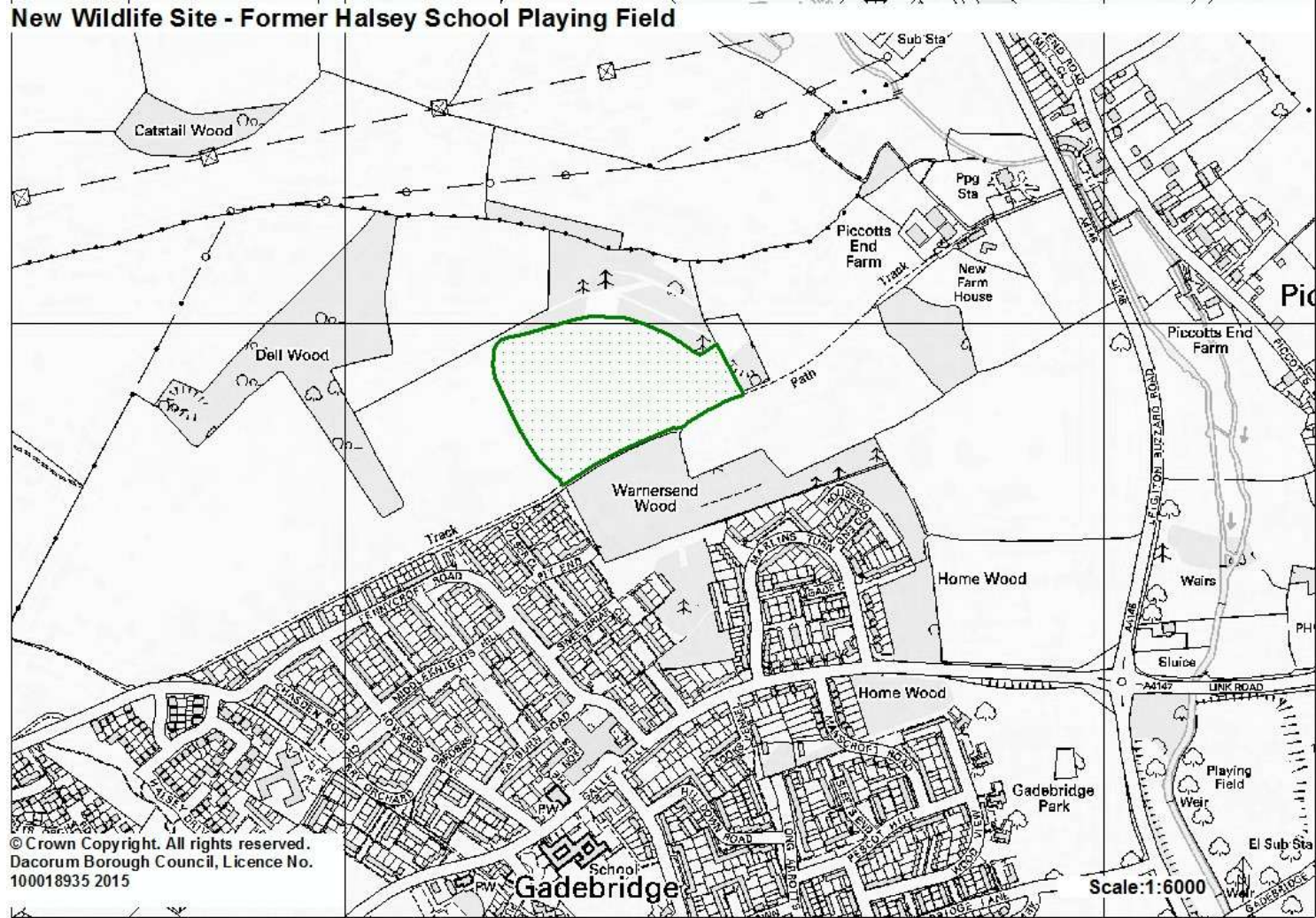
Westbrook Hay Golf Course, Bourne End – new designation



MC69 cont... (below)

Former Halsey School Playing Field – new designation

New Wildlife Site - Former Halsey School Playing Field



9. Conserving the Historic Environment

Areas of Archaeological Significance

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

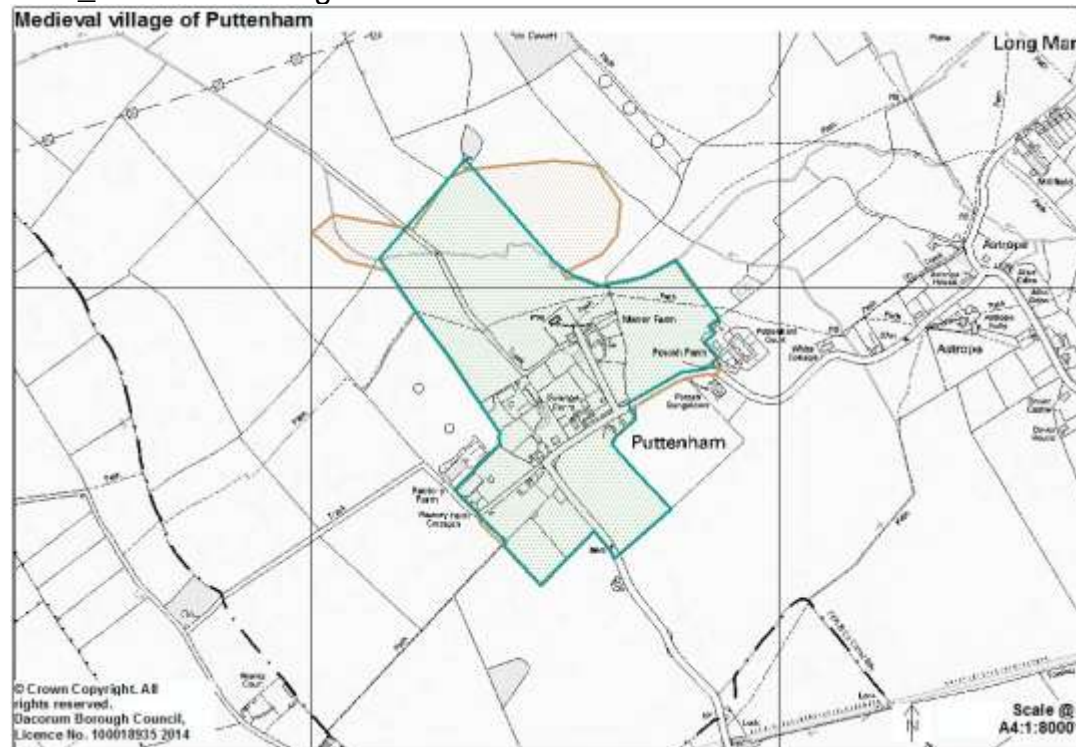
Amended Sites:

DAC_4 Medieval village of Puttenham
DAC_13 Medieval settlement of Wilstone, Chapel End
DAC_21 Berkhamsted, medieval castle & town, prehistoric & Roman occupation
DAC_23 Late Iron Age & Roman settlement at Cow Roast
DAC_26 Several extant stretches of Grim's Ditch, Stool Baulk, burial, Aldbury
DAC_29 Medieval settlement of Aldbury, earthworks to NW, Iron Age
DAC_38 Romano-British religious complex at Wood Lane End, Hemel Hempstead
DAC_52 Prehistoric activity & settlement, Rucklers Lane; medieval, Hemel Hempstead

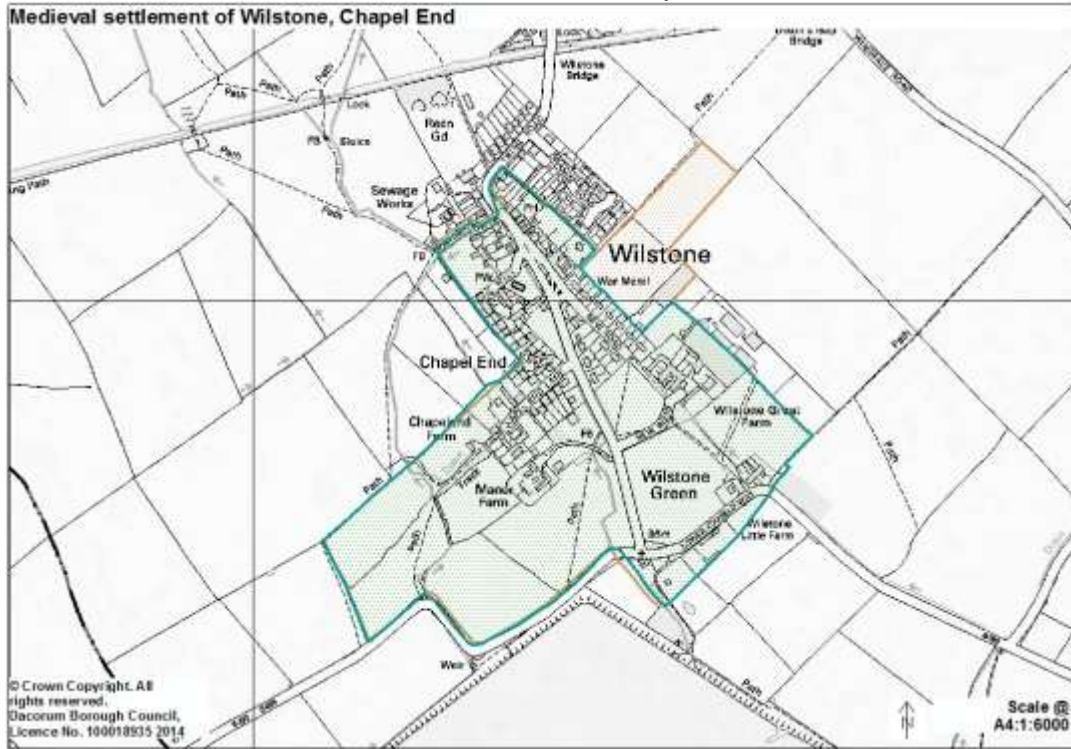
Key

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

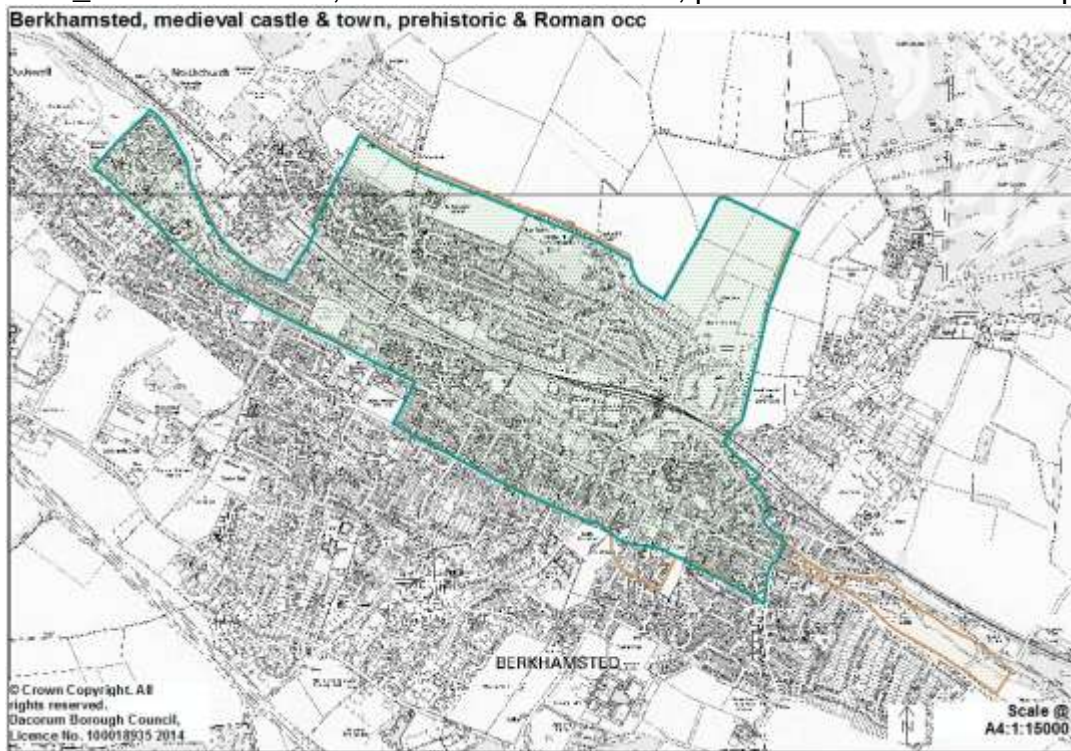
DAC_4 Medieval village of Puttenham



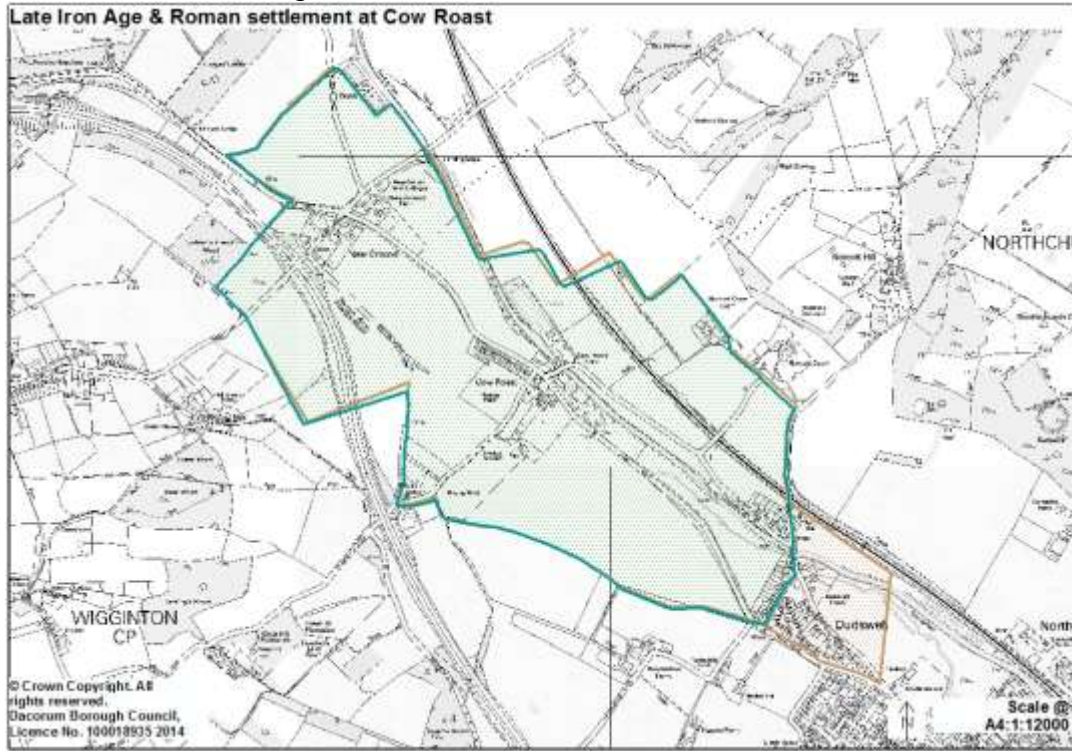
DAC_13 Medieval settlement of Wilstone, Chapel End



DAC_21 Berkhamsted, medieval castle & town, prehistoric & Roman occupation



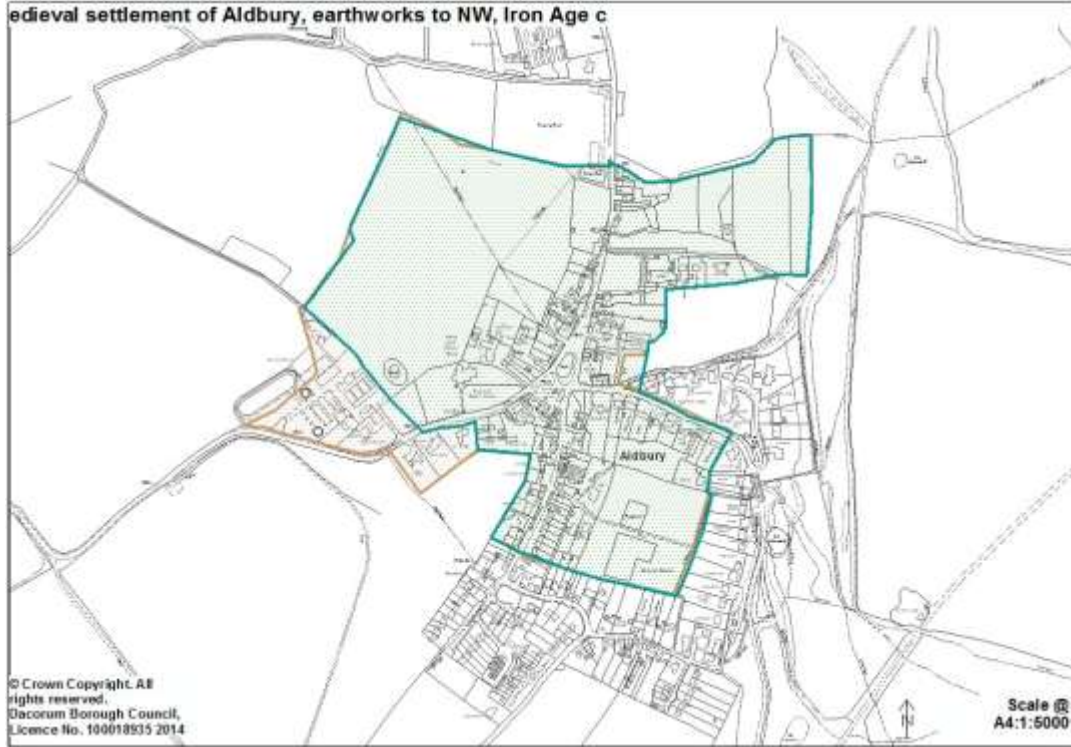
DAC_23 Late Iron Age & Roman settlement at Cow Roast



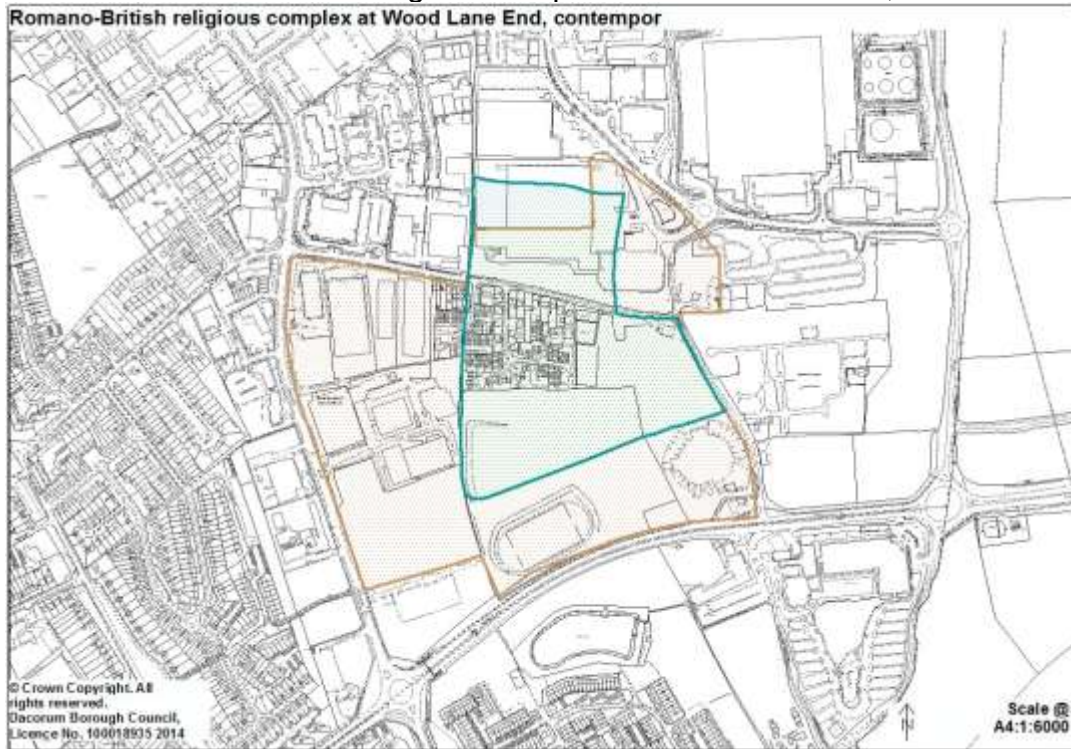
DAC_26 Several extant stretches of Grim's Ditch, Stool Baulk, burial, Aldbury



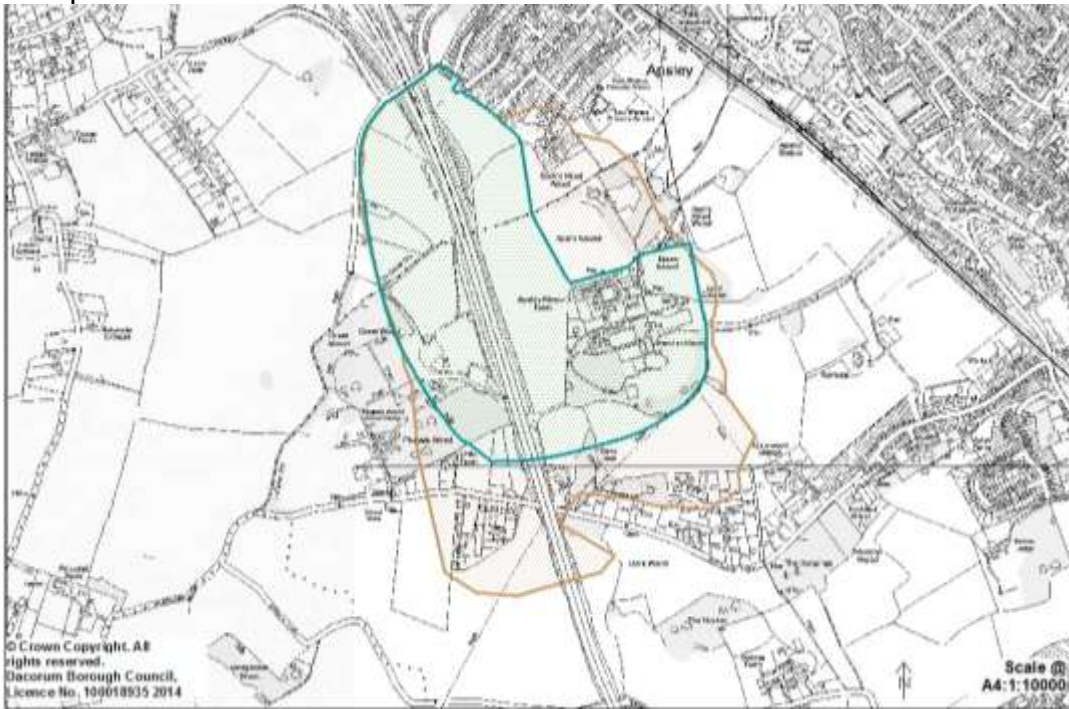
DAC_29 Medieval settlement of Aldbury, earthworks to NW, Iron Age



DAC_38 Romano-British religious complex at Wood Lane End, Hemel Hempstead



DAC_52 Prehistoric activity & settlement, Rucklers Lane; medieval, Hemel Hempstead



New Sites:

DAC_57 Pouchen End - Cropmarks of occupation and finds of Roman and Medieval date

DAC_62 Flaunden - Cold War wireless station

DAC_63 Redbourn Road with Three Cherry Trees, Hemel Hempstead - Evidence of high status Roman occupation including burials

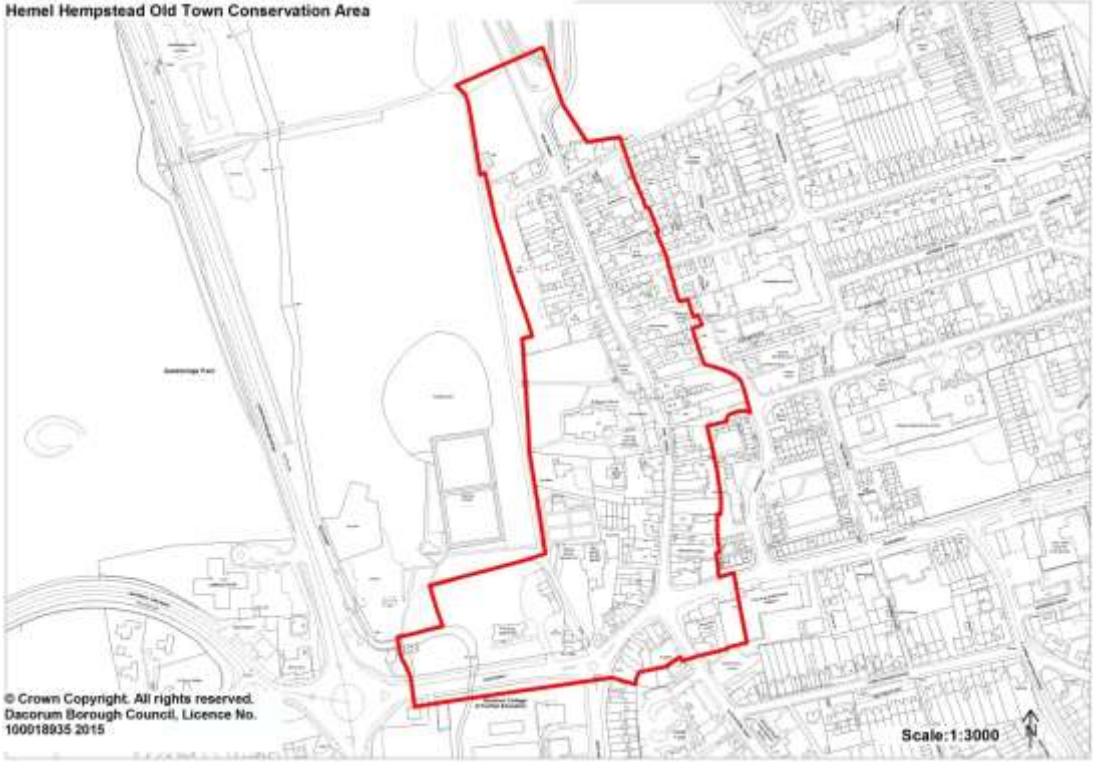
DAC_57 Pouchen End - Cropmarks of occupation and finds of Roman and Medieval date



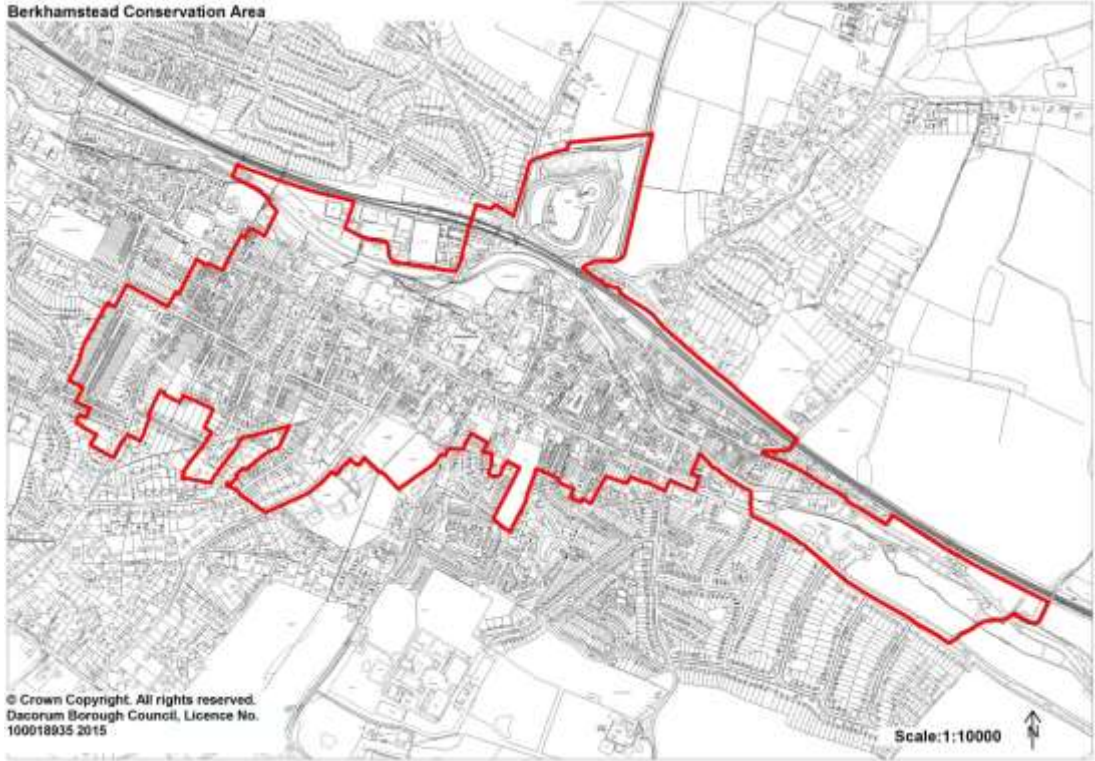
Conservation Areas

Retain existing Conservation Areas shown on Policies Map, with the following update:

Hemel Hempstead Old Town Conservation Area - amended Boundary



Berkhamsted Conservation Area - amended Boundary



Nationally Registered Park or Garden of Historic Interest

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

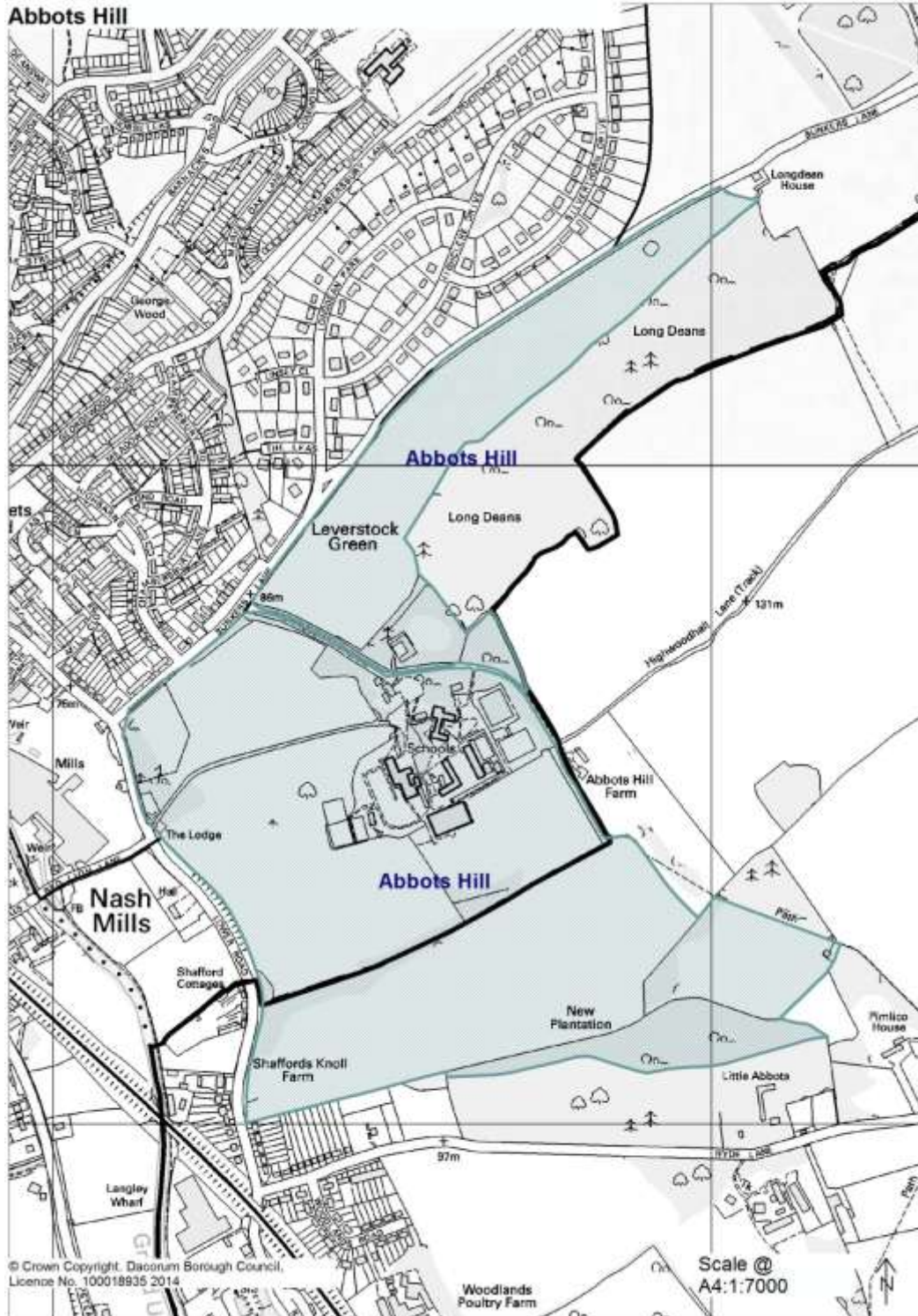
Park or Garden of Historic Interest - Water Gardens

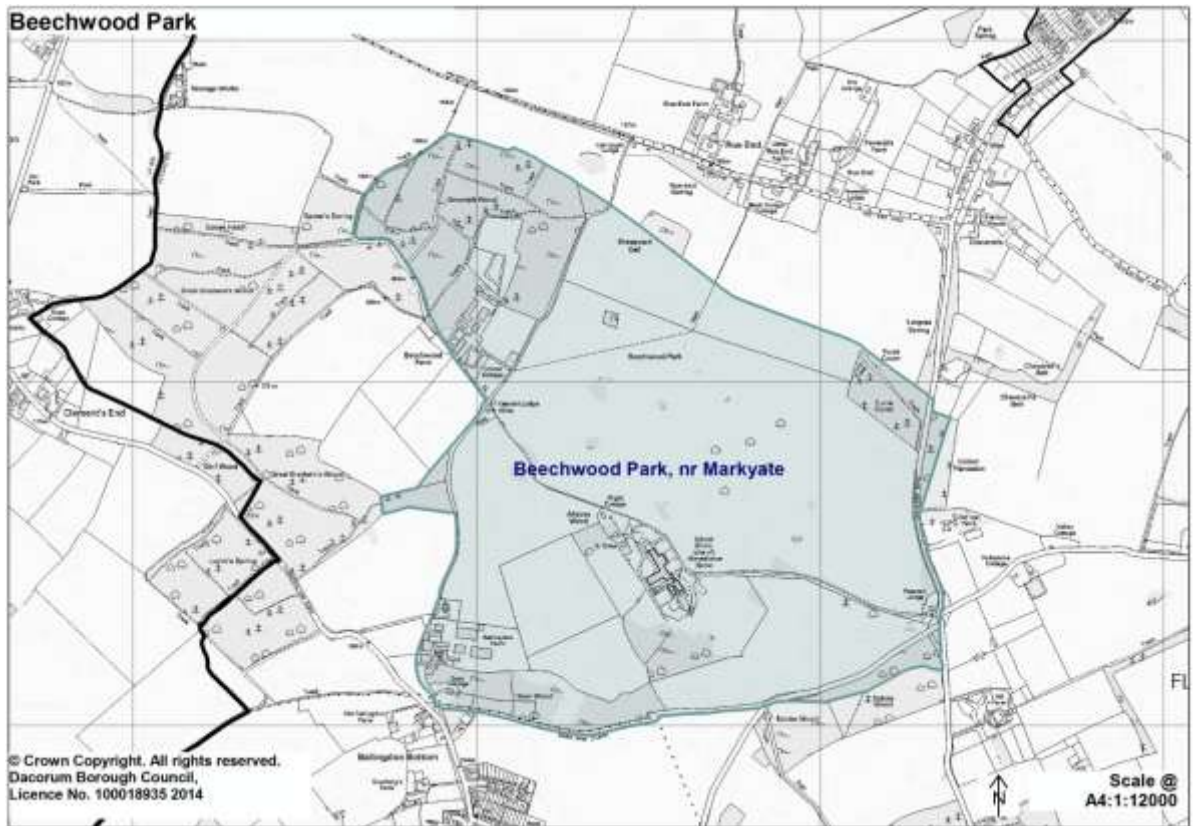
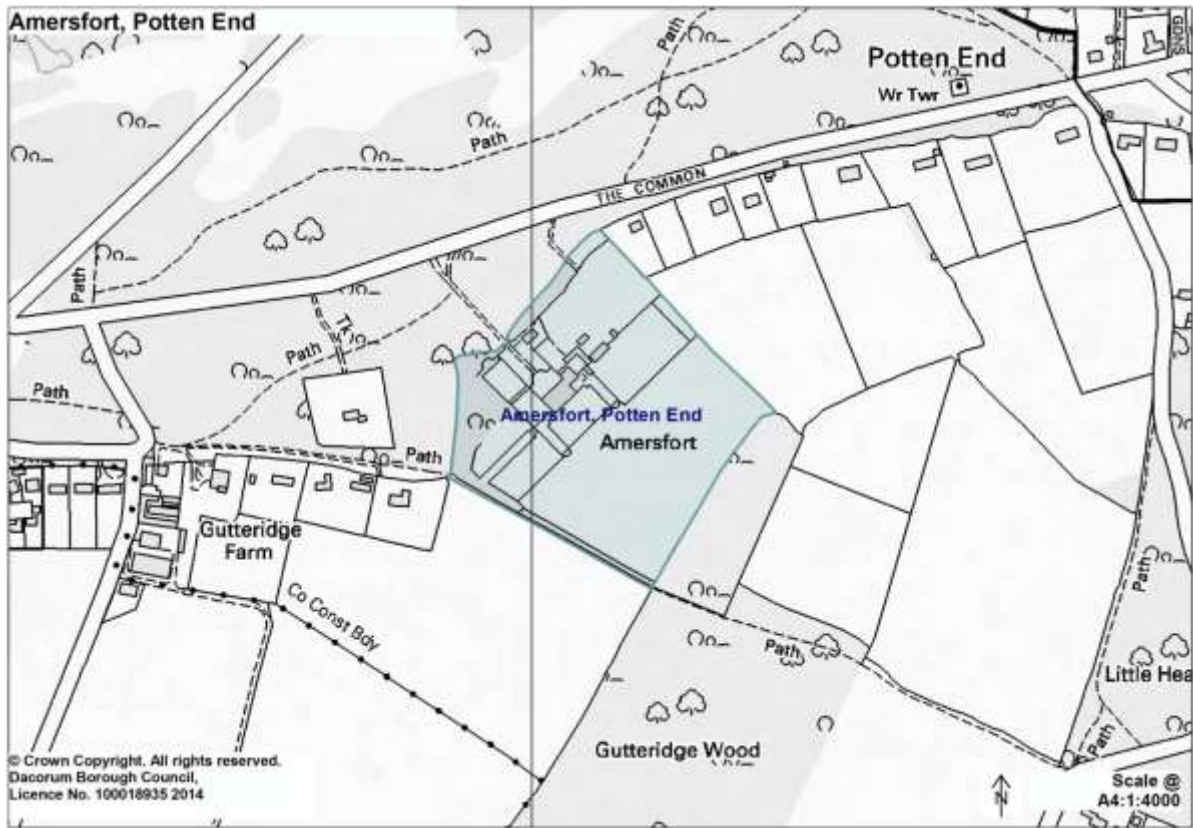


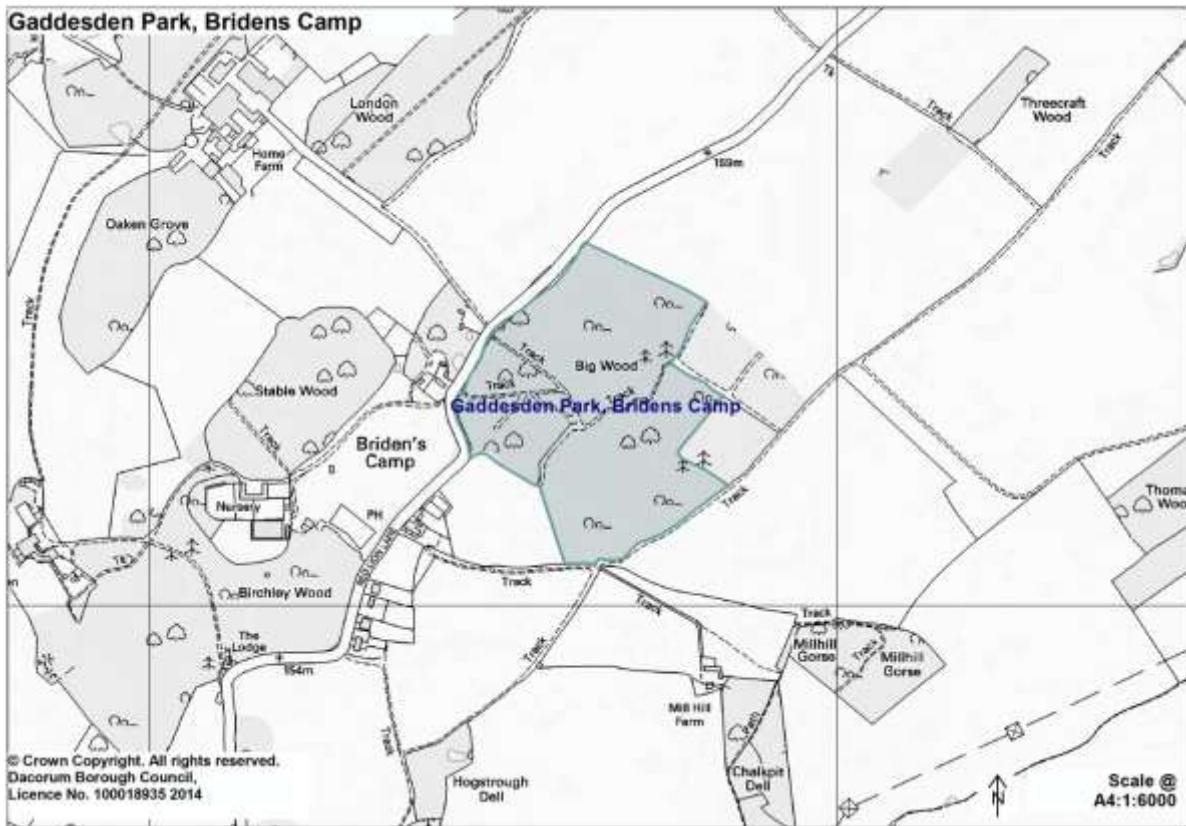
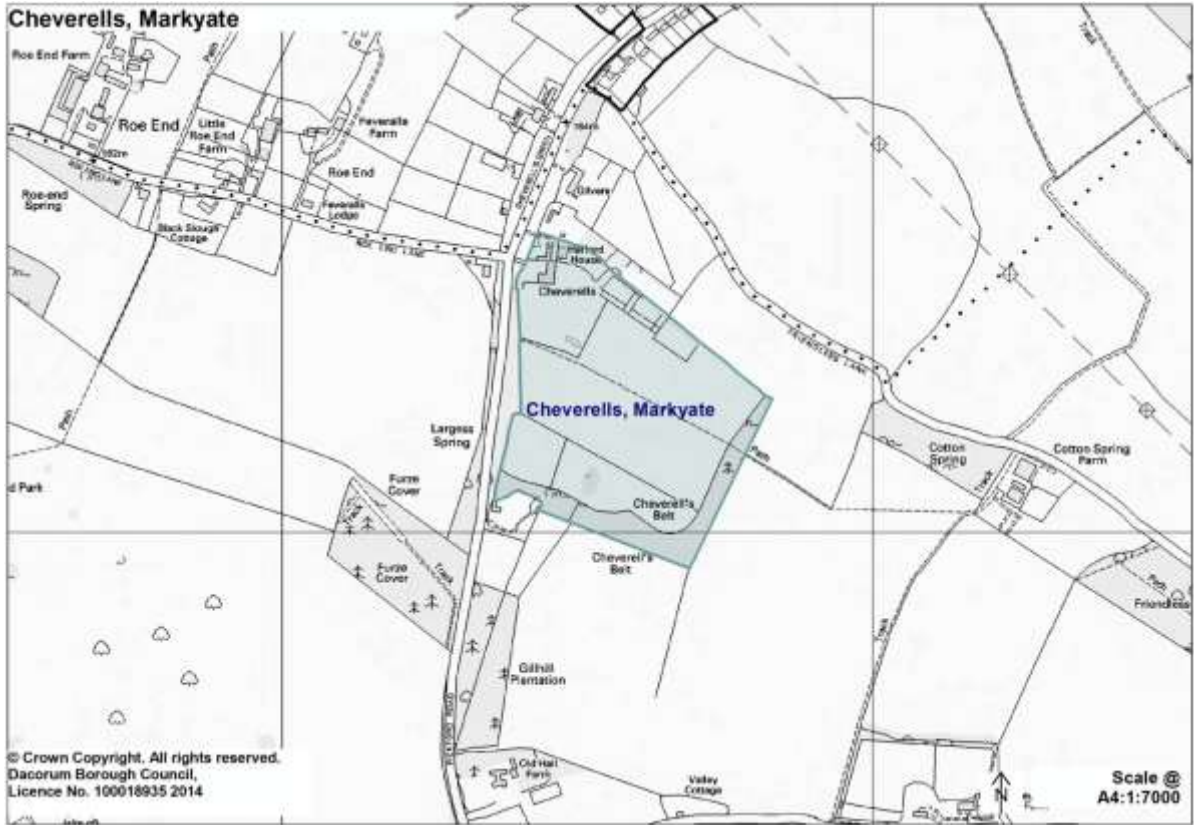
Locally Registered Park or Garden of Historic Interest

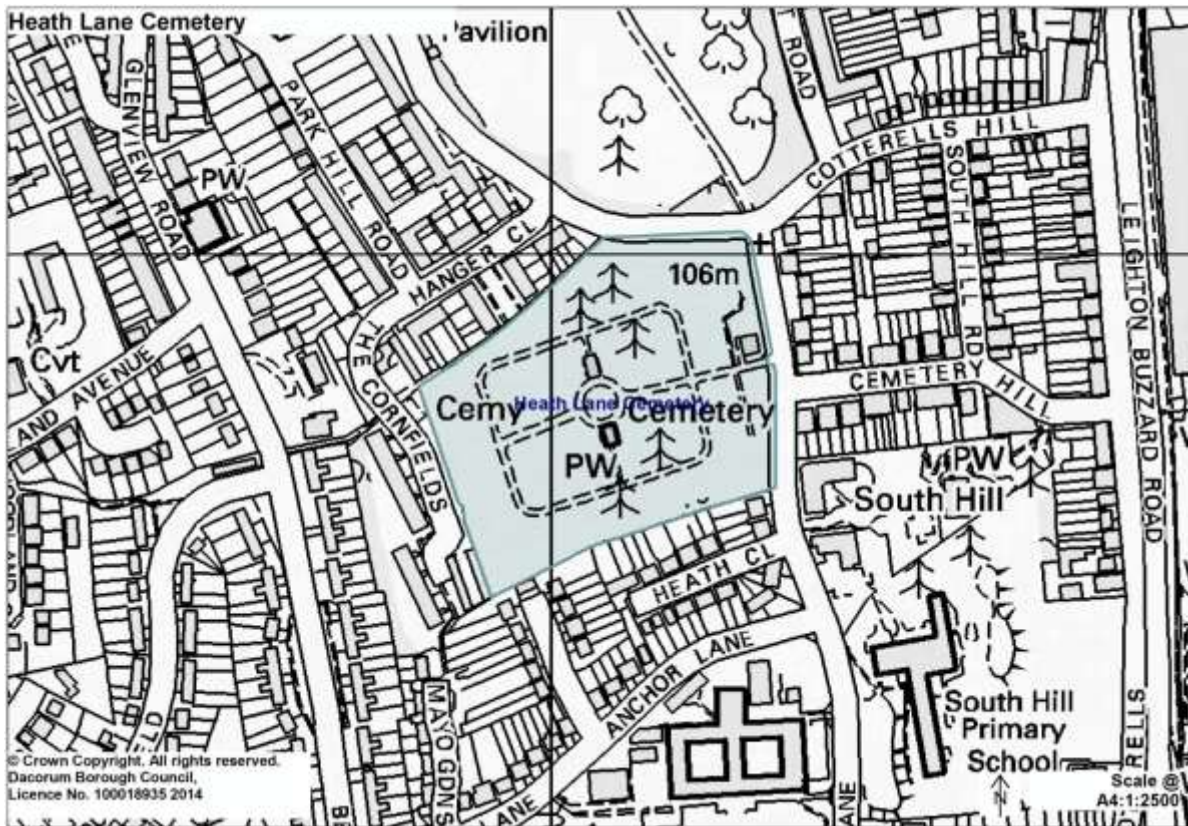
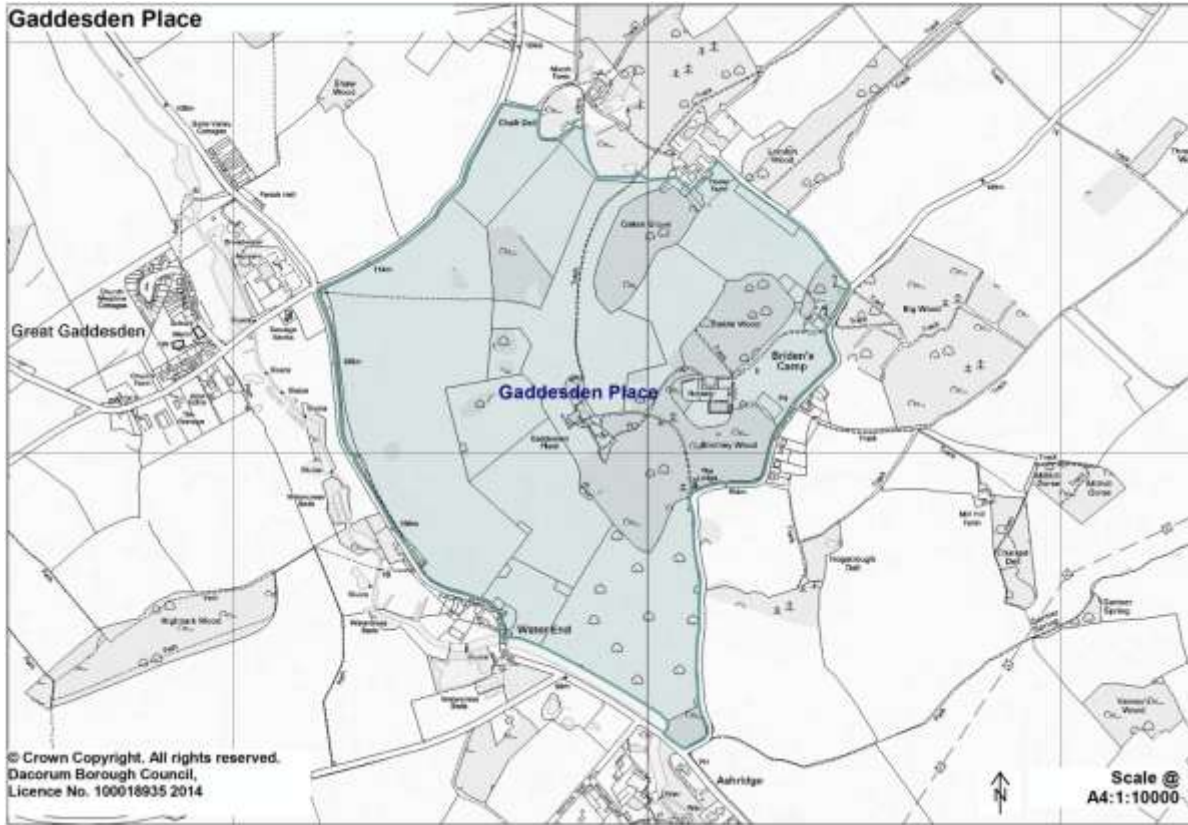
Add the following new locally Registered Park or Garden of Historic Interest to the Policies Map:

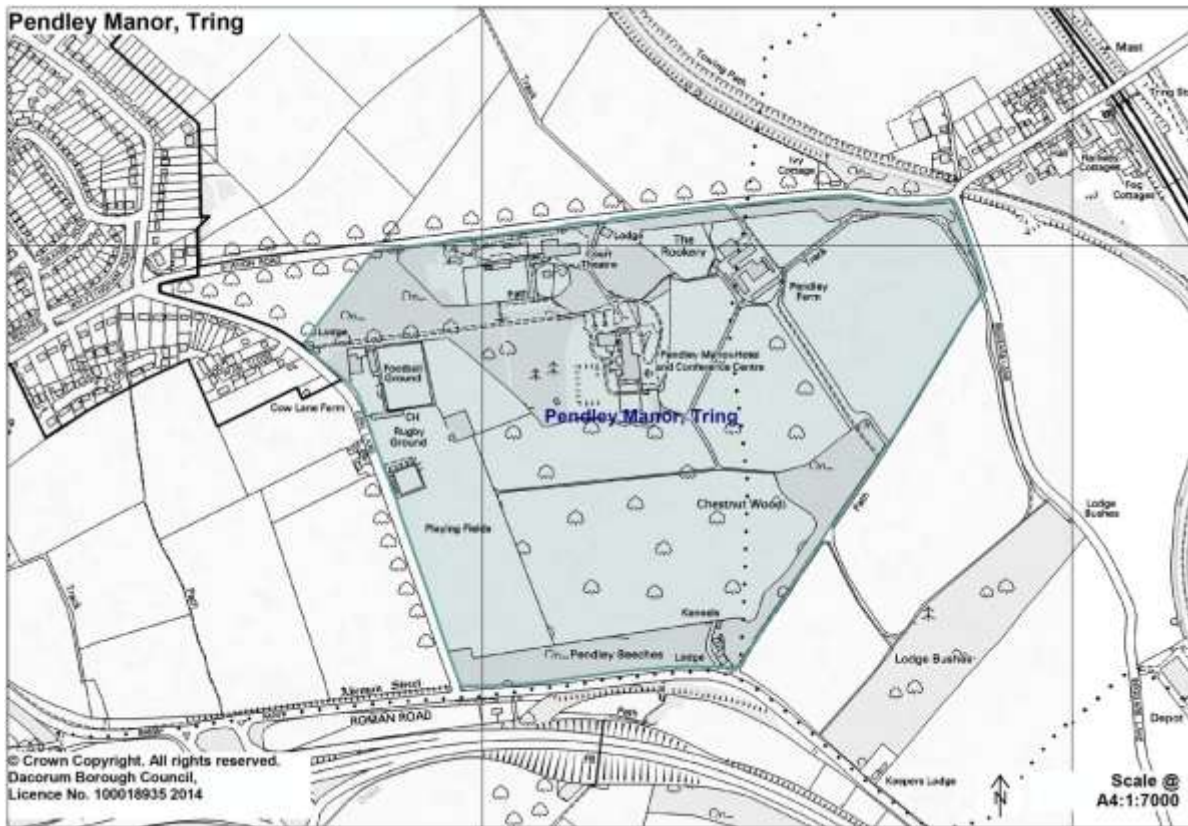
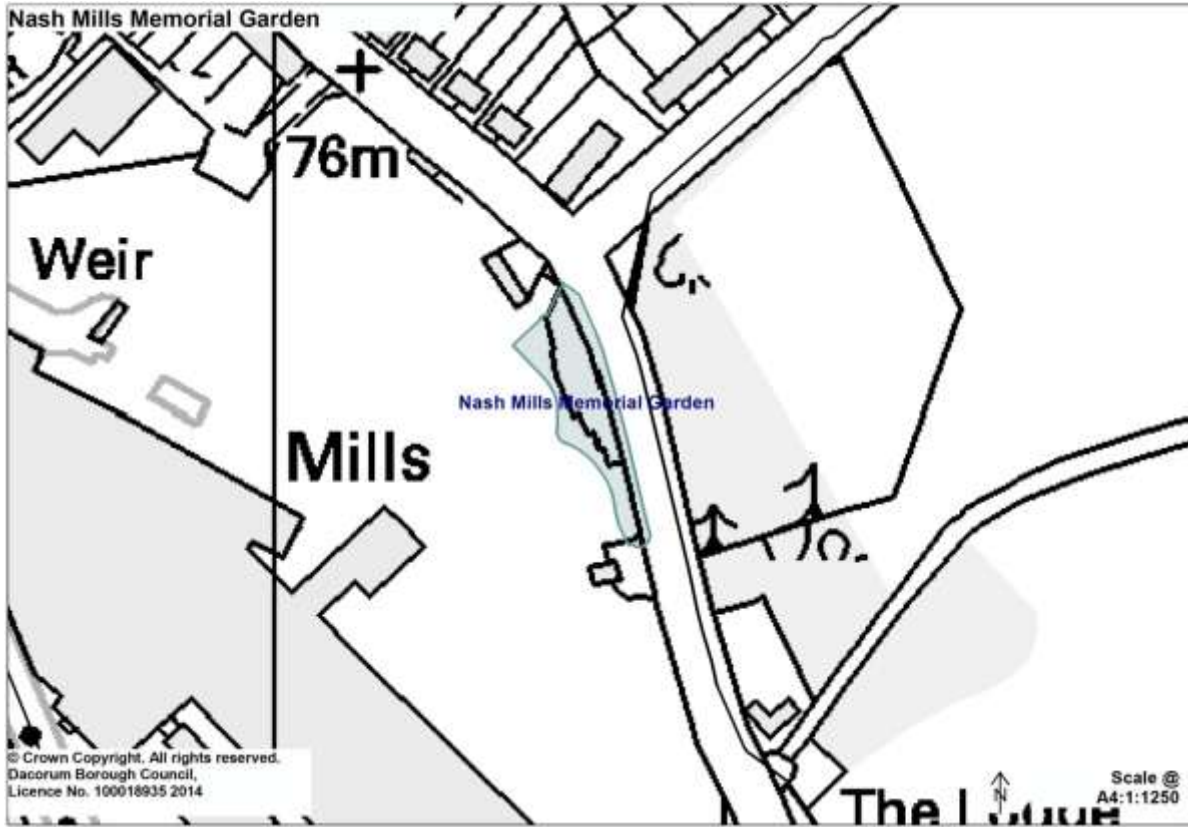
Abbots Hill







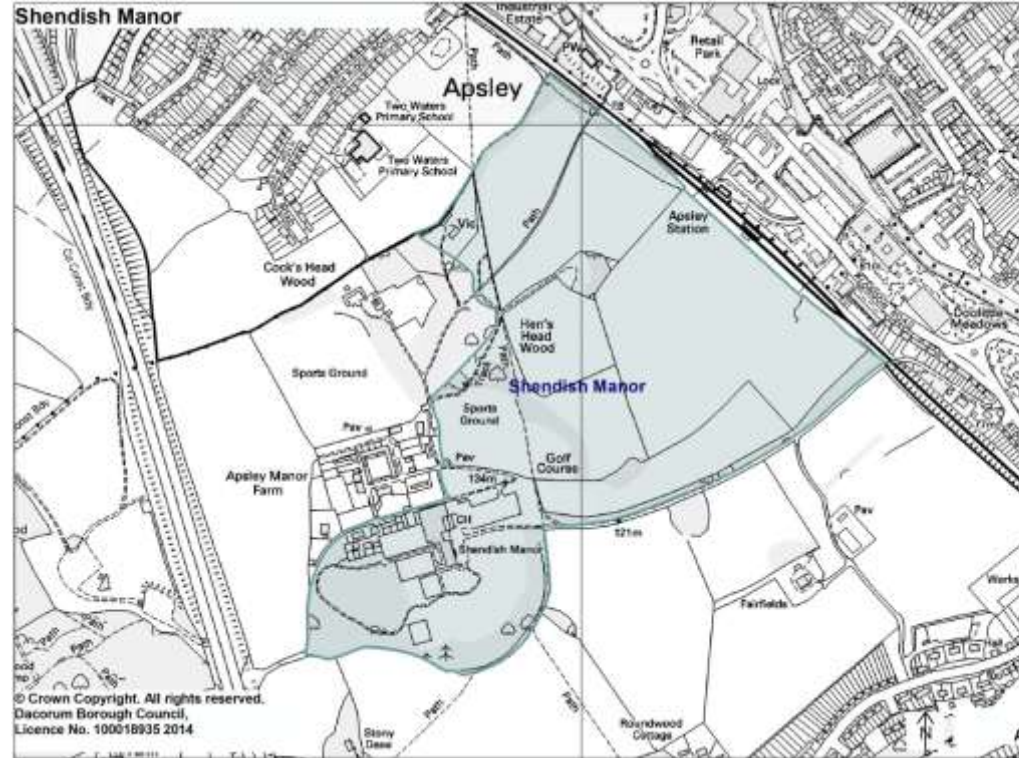




SC13 (below)

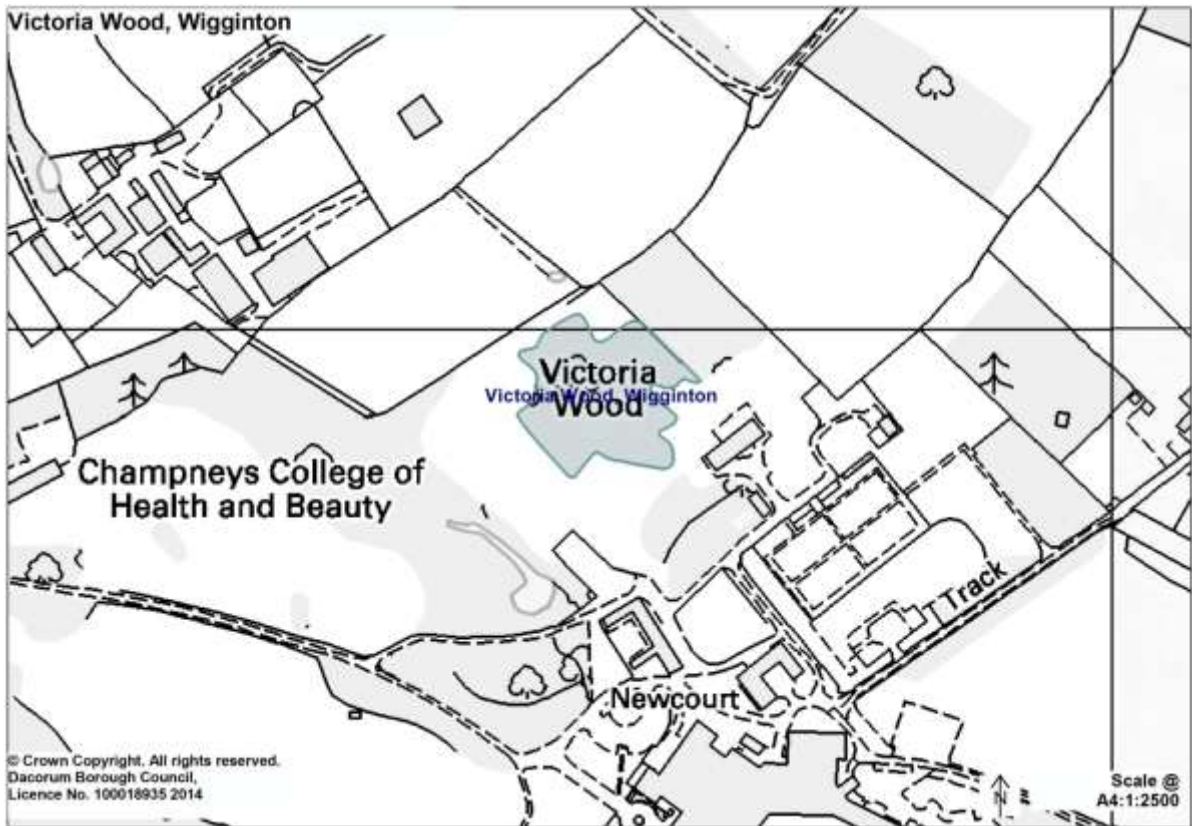
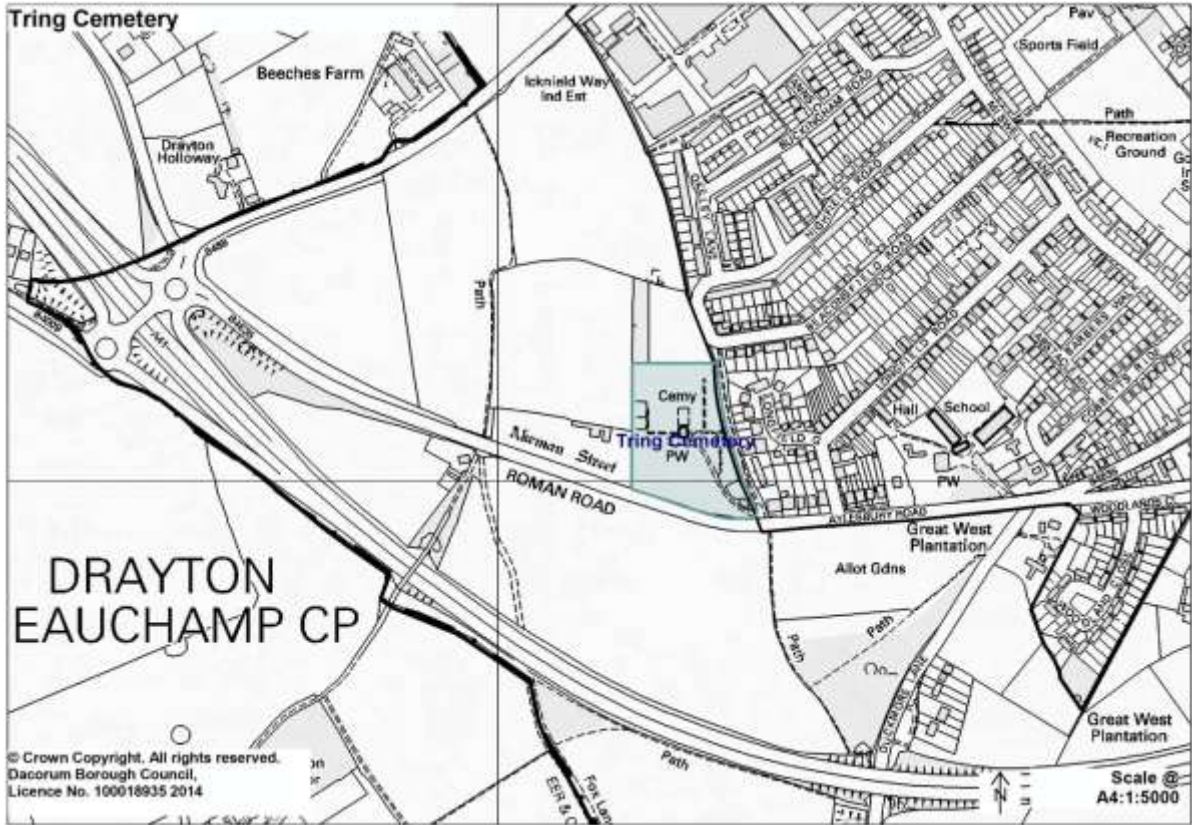
Shendish Manor – amended boundary

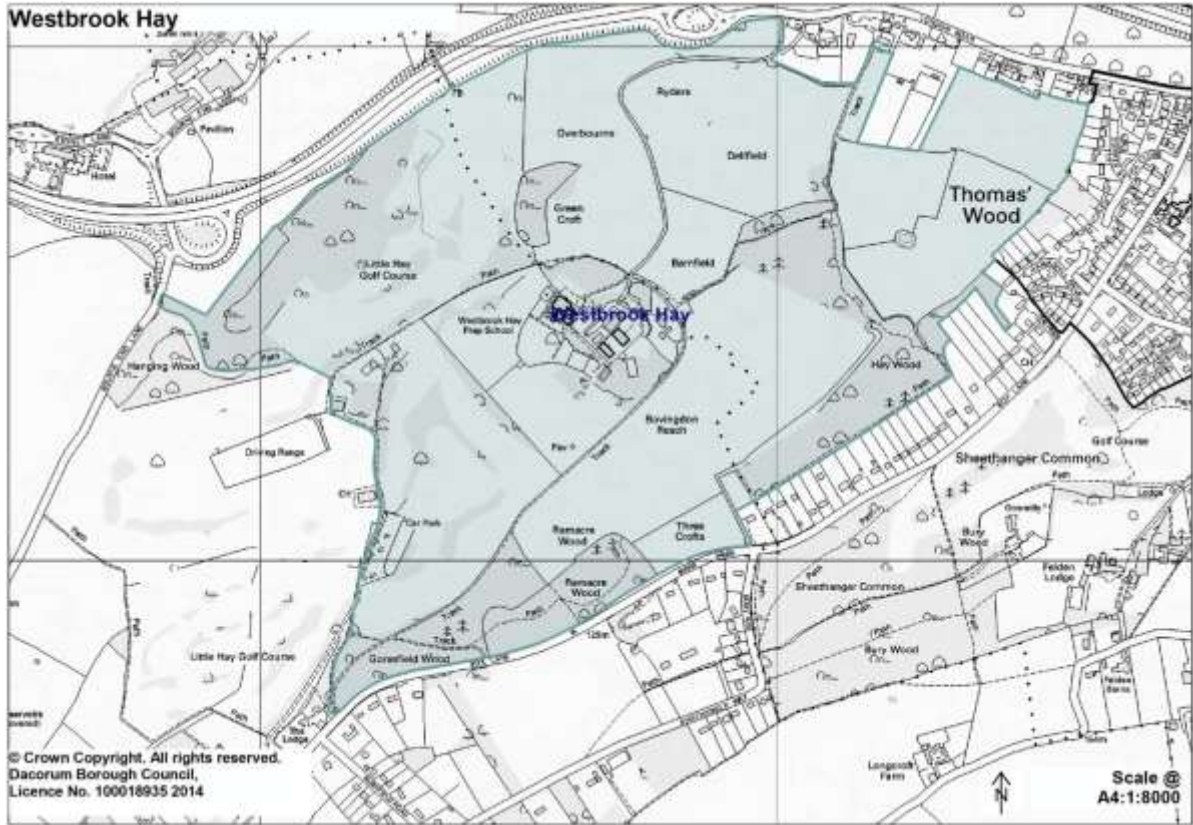
Map in previous Pre-submission document:



Amended map:



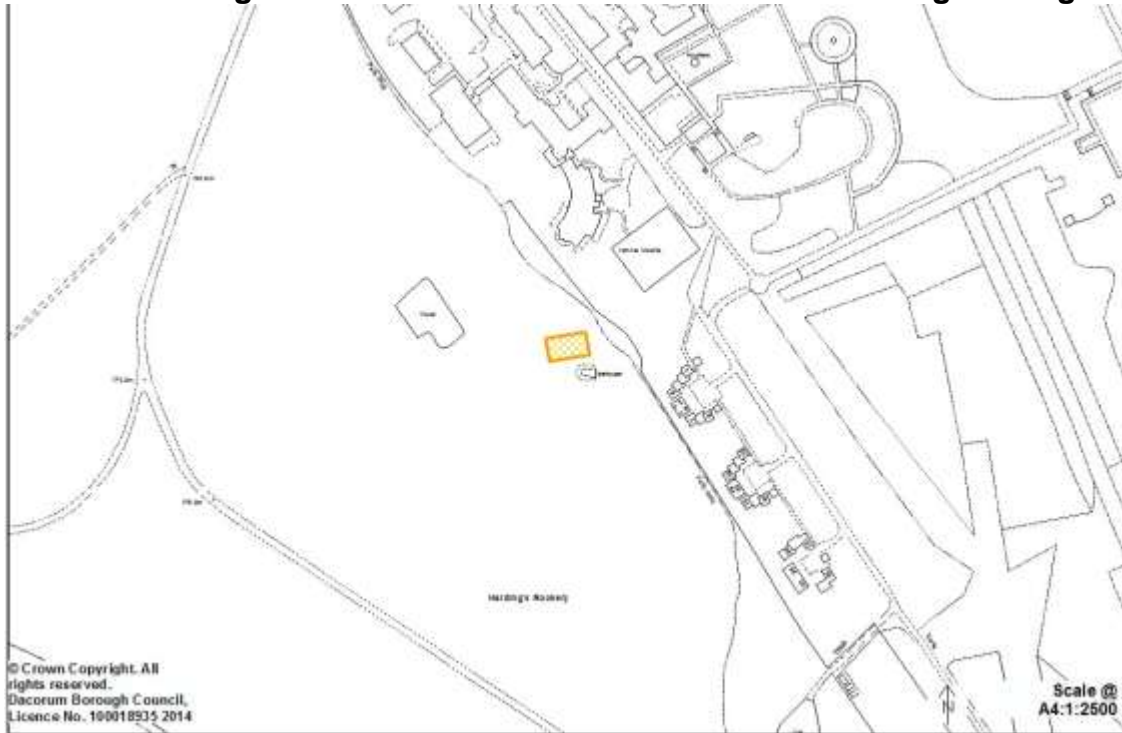




Scheduled Monuments

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

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



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

