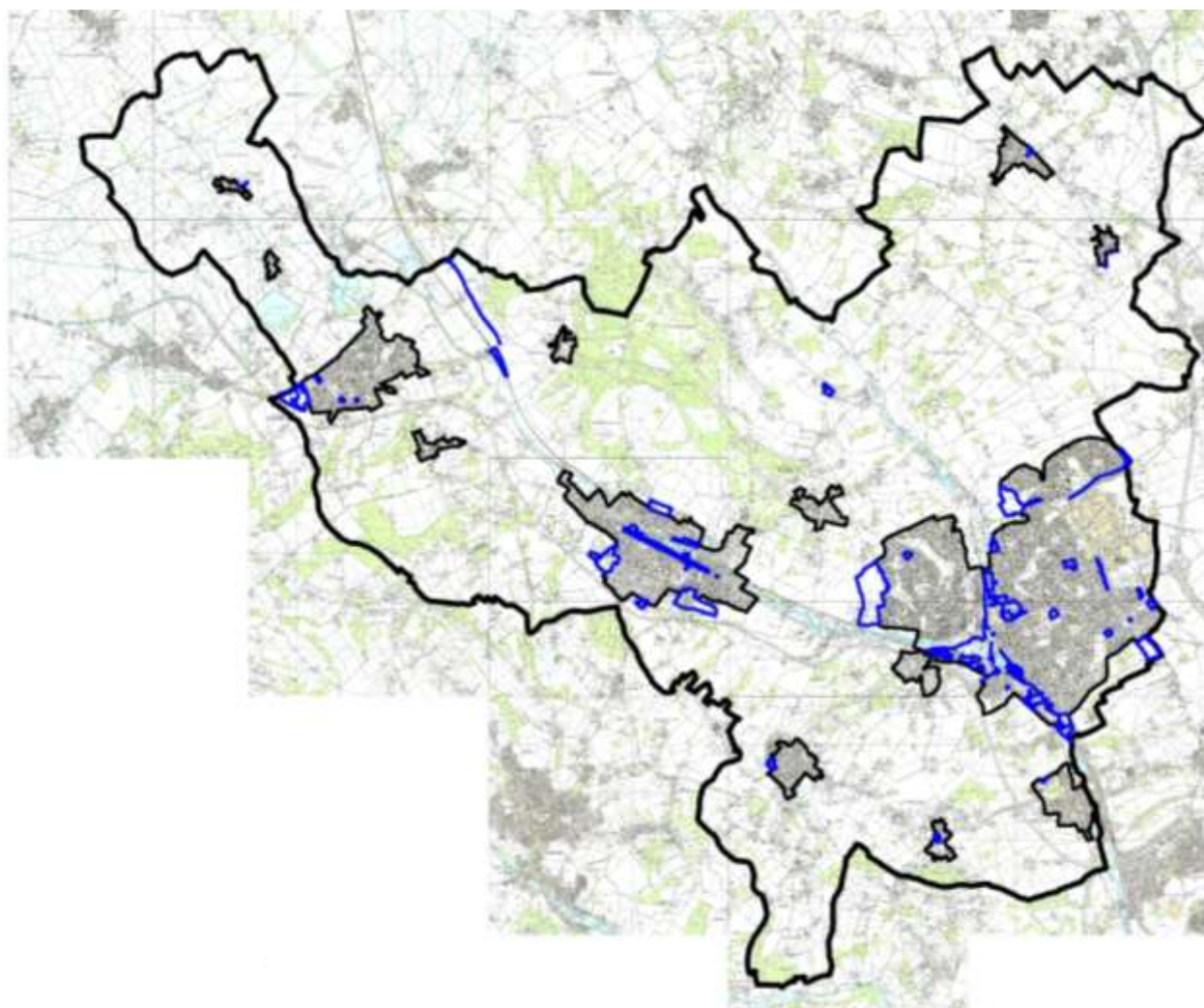


Site Allocations

2006-2031

Map Book



**Site Allocations Pre-Submission
Map Book incorporating the
Focused Changes.** January 2016

Dacorum's Local Planning Framework

Introduction

This is the Site Allocations Pre-Submission Map Book incorporating the Focused Changes from the 2014 consultation. This document is to be submitted to the Planning Expectorate in January 2016 for approval to adopt as part of Dacorum's Local Planning Framework.

Schedule of Amendments

Site Allocations Reference / Section	Amendment Reference	Page Number
1. Introduction		
THE SUSTAINABLE DEVELOPMENT STRATEGY		
2. Promoting Sustainable Development		
Green Belt Boundary amendments	SC1	10
Small Villages in the Green Belt		
Small Villages in the Rural Area		
Major Development Sites in the Green Belt	SC2 (also see Written Statement)	20
	SC3 (also see Written Statement)	24
	SC4 (also see Written Statement)	25
Mixed Use proposals	MC5 (also see Written Statement)	27
	MC10 (also see Written Statement)	30
	MC11 (also see Written Statement)	31
3. Enabling Convenient Access between Homes, Jobs and Facilities		
Transport Proposals		
STRENGTHENING ECONOMIC PROSPERITY		
4. Providing for Offices, Industry, Storage and Distribution		
General Employment Areas (GEAs)		
Employment Sites in the Green Belt	SC5	56
Employment Proposal Site		
5. Supporting Retailing and Commerce		
Proposal Retail Frontages		
Shopping Proposals		
PROVIDING HOME AND COMMUNITY SERVICES		
6. Providing Homes		
Housing Proposals	MC47 (also see Written Statement)	68
	MC50	70
	MC40 (also see Written Statement)	74
	MC41 (also see Written Statement)	74
Local Allocations LA1 LA2 LA3 LA4 LA5 LA6	MC27	80
7. Meeting Community Needs		
Social and Community Facilities: Education Zones	MC65 MC66 MC62	83 84 86
Leisure and Cultural Facilities: Open Land	SC11 SC12	88 89
LOOKING AFTER THE NATURAL ENVIRONMENT		
8. Enhancing the Natural Environment		
Protecting and Improving the Landscape:		

Site Allocations Reference / Section	Amendment Reference	Page Number
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	108 & 109
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	124

Notes

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 **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.

Contents

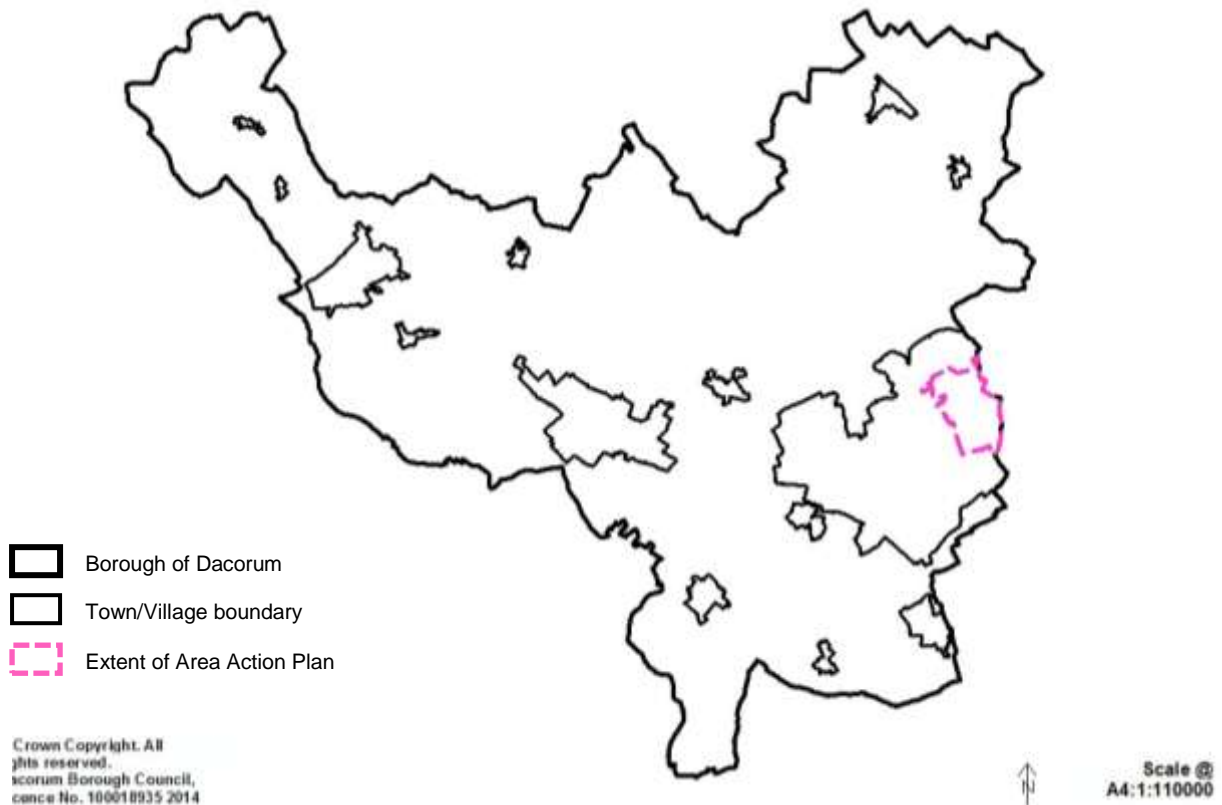
1. Introduction	1
<u>The Sustainable Development Strategy</u>	3
2. Promoting Sustainable Development	4
Green Belt boundary amendments	4
Small Villages in the Green Belt	17
Small Villages in the Rural Area	19
Major Developed Sites in the Green Belt	20
Mixed Use proposals	26
3. Enabling Convenient Access between Homes, Jobs and Facilities	32
Transport proposals	32
<u>Strengthening Economic Prosperity</u>	49
4. Providing for Offices, Industry, Storage and Distribution	50
General Employment Areas (GEAs)	50
Employment Sites in the Green Belt	56
Employment Proposal Site	58
5. Supporting Retailing and Commerce	62
Proposed Retail Frontages	62
Shopping proposals	66
<u>Providing Homes and Community Services</u>	67
6. Providing Homes	68
Housing proposals	68
~ Local Allocations	81
7. Meeting Community Needs	85
Social and Community Facilities:	85
~ Education Zones	87
Leisure and Cultural Facilities:	89
~ Open Land	92
<u>Looking After the Environment</u>	97
8. Enhancing the Natural Environment	98
Protecting and Improving the Landscape:	98
~ Chilterns Area of Outstanding Natural Beauty	98

~ Article 4 Directions	98
Biodiversity and Geological Conservation	99
~ Local Nature Reserves (LNRs)	99
~ Sites of Special Scientific Interest (SSSI)	99
~ Regionally Important Geological Sites (RIGs)	99
~ Ancient Woodland	101
~ Special Areas of Conservation	105
~ Wildlife Sites	106
9. Conserving the Historic Environment	112
Areas of Archaeological Significance	112
Conservation Areas	118
Nationally Registered Park or Garden of Historic Interest	119
Locally Registered Park or Garden of Historic Interest	120
Scheduled Monuments	128

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

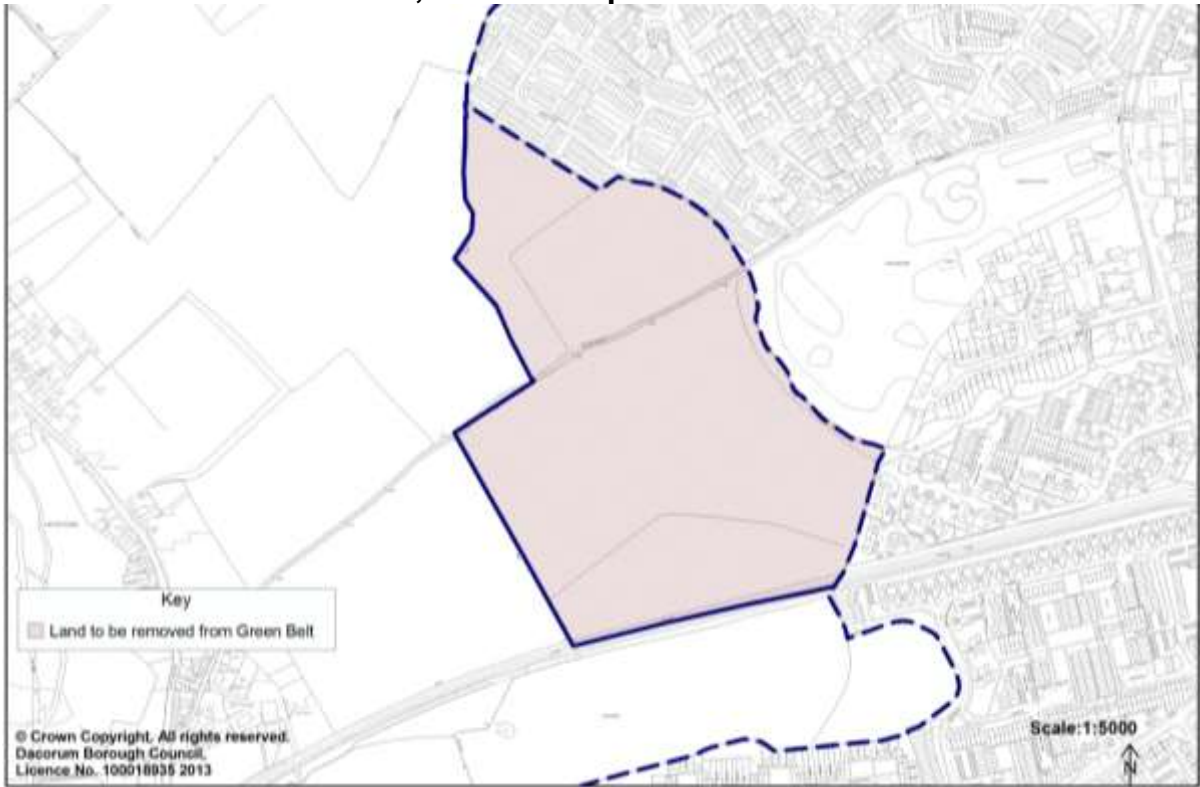


LAND TO BE REMOVED FROM THE GREEN BELT



LAND TO BE ADDED TO THE GREEN BELT

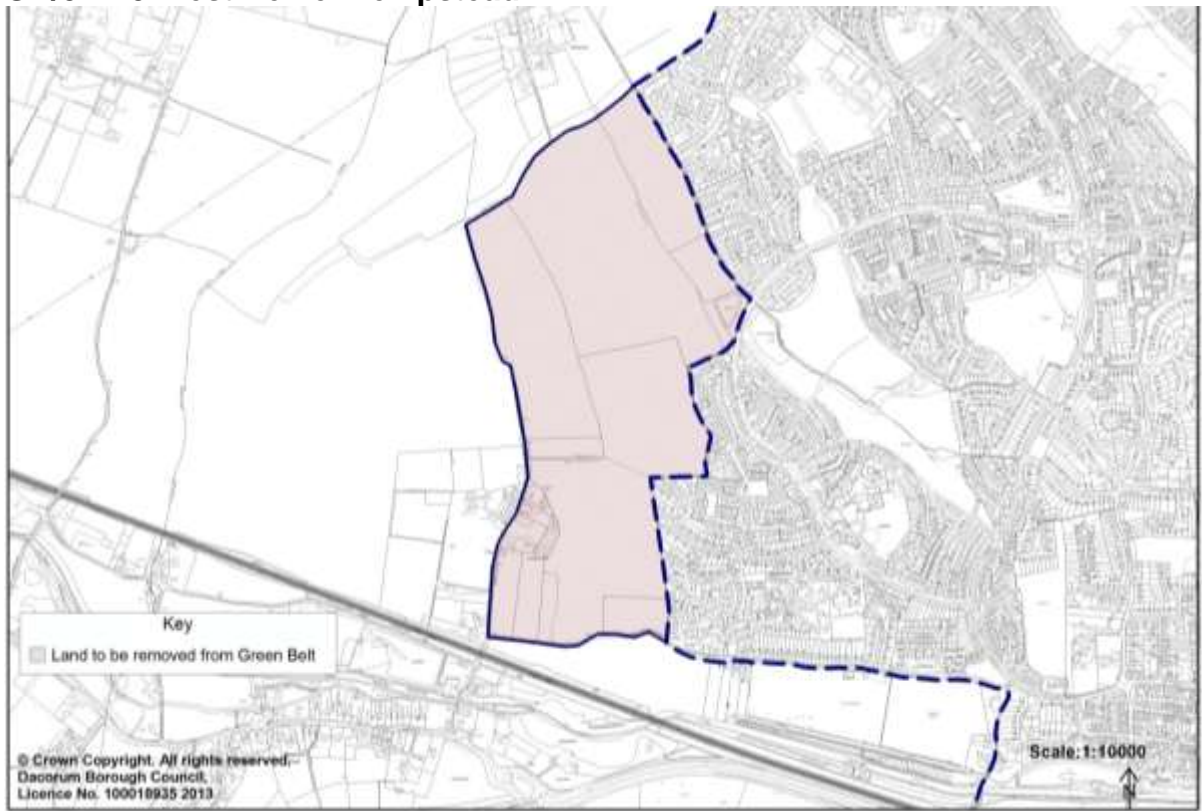
GB/1 LA1 Marchmont Farm, Hemel Hempstead:



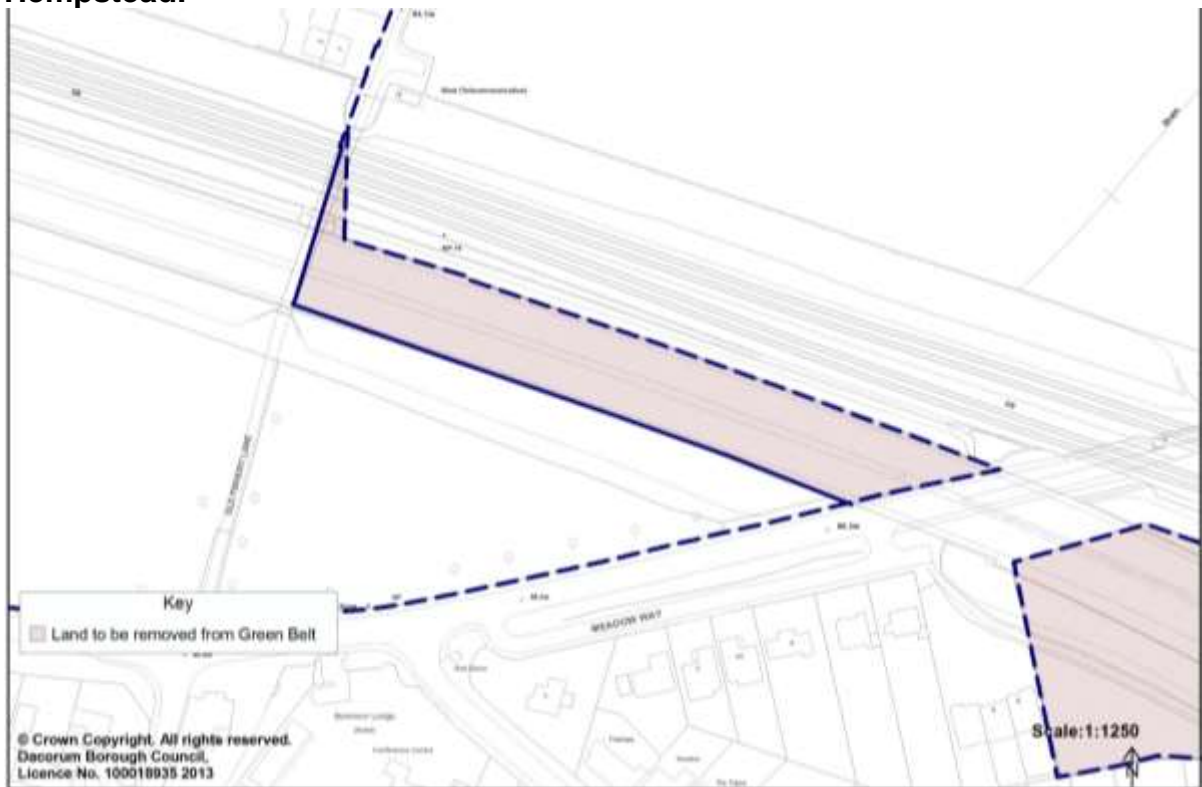
GB/2 LA2 Old Town, Hemel Hempstead:



GB/3 LA3 West Hemel Hempstead:



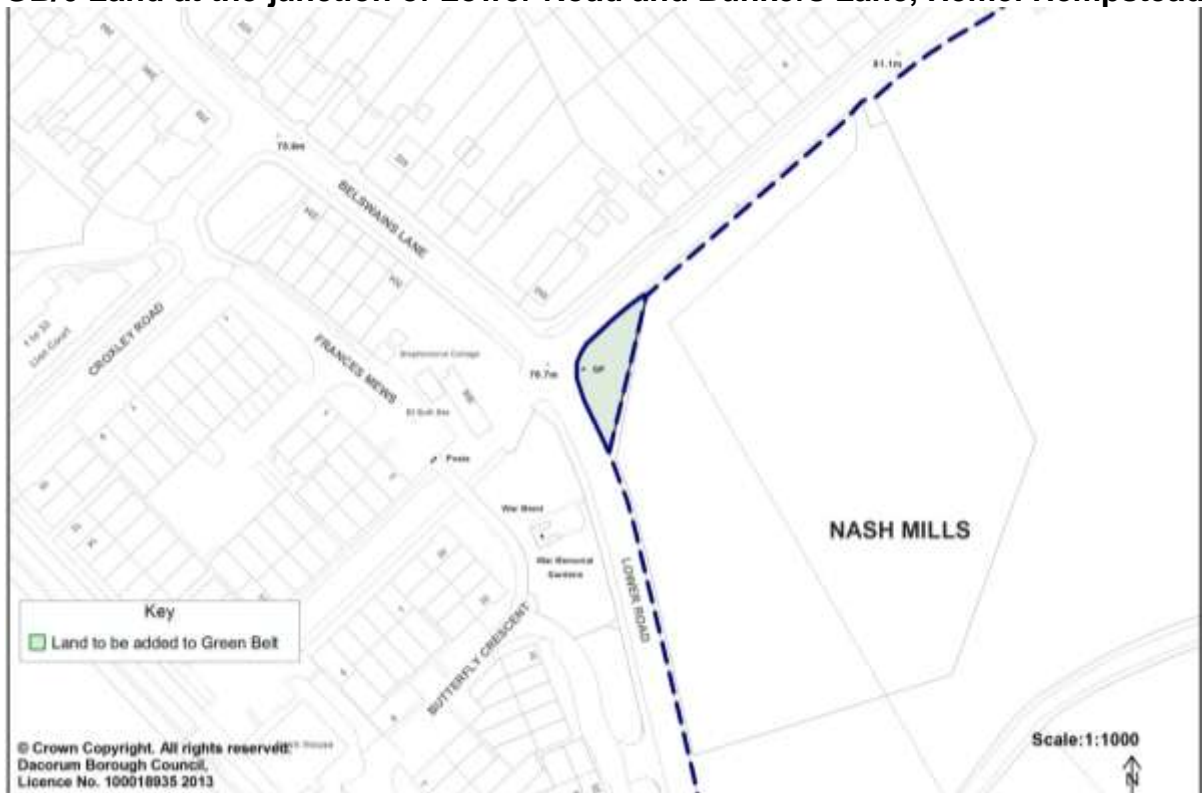
GB/4 Land at A41 between Old Fishery Lane and London Road, Hemel Hempstead:



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



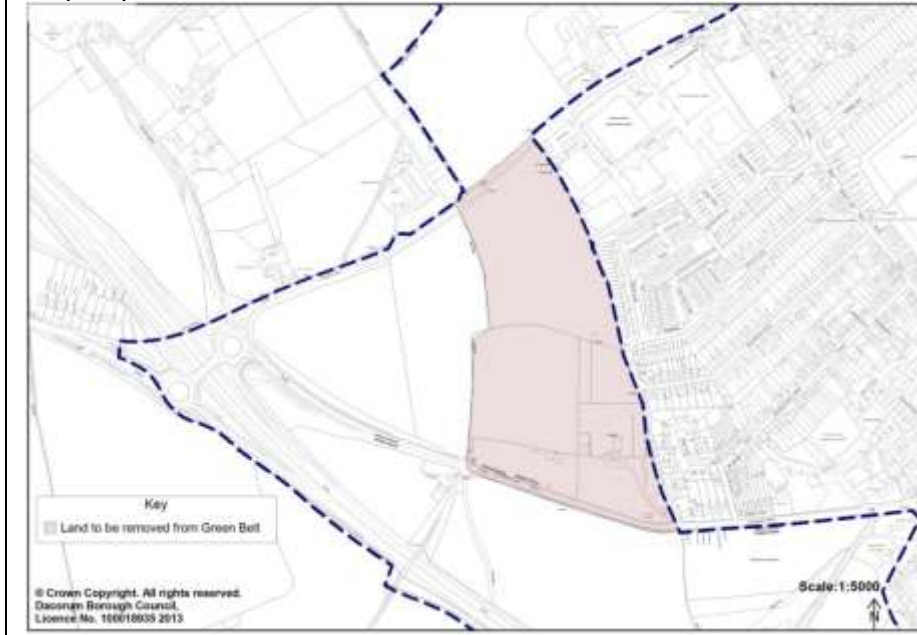
GB/8 Land above the Chiltern Park Estate, Berkhamsted:



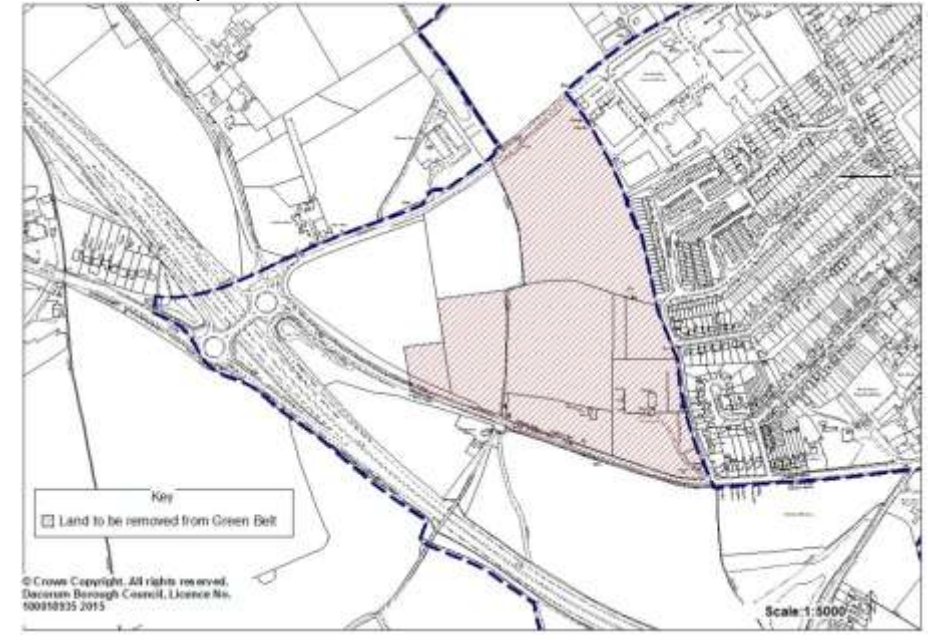
GB/9 LA5 West Tring:

SC1 (below)

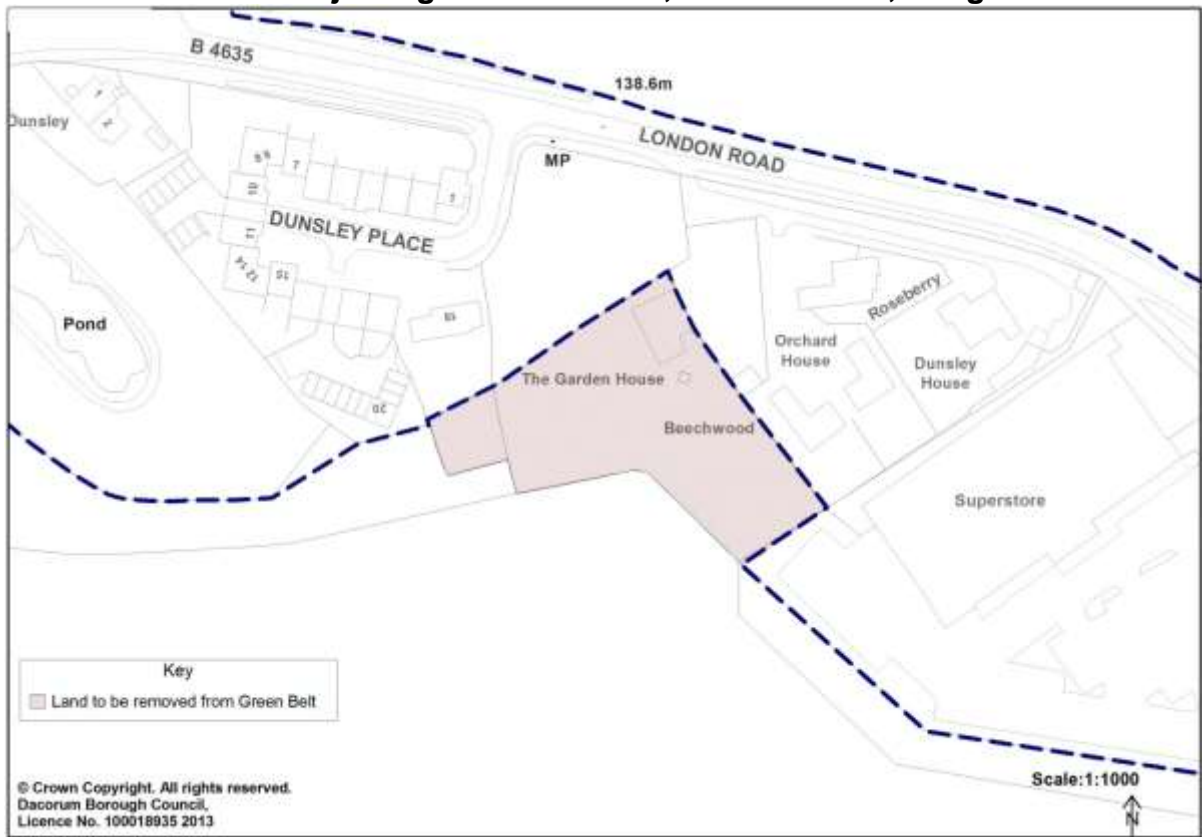
Map in previous Pre-submission document:



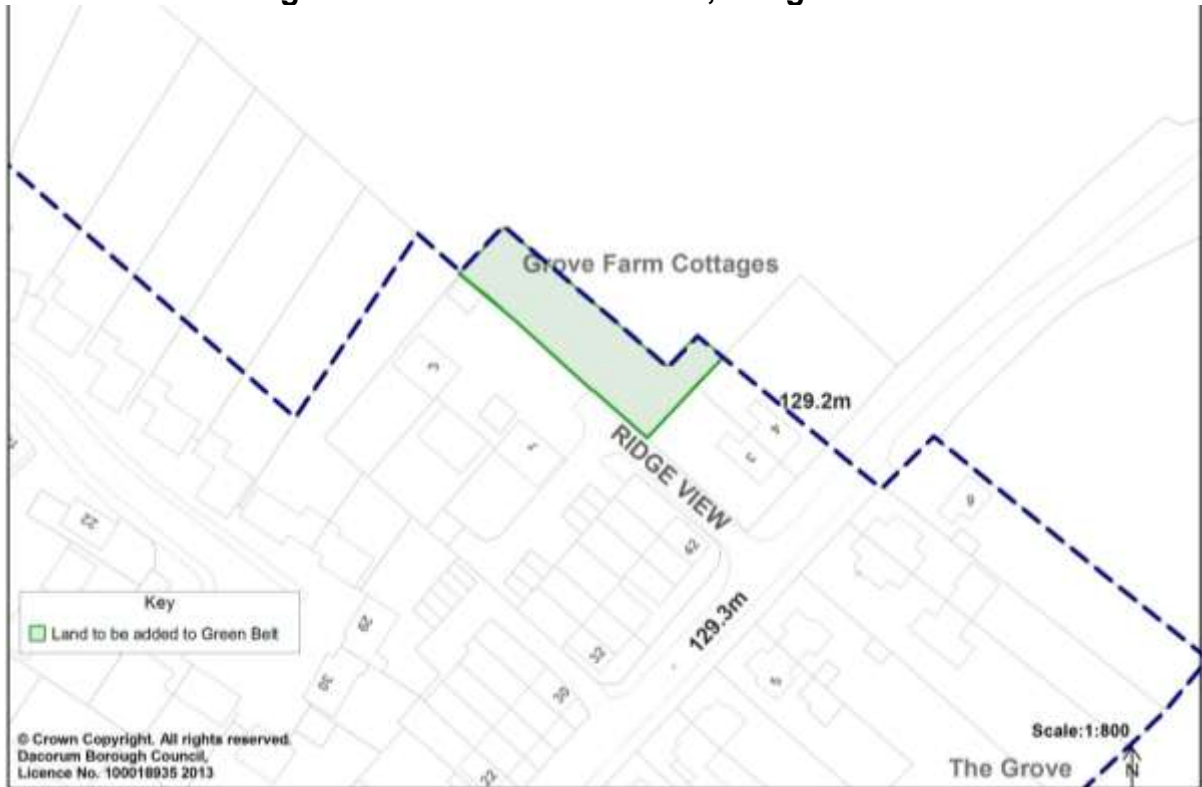
Amended map:



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



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



GB/12 LA6 Bovingdon:



GB/13 Land at Bovingdon Court, Bovingdon:



GB/14 Land at Chipperfield Road, Bovingdon:



GB/15 Land at Church Street, Bovingdon:



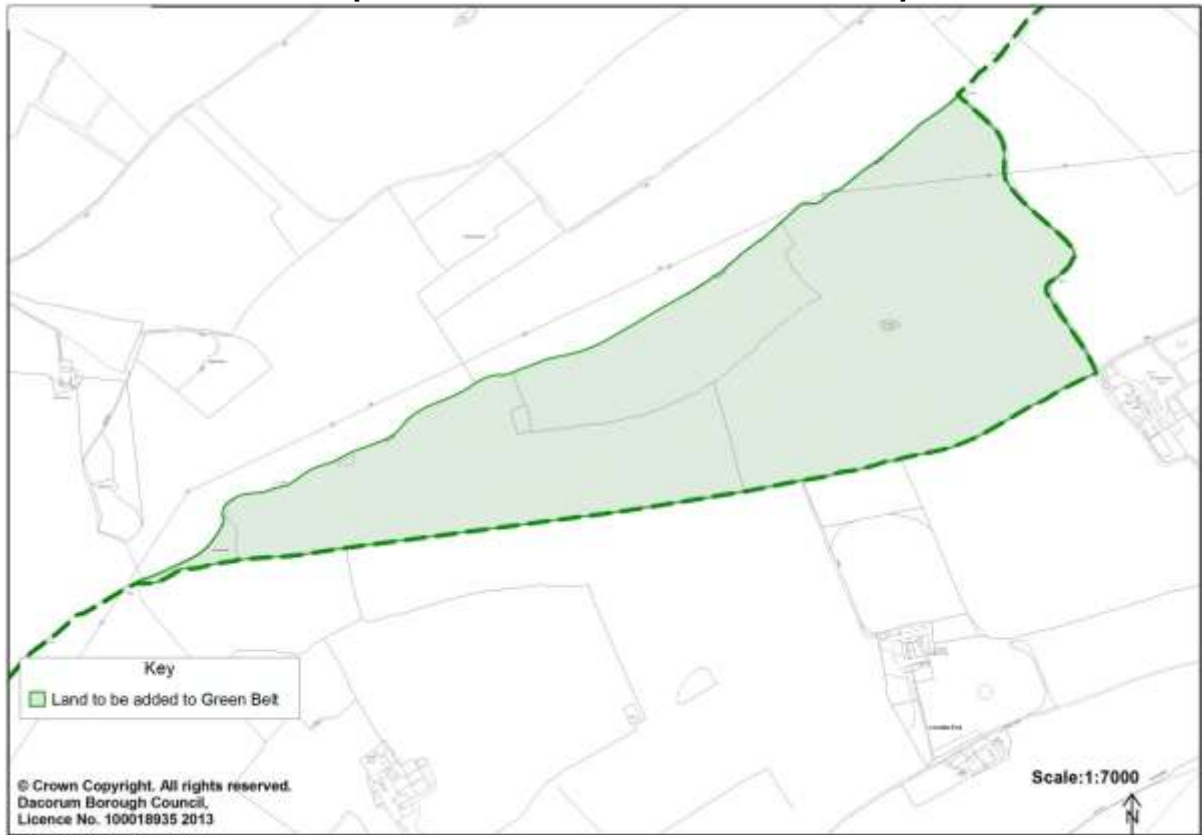
GB/16 127a London Road, Markyate:



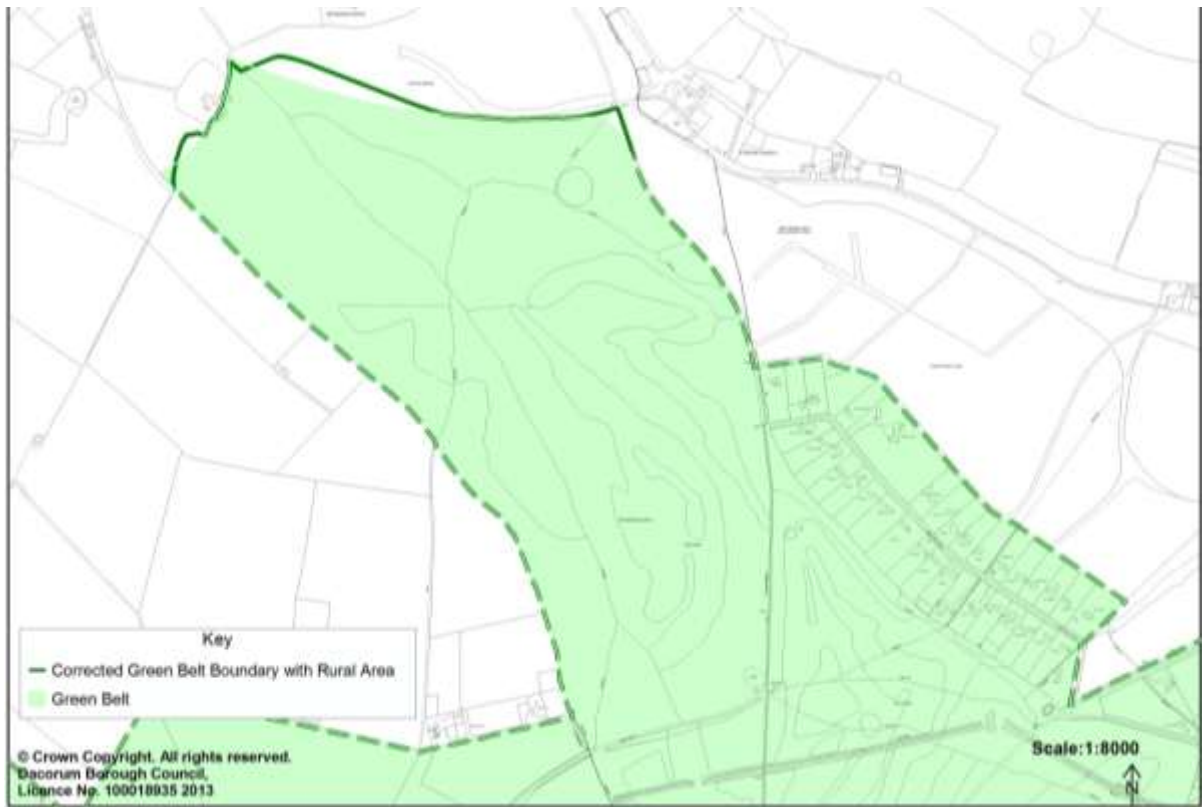
GB/17 Land rear of Farrier Top and High View, Markyate:



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



GB/19 Land at Frithsden Beeches, Berkhamsted Common:



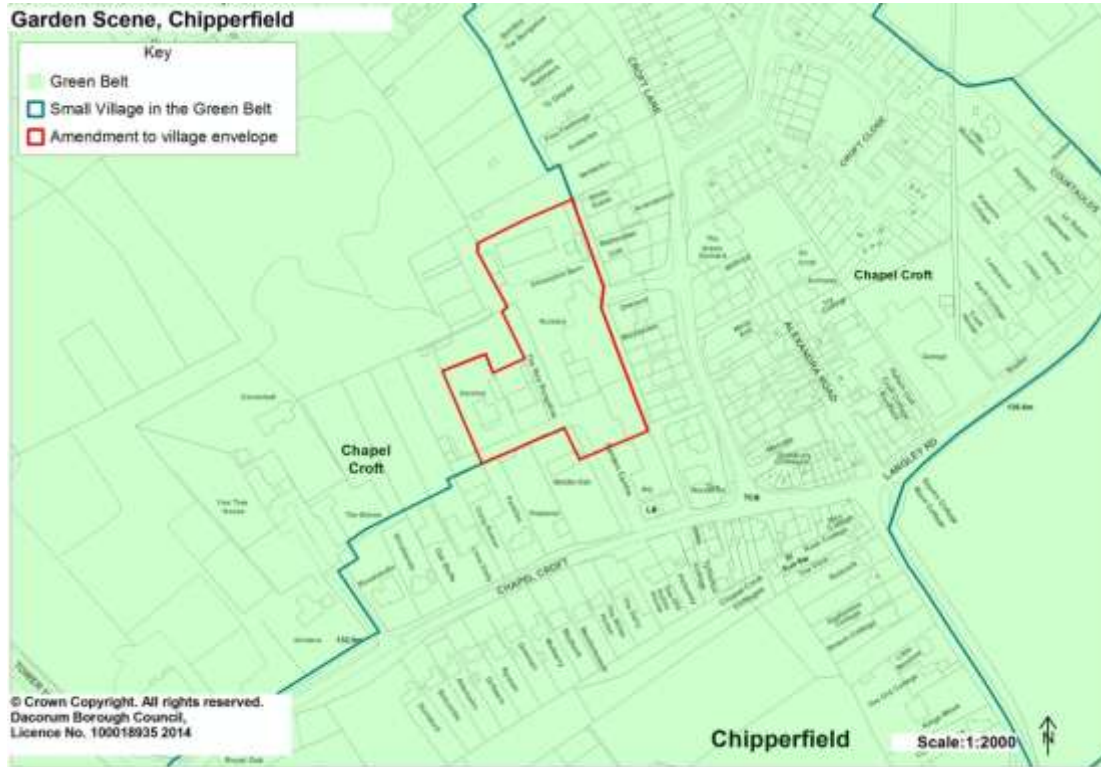
GB/20 Land adjoining New Road, Berkhamsted Common:



Small Villages in the Green Belt

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

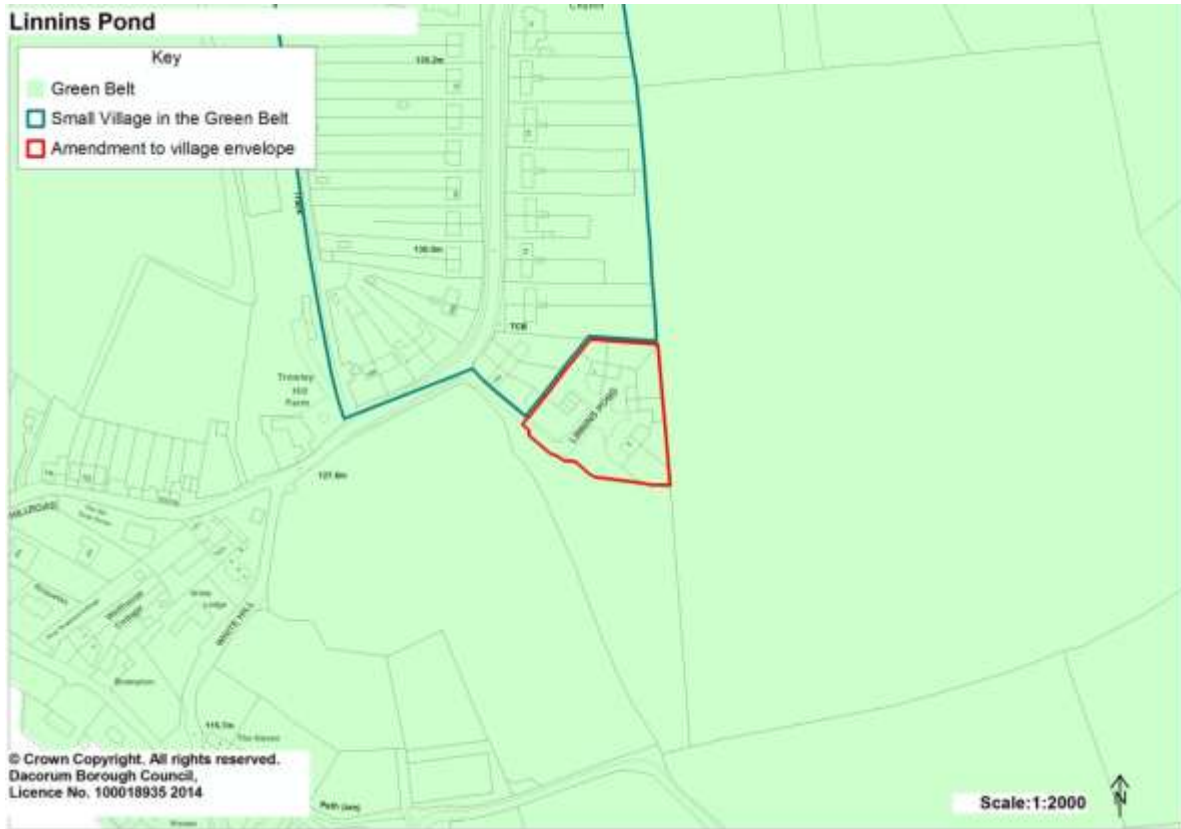
VB/1 Garden Scene Nursery, Hermes and The New Bungalow



VB/2 22 and 23 College Close



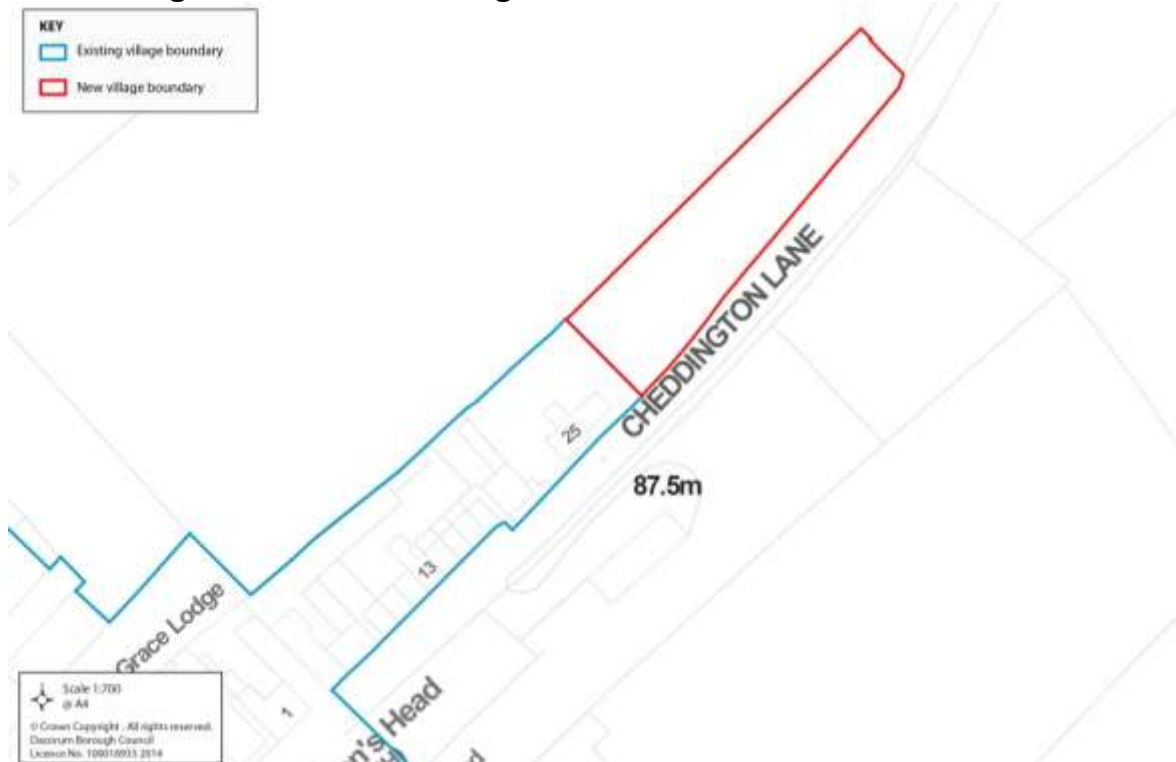
VB/3 Linnins Pond, Flamstead



Small Villages in the Rural Area

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

VB/4 Rear garden at 25 Cheddington Road



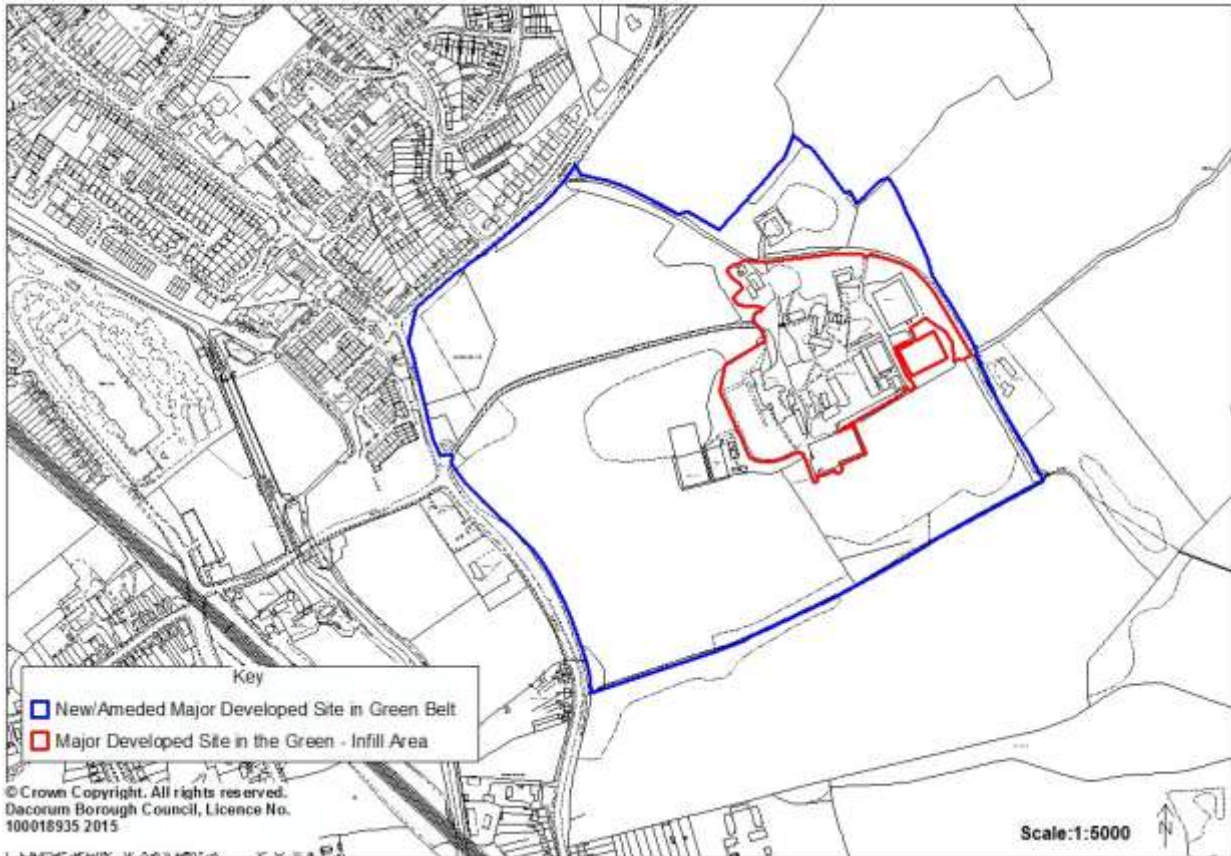
VB/5 Land r/o 16 to Pembroke Cottage, Tring Road, Long Marston



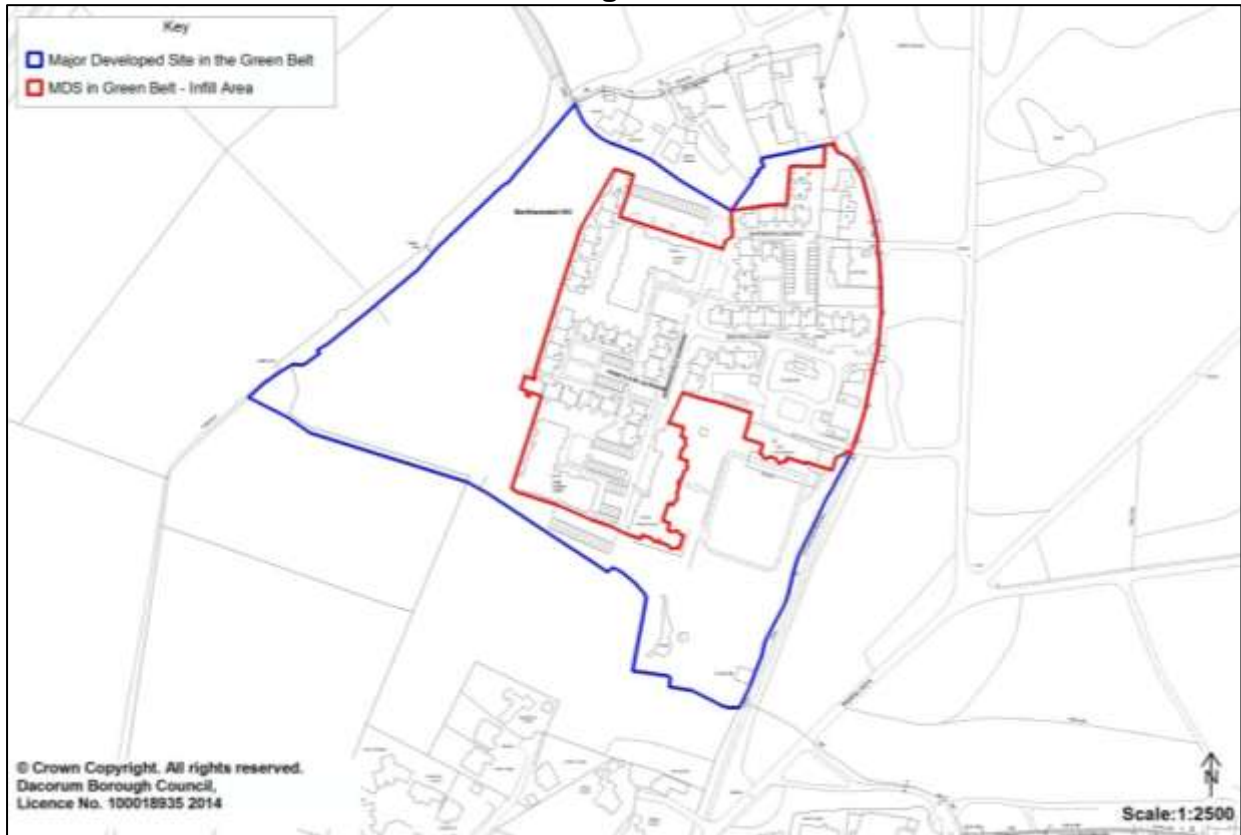
Major Developed Sites in the Green Belt

SC2 (below)

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



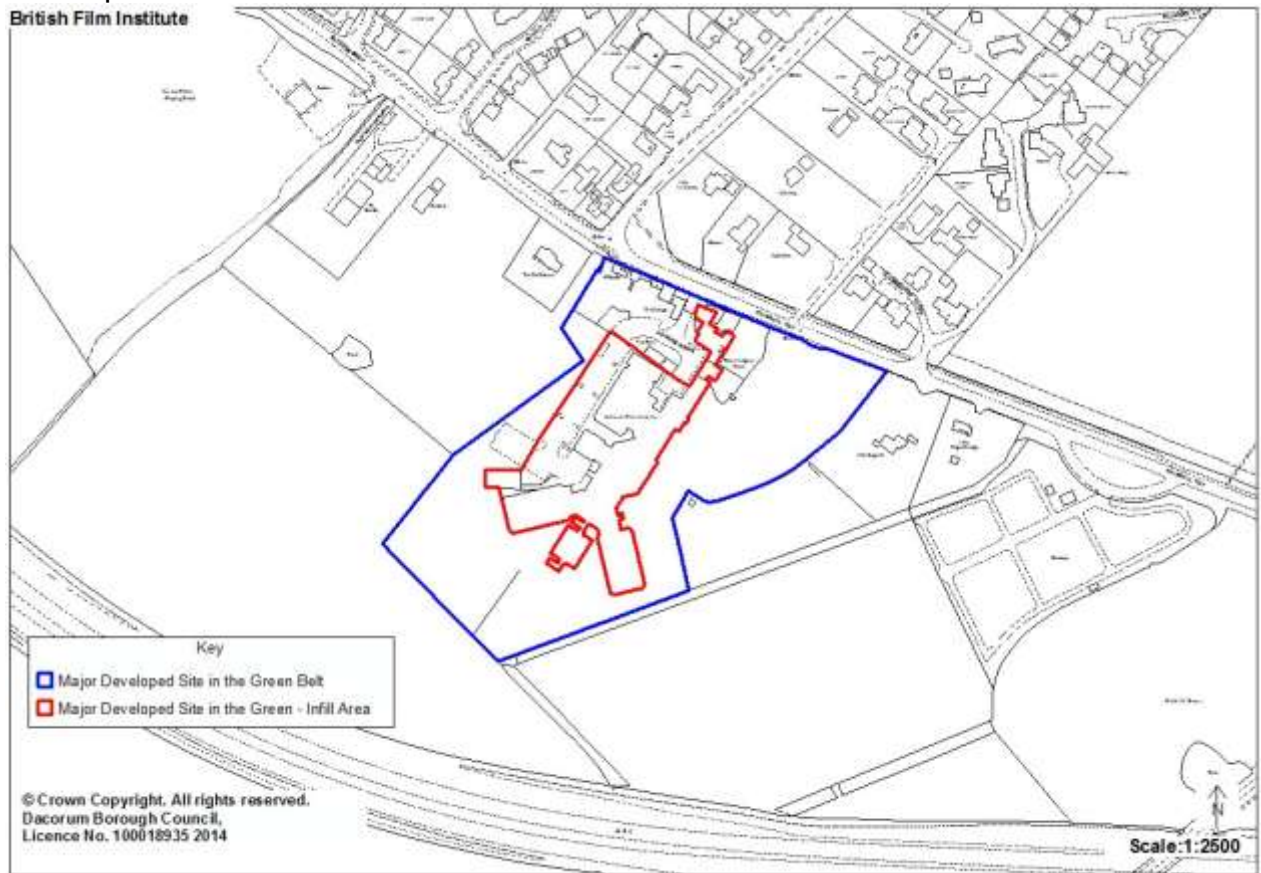
MDS/1 MDS/2 Berkhamsted Castle Village – Extended Infill Area



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



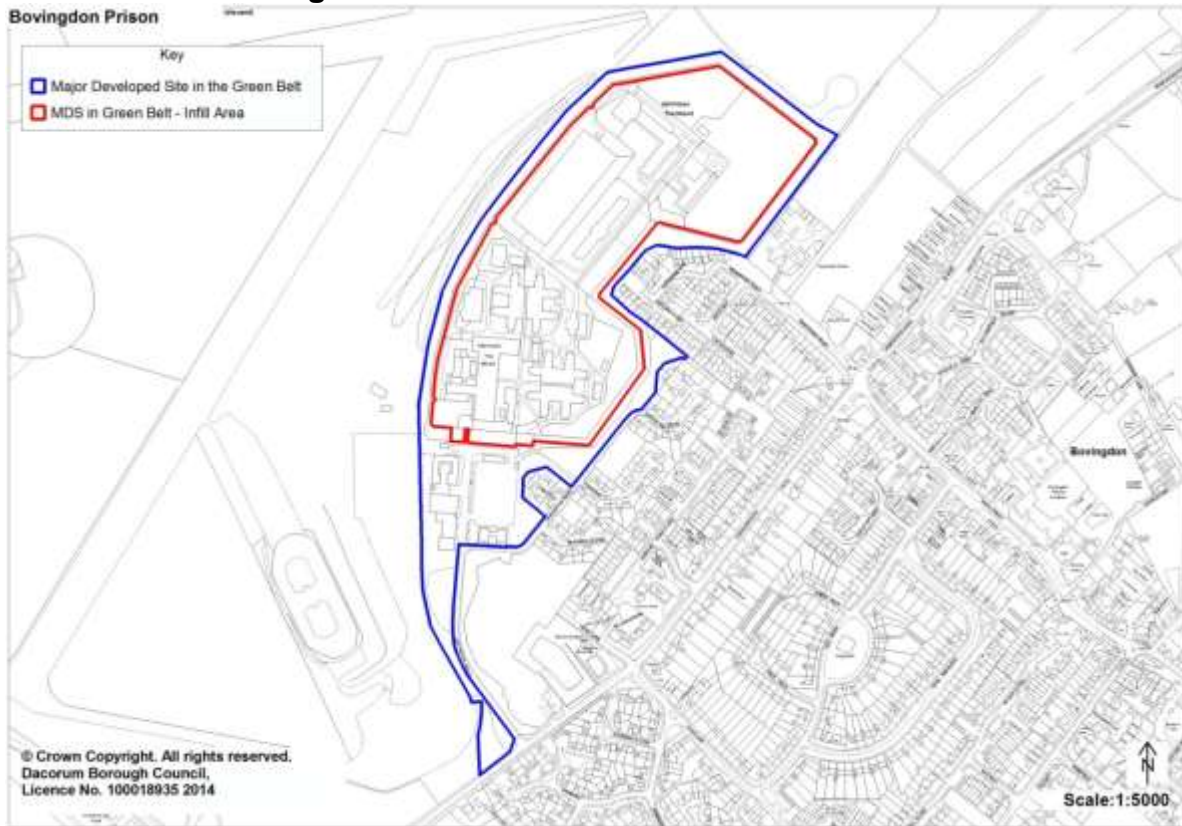
MDS/3 MDS/4 British Film Institute – Defined boundaries for New Major Developed Site in the Green Belt



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



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



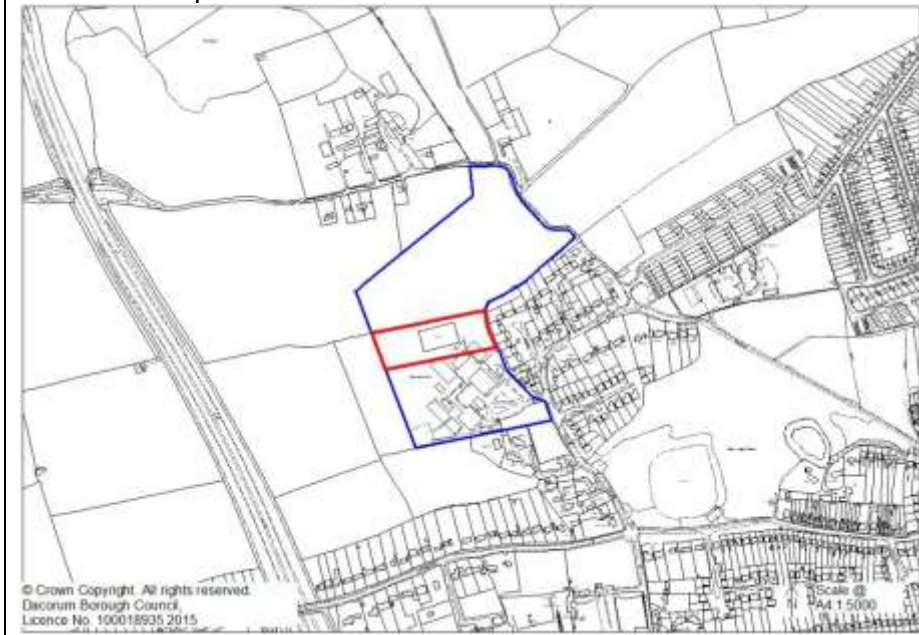
SC3 (below) (also see MC70)

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:



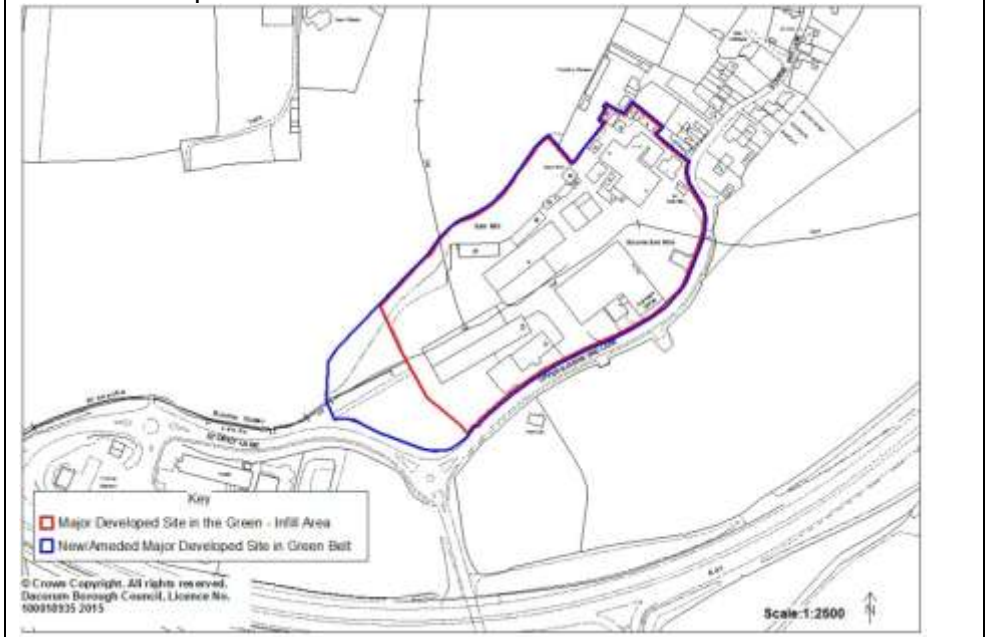
SC4 (below) (also see MC71)

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



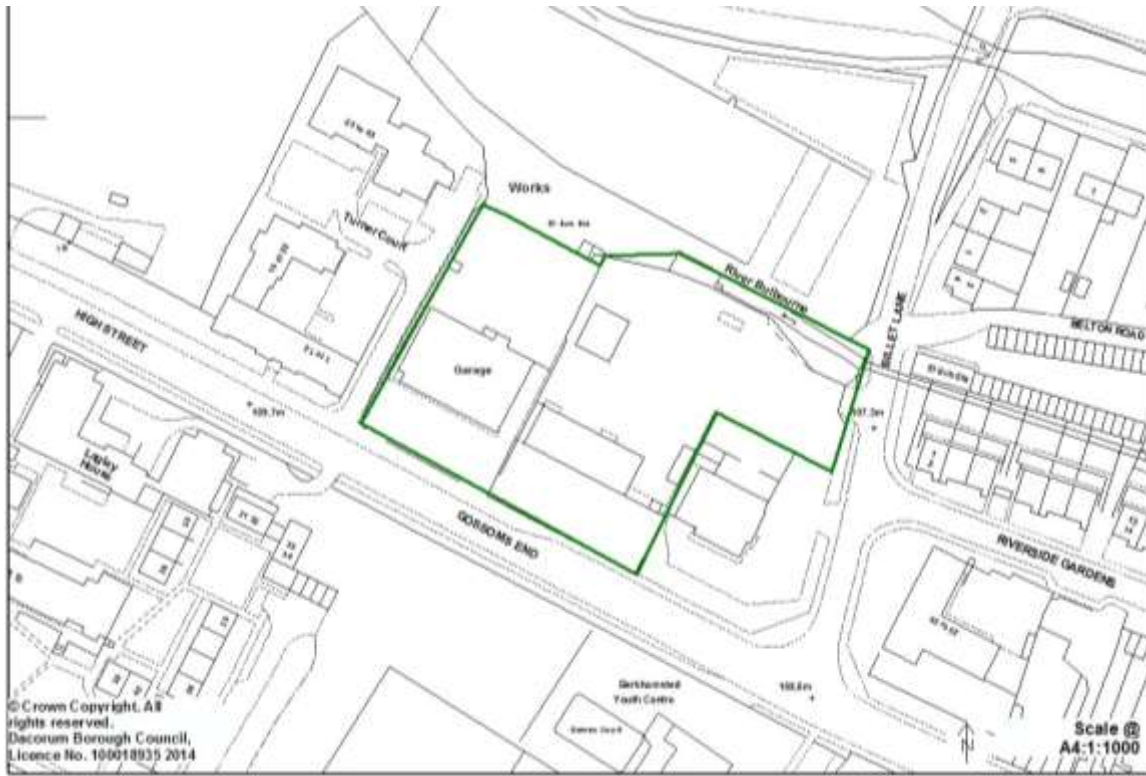
MU/5 Bunkers Park, Bedmond Road, Hemel Hempstead – new proposal and remove existing leisure proposal



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

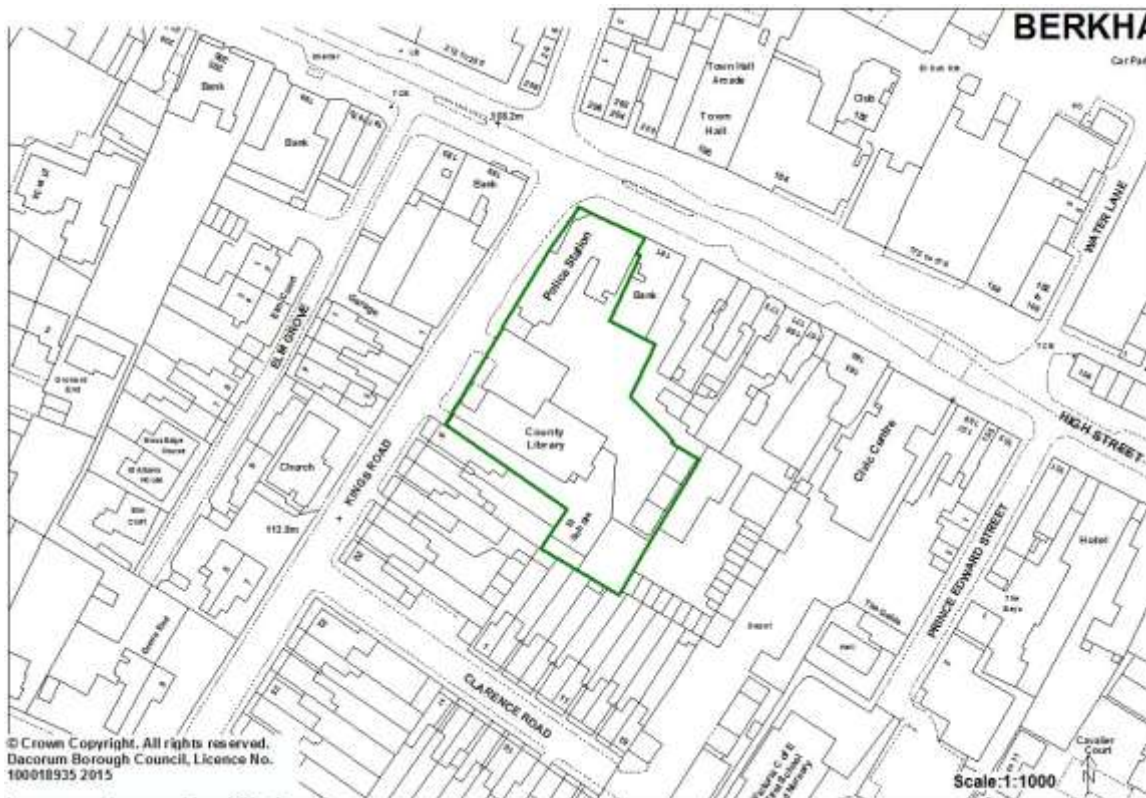


MU/7 Gossoms End/Billet Lane, Berkhamsted – new proposal and remove existing GEA designation



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.

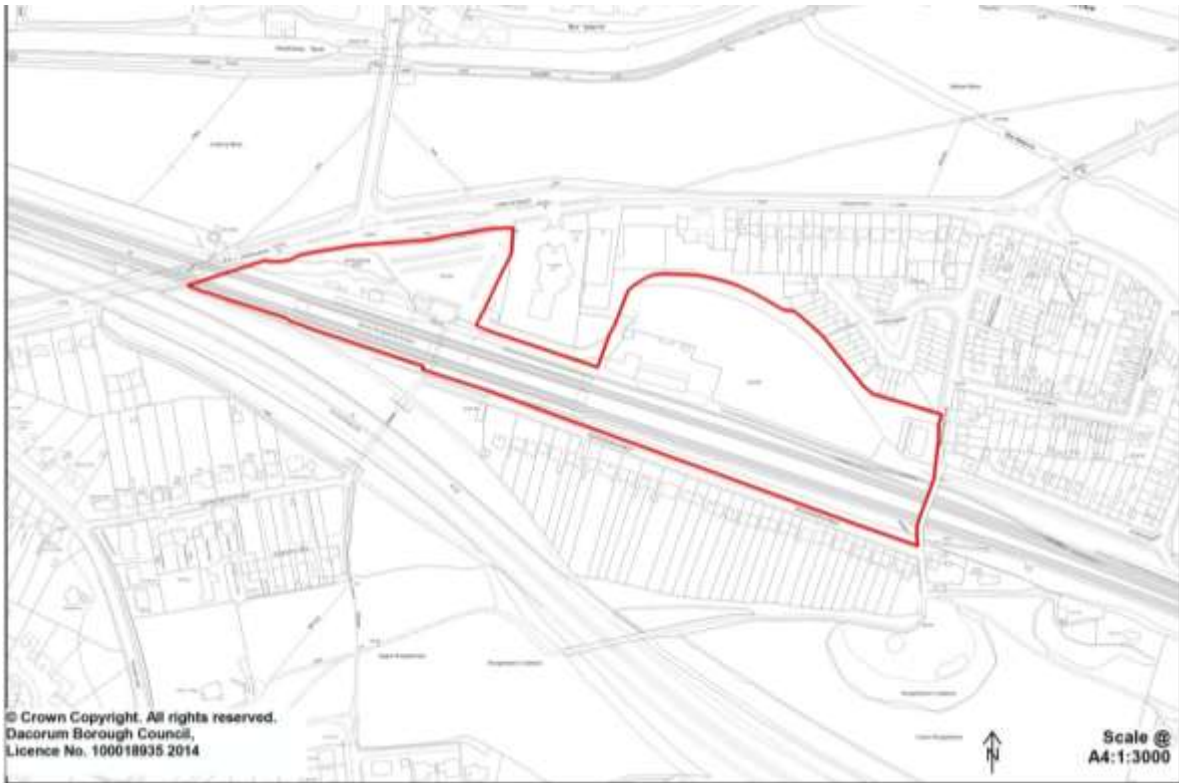
T/1 Existing bus interchange facilities



T/2 Replacement bus interchange facilities



T/3 Hemel Hempstead Railway Station



T/4 Apsley Railway Station



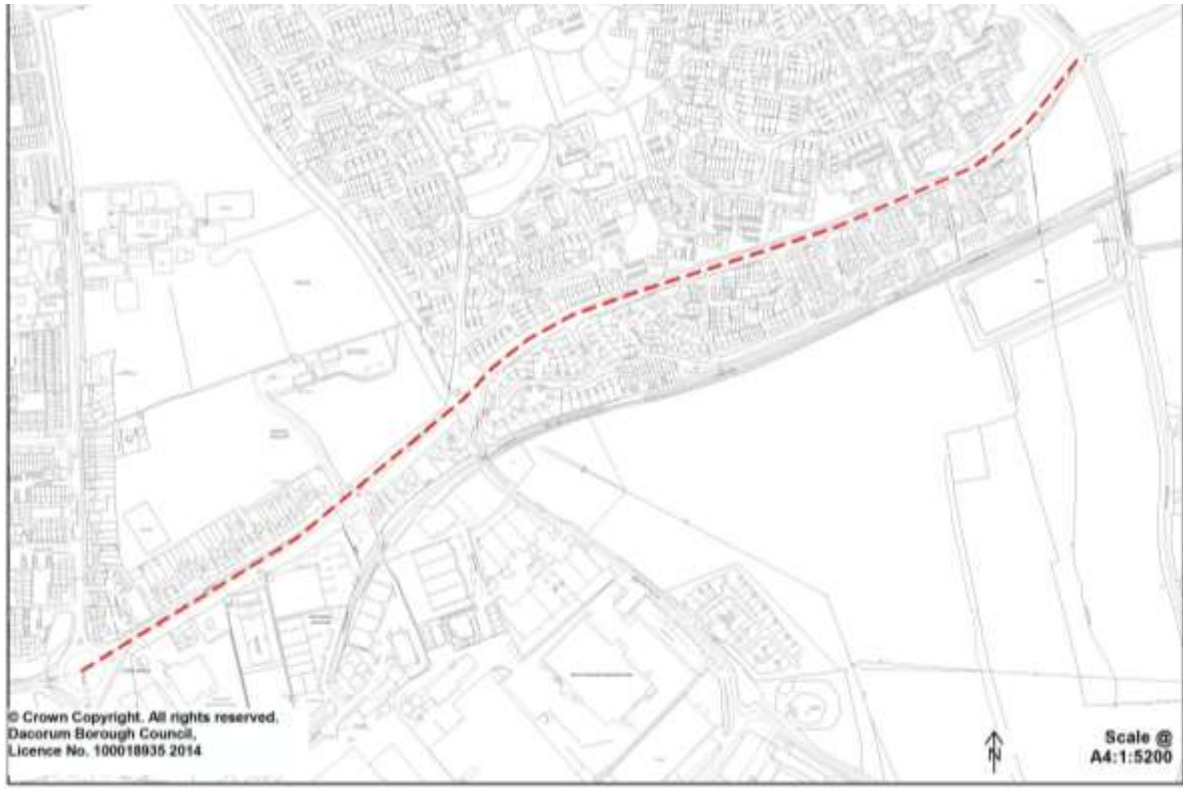
T/5 Bus garage, Whiteleaf Road



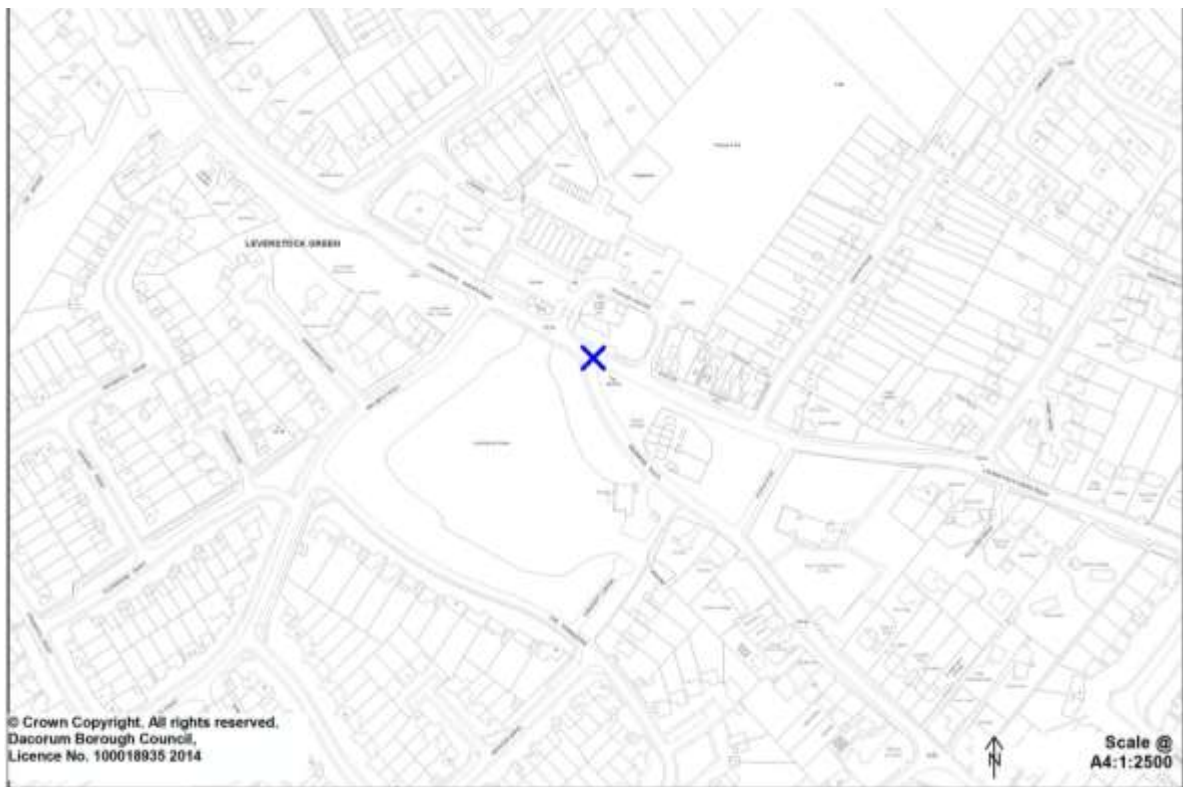
T/6 Featherbed Lane and related junctions



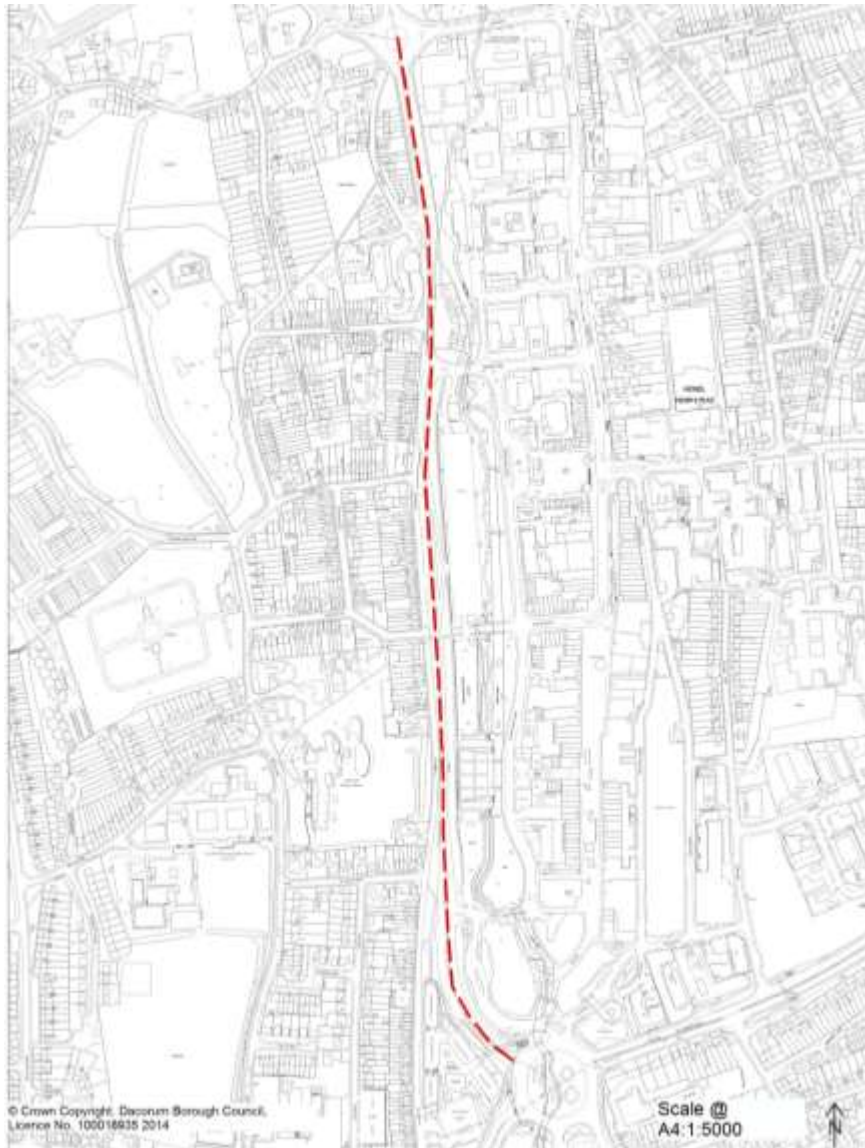
T/7 B481 Redbourn Road



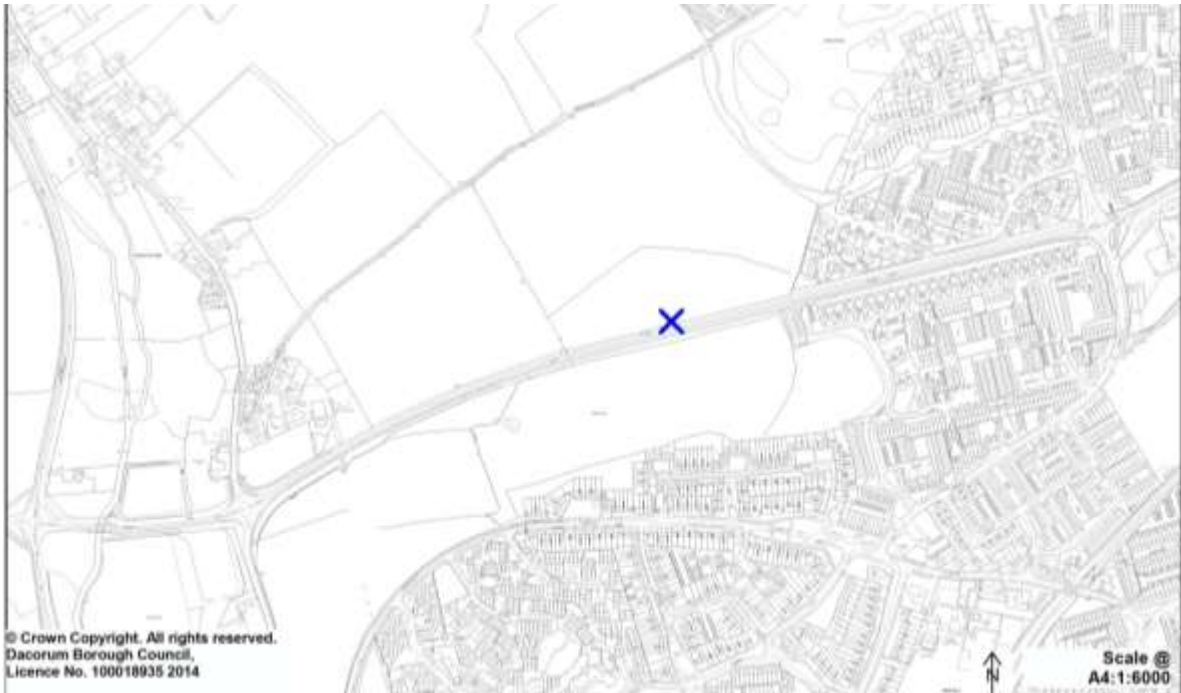
T/8 Junction of Bedmond Road and Leverstock Green Road



T/9 A4146 Leighton Buzzard Road



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



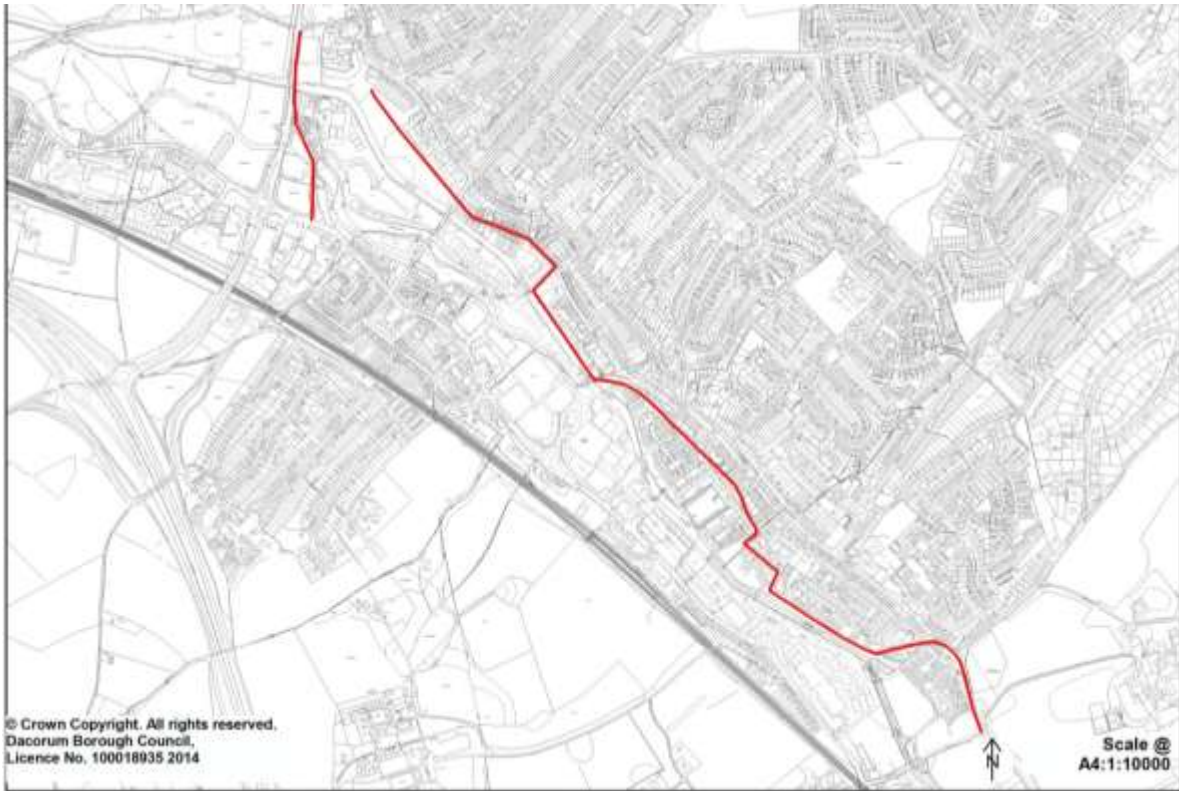
T/11 New junction and highway works associated with development at LA2



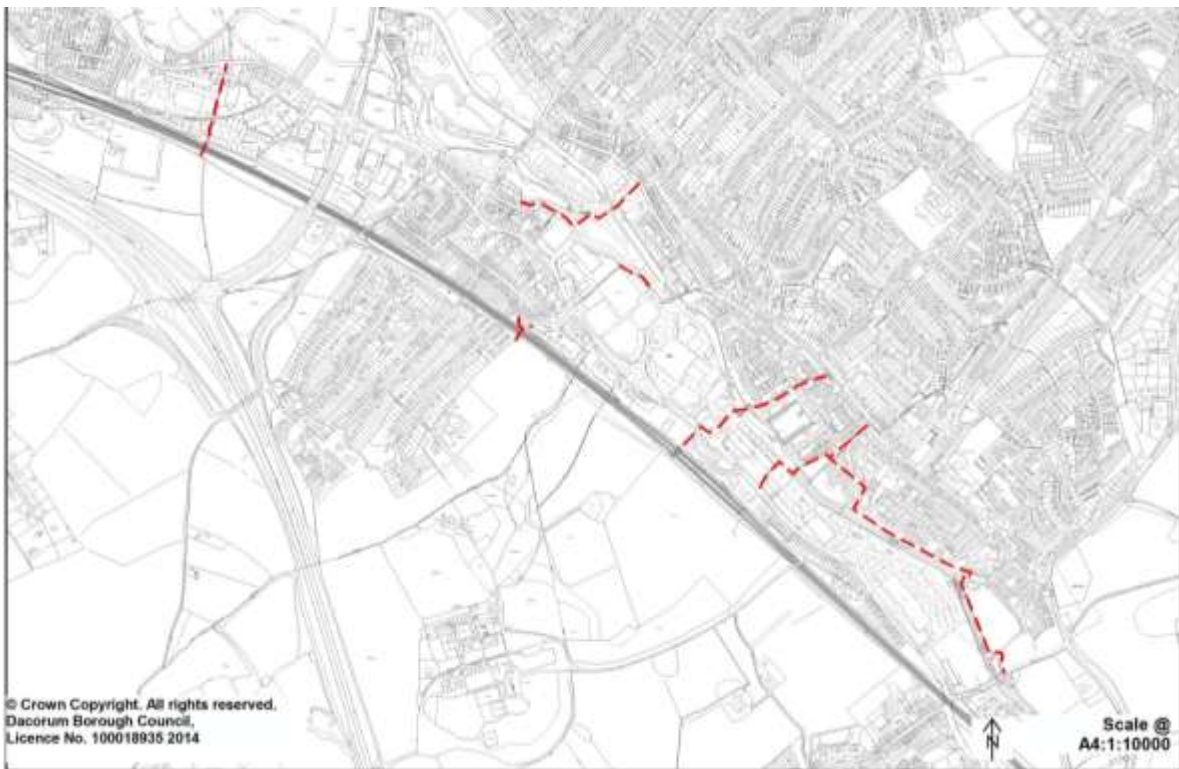
T/12 New junction and highway works associated with development at LA3



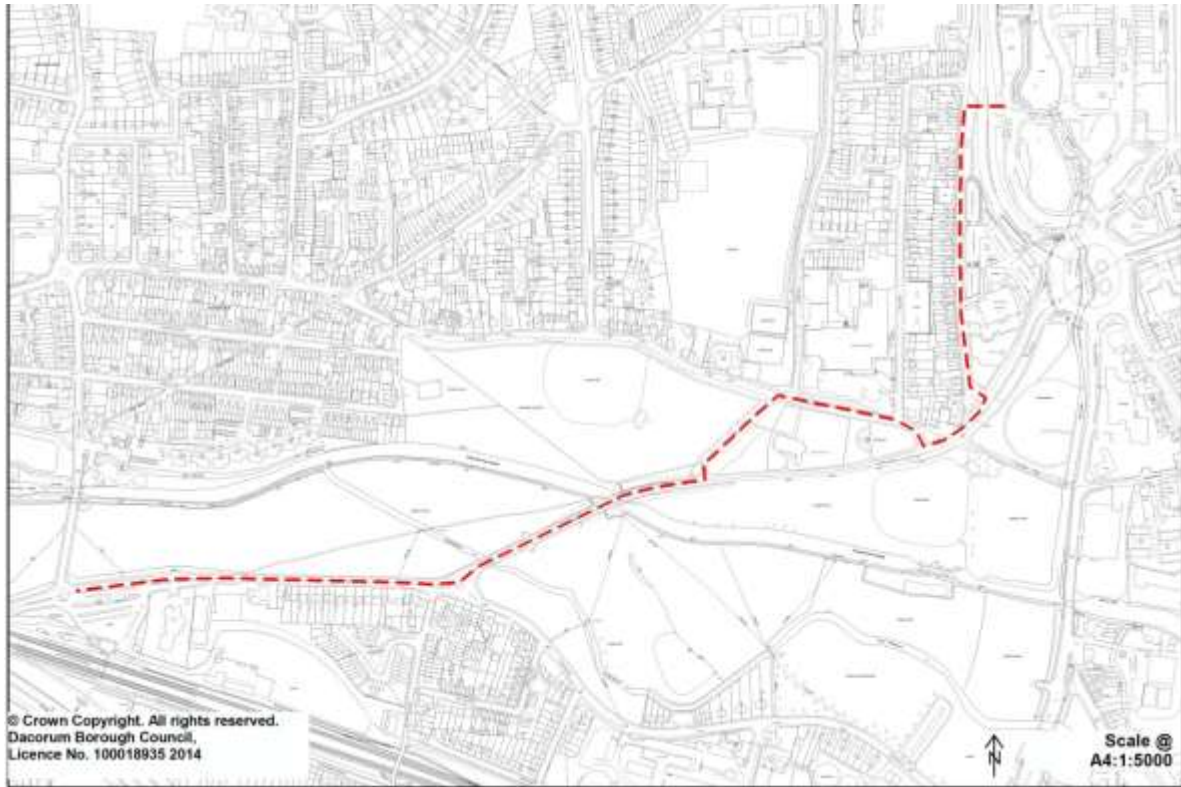
T/13 Cycle route through Two Waters, Apsley and Nash Mills



T/14 Footpath network in Two Waters and Apsley



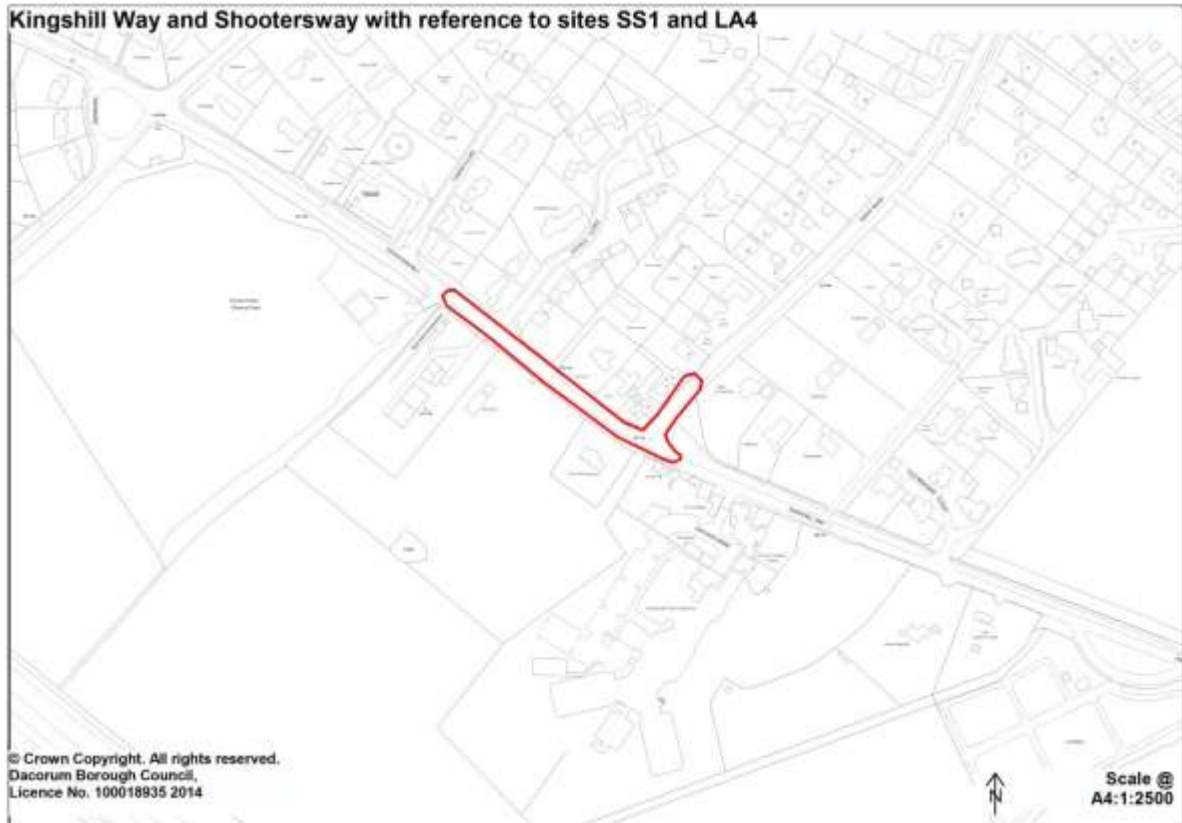
T/15 Cycle routes for London Road with Station Road



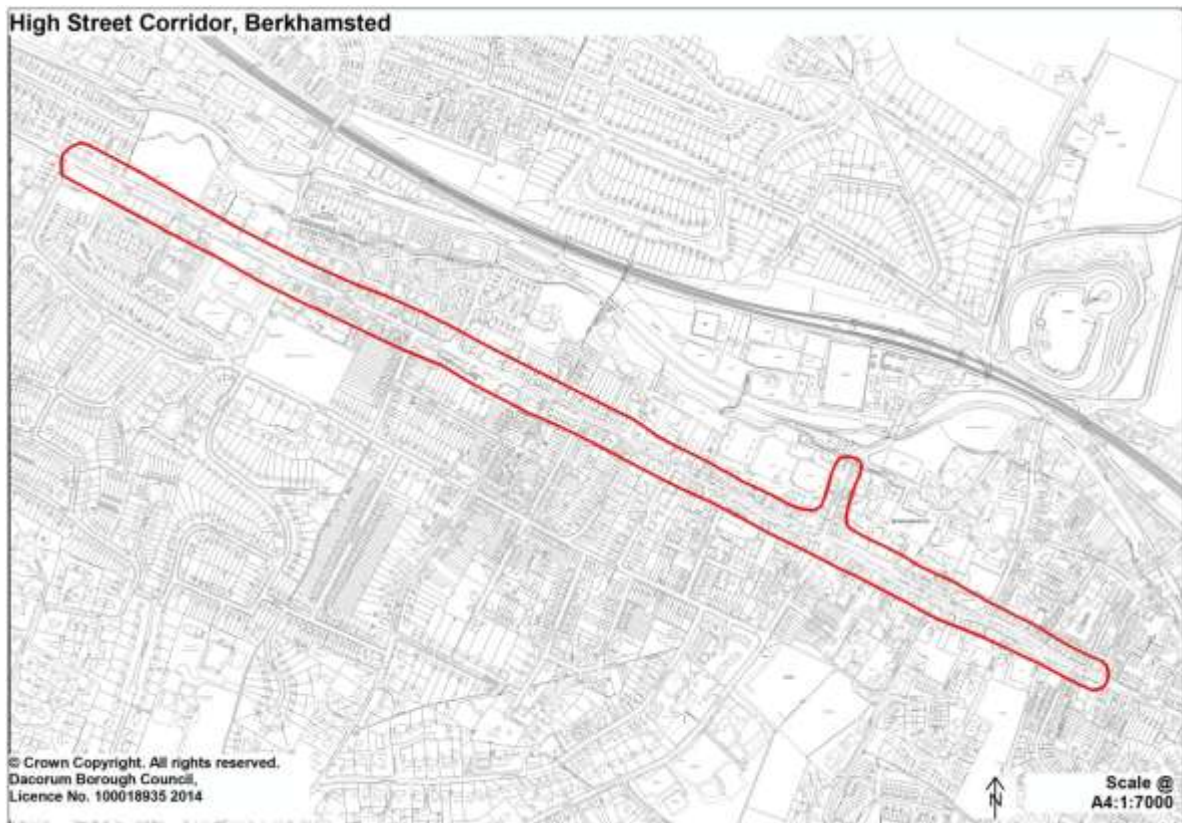
T/16 Berkhamsted Railway Station



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



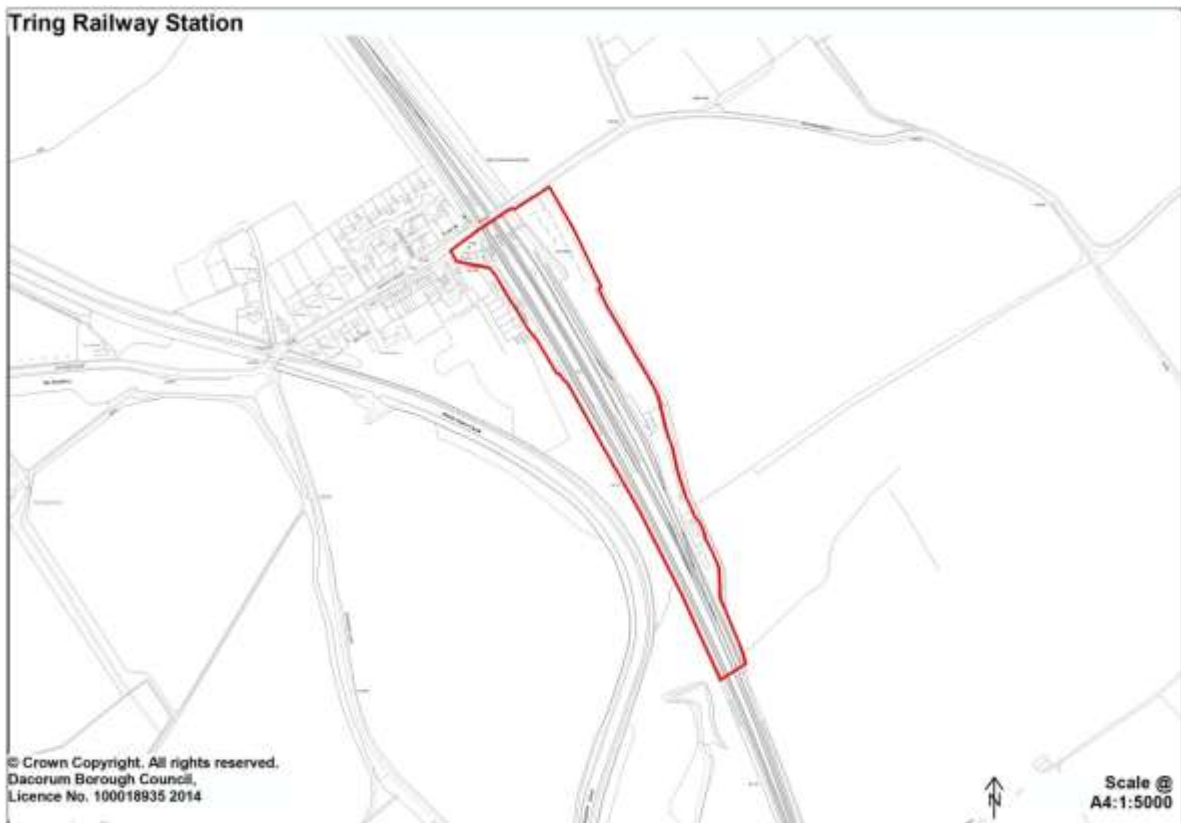
T/18 High Street Corridor, Berkhamsted



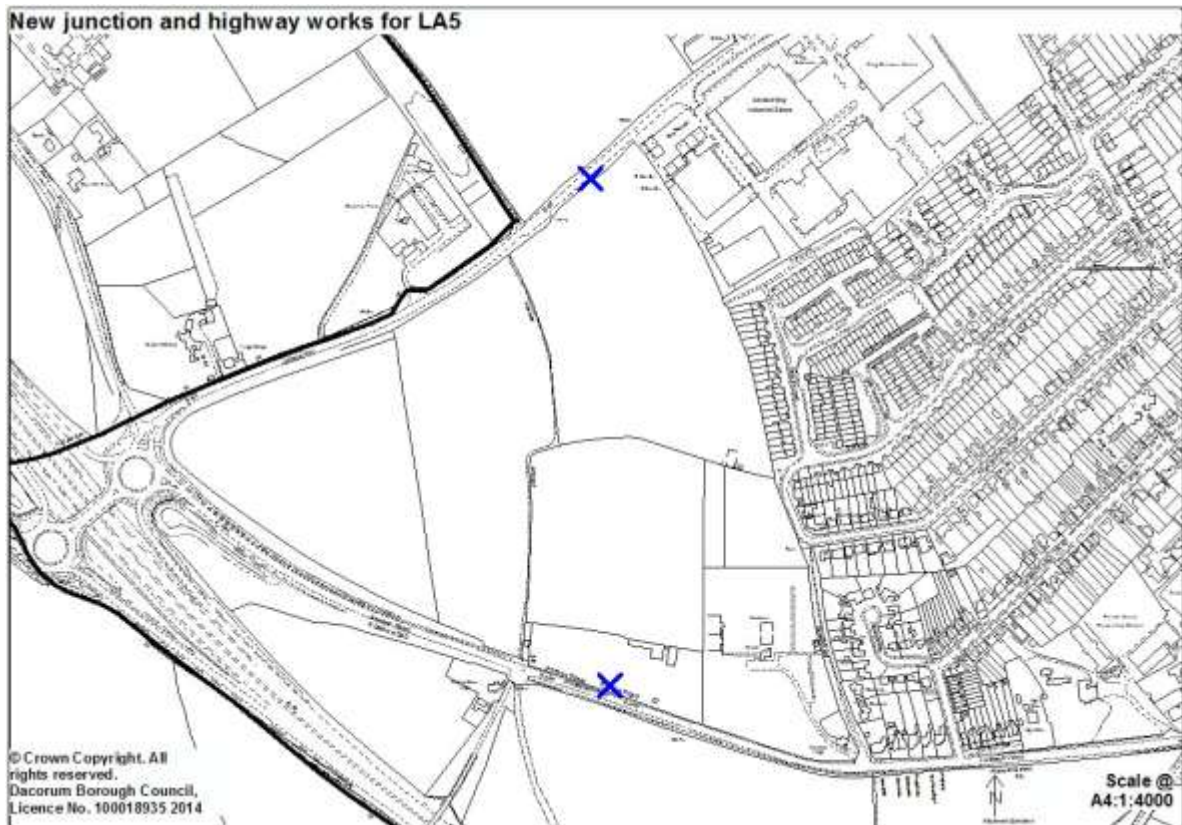
T/19 Lower Kings Road Public Car Park



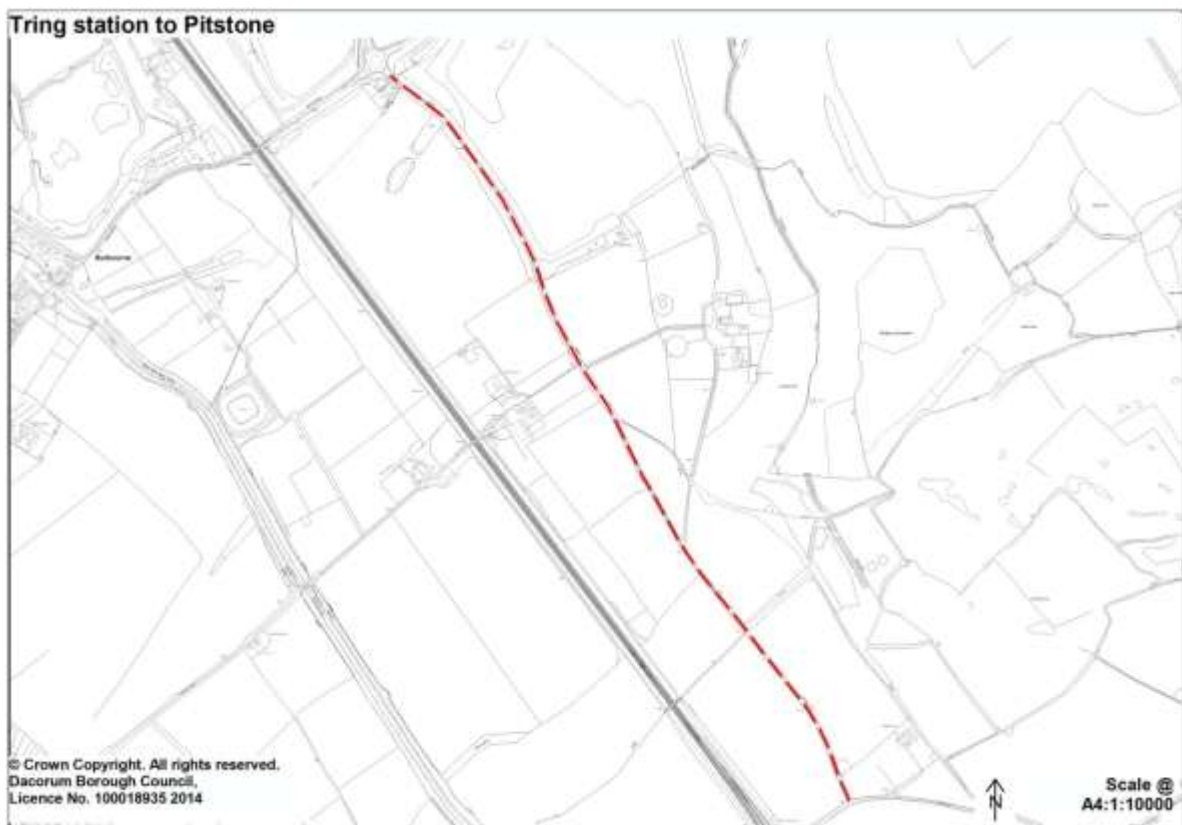
T/20 Tring Railway Station



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.

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:

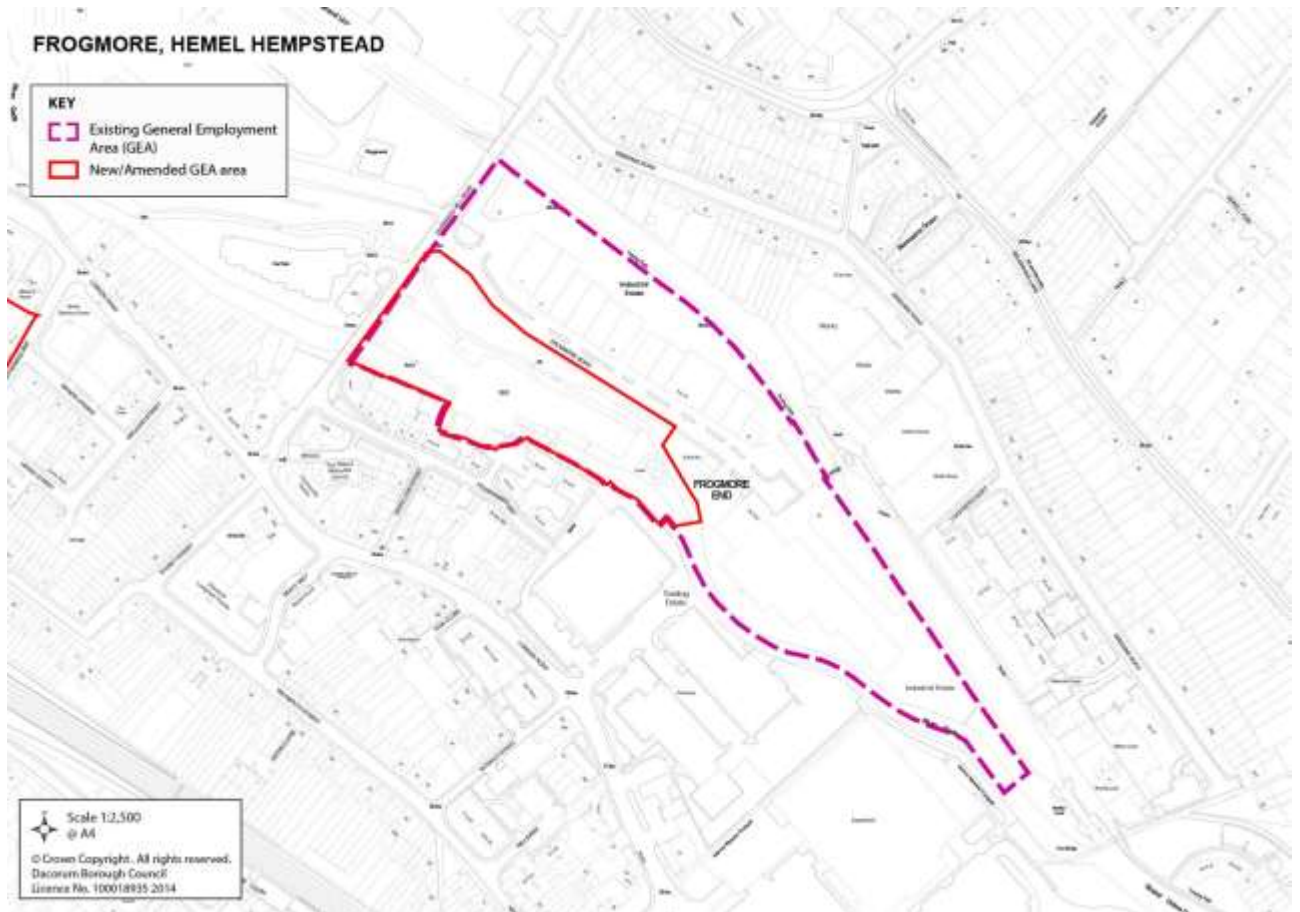
Apsley Mills, Hemel Hempstead – Amended area



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



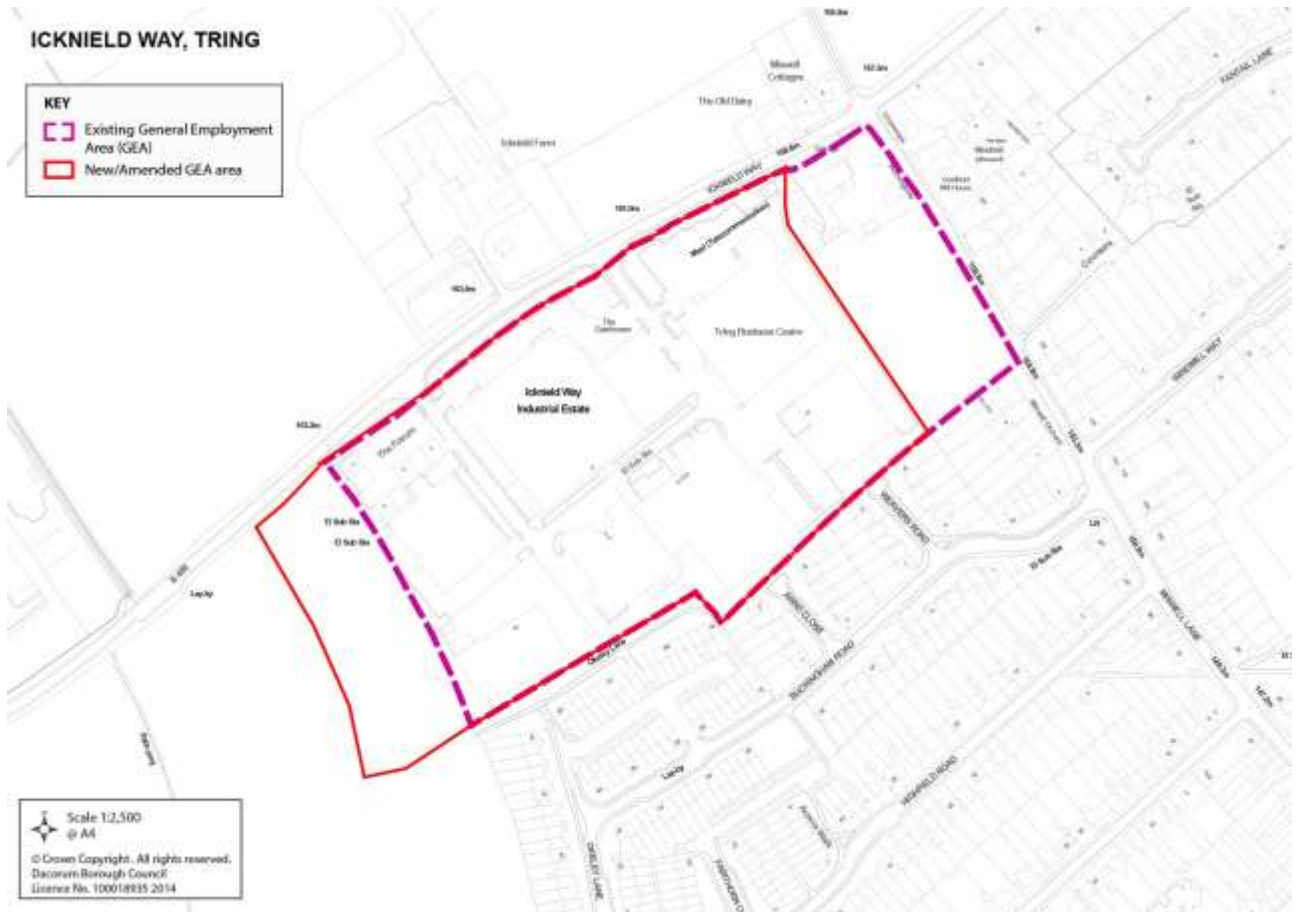
Billet Lane, Berkhamsted – Amended area



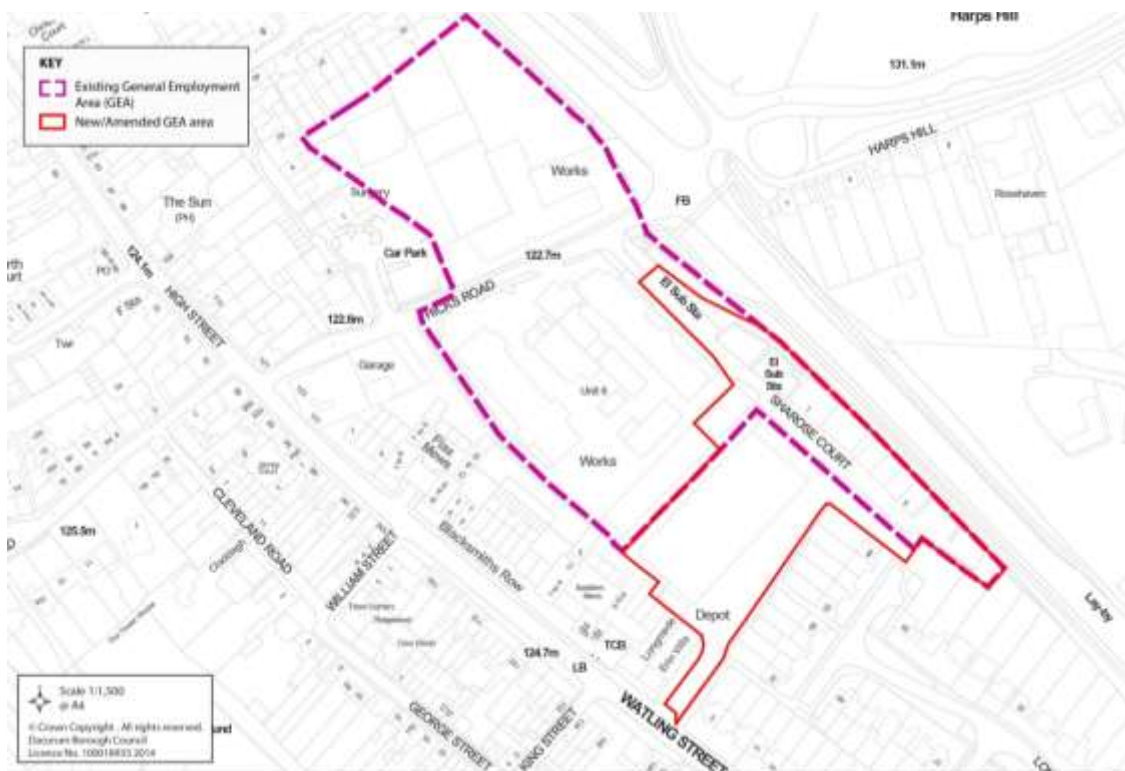
Akeman Street, Tring – Amended area



Icknield Way, Tring – Amended area



Markyate – Amended area

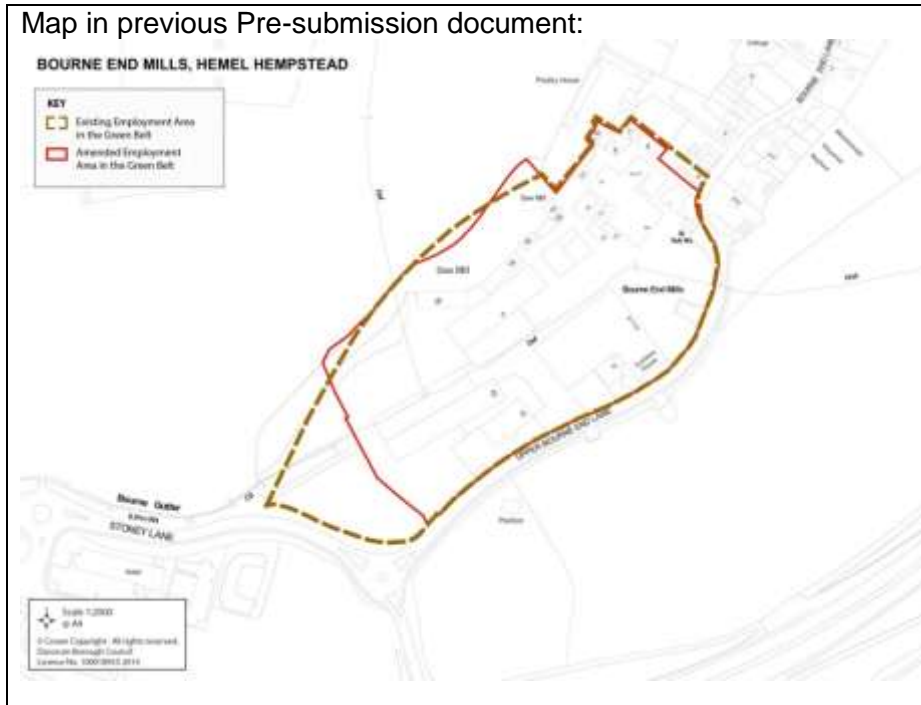


Employment Areas in the Green Belt

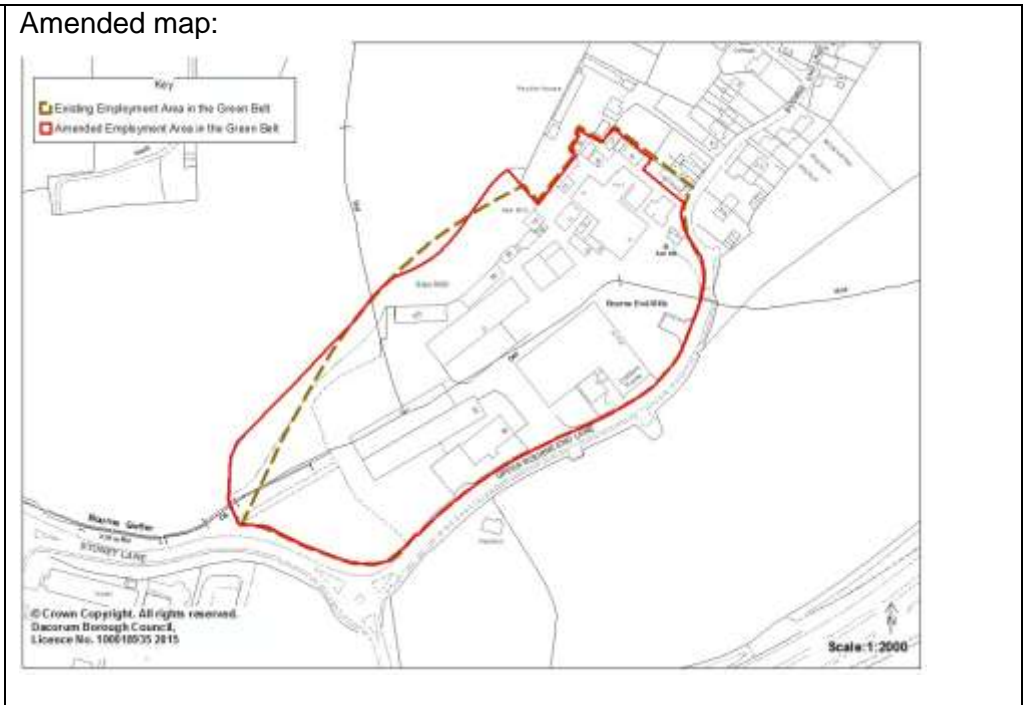
SC5 (below)

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

		<p>(Redbourn Road) and T5 (Swallowdale Lane): see 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.

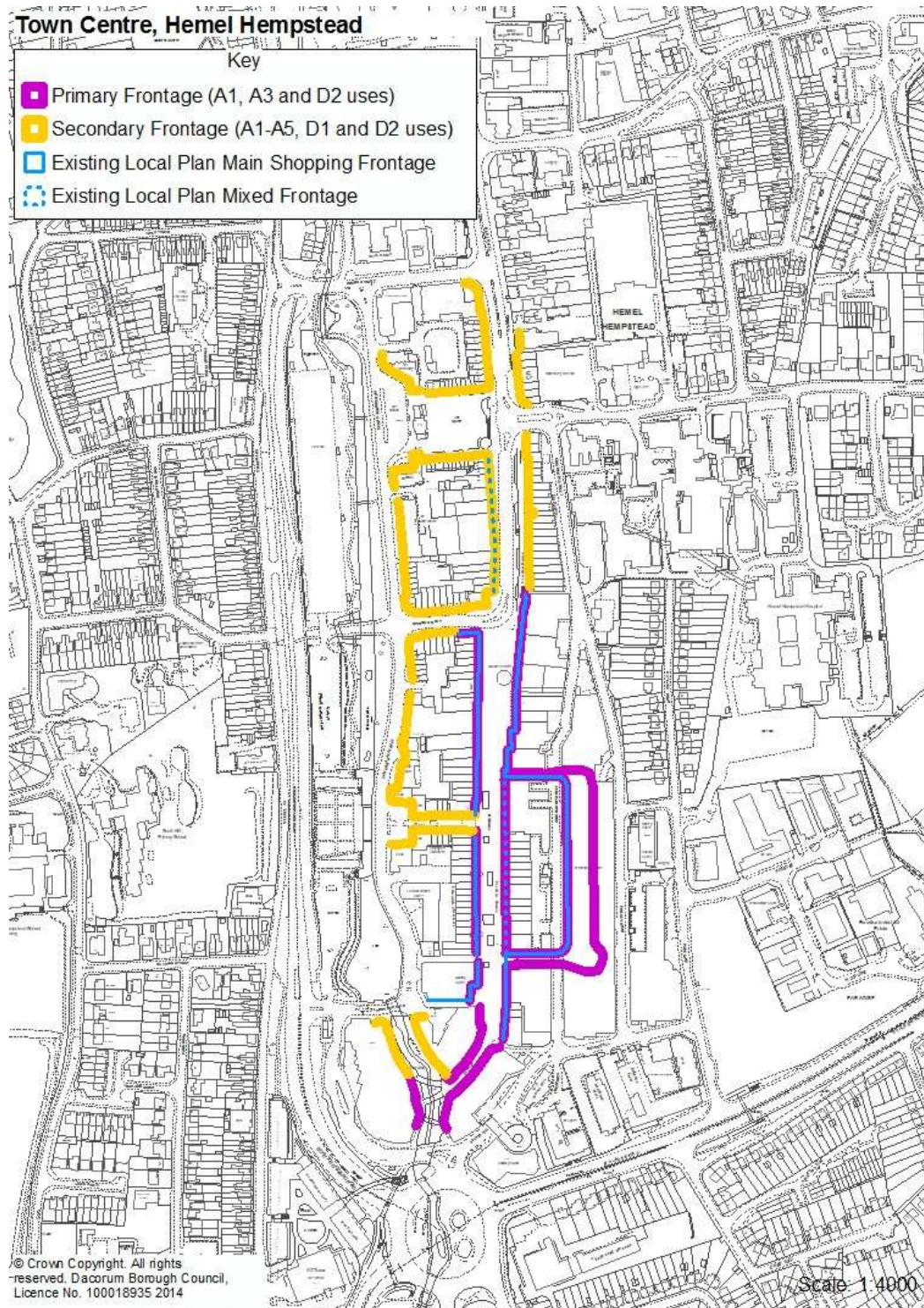
Reference	DBLP E4
Scheme/Location:	Three Cherry Trees Lane (East),
Area:	16.6 ha
Proposal:	New estate of units for specialised technological industries and or other activities in the national or regional interest.
Planning requirements:	A development brief is required and reference should be made to 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".

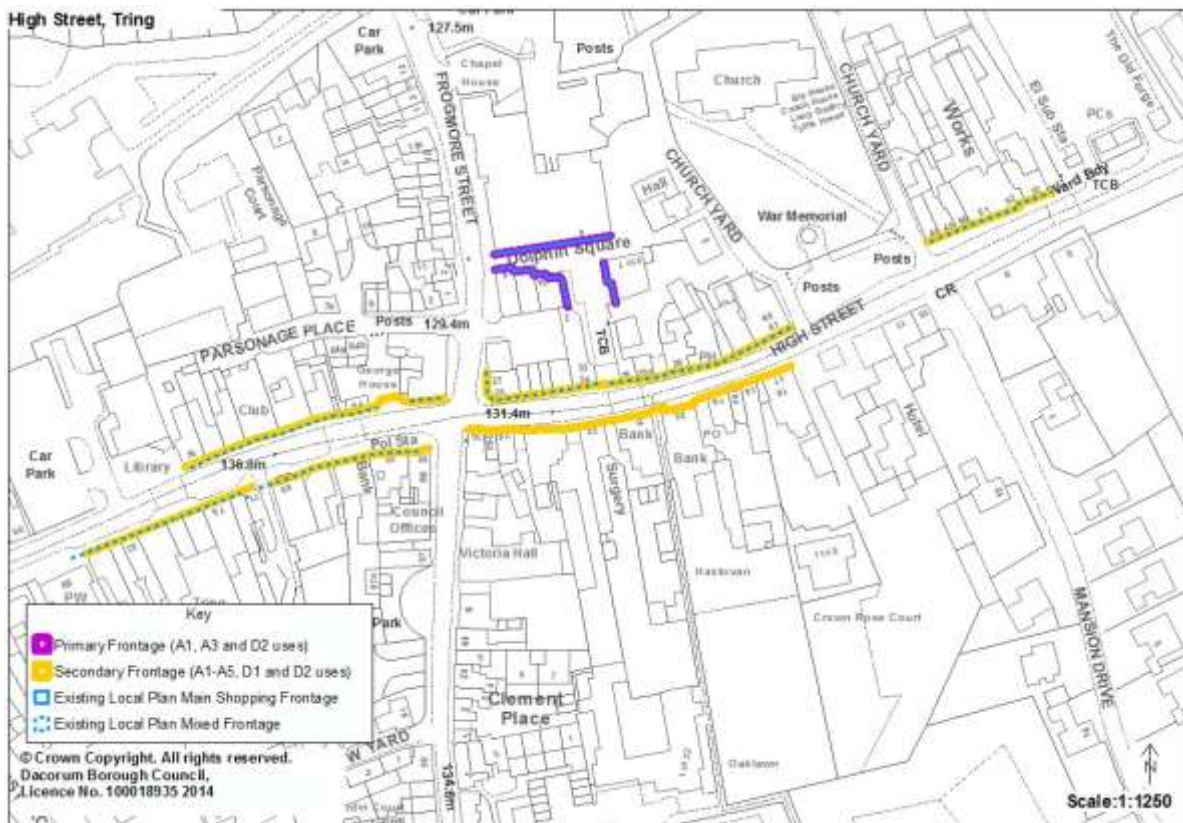
Hemel Hempstead:



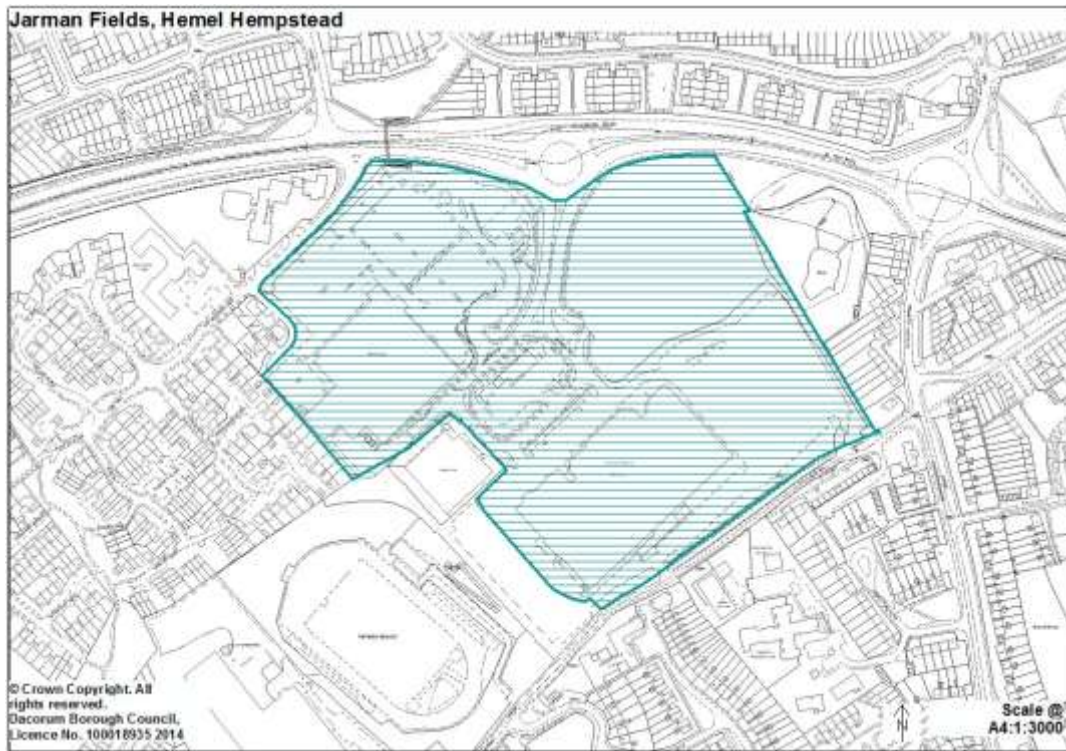
Berkhamsted:



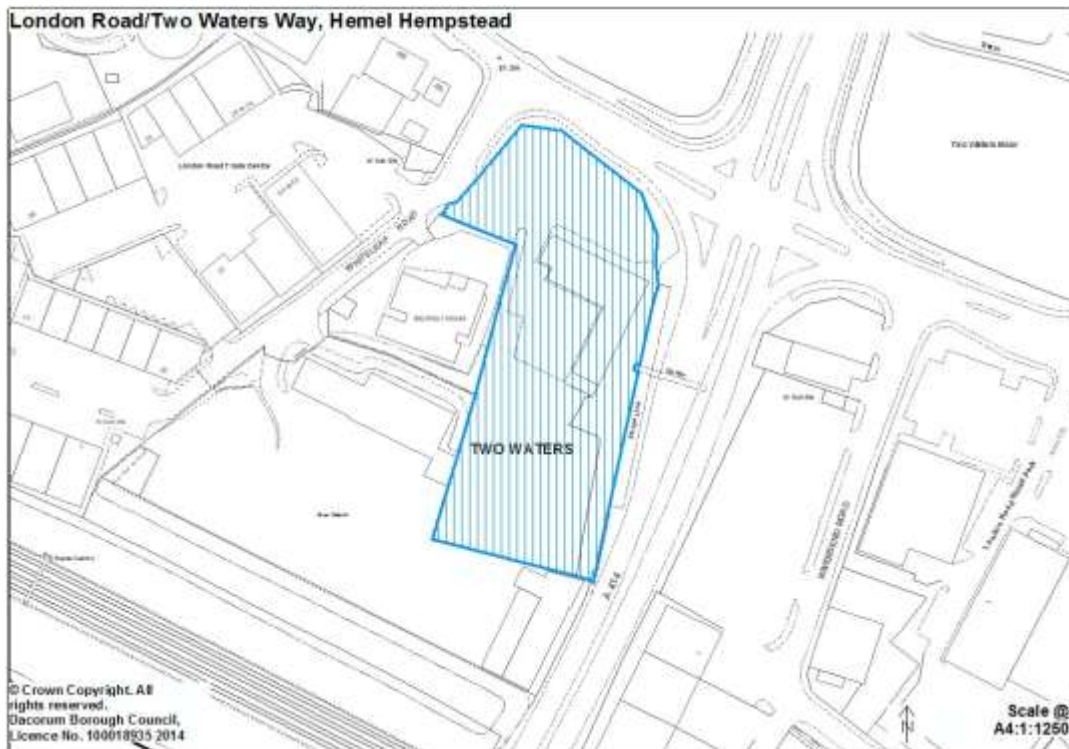
Tring:



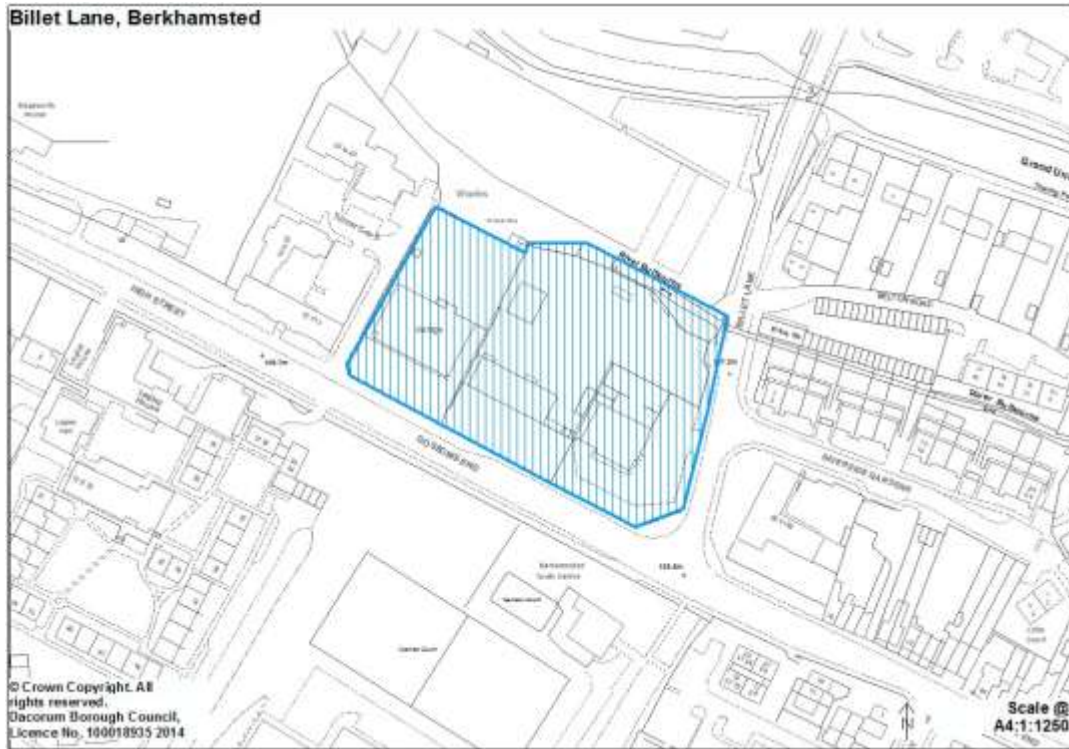
New Retail Designation: A new “Out of Centre Retail & Leisure Location” (Table 1) applies to the wider Jarman Fields area. This replaces the Local Plan designation for this area as a “Local Centre”.



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

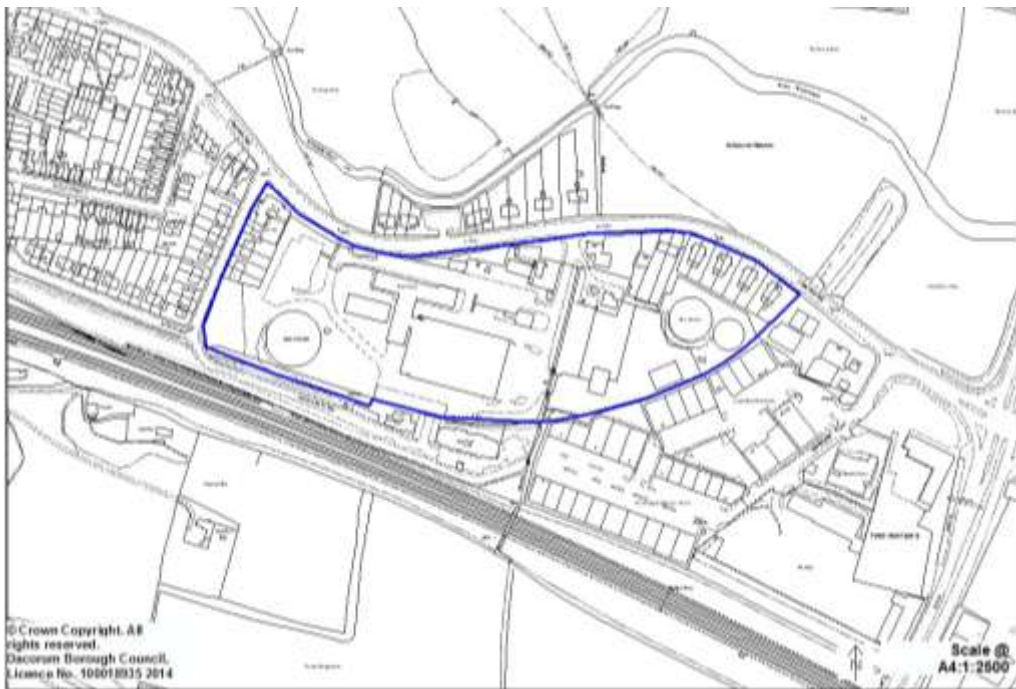
6. Providing Homes

Housing proposals

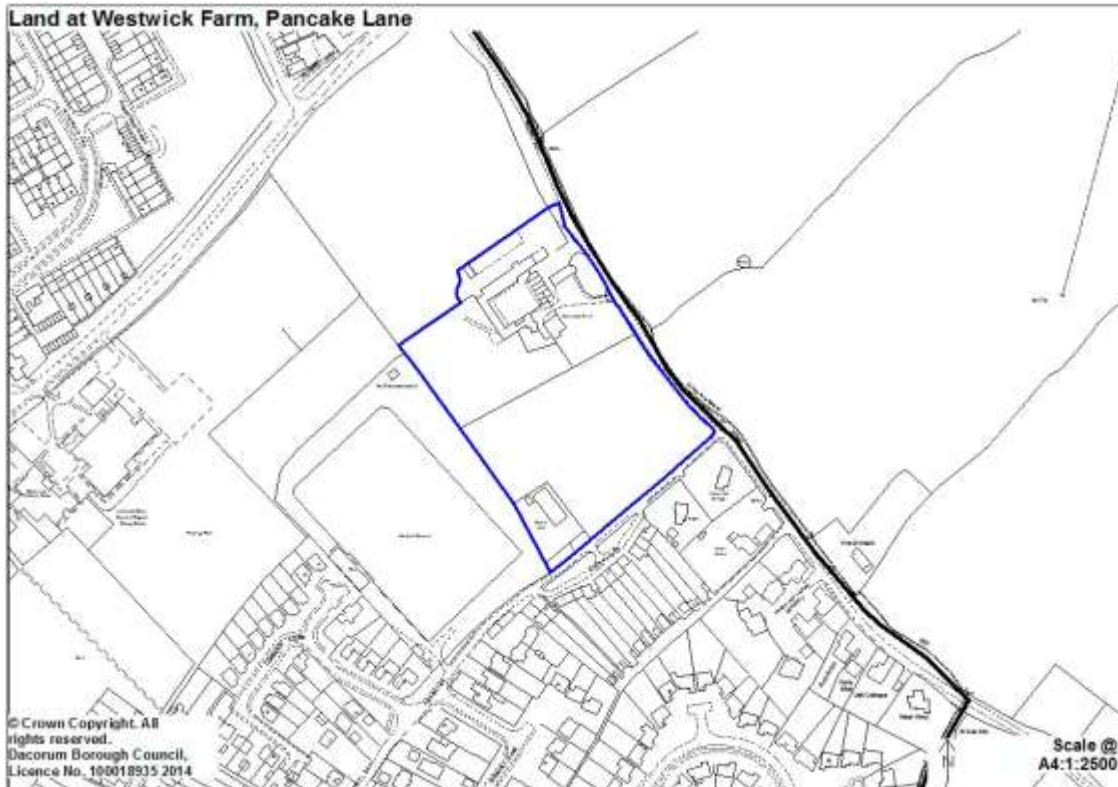
H/1 Land r/o 186-202 Belswains Lane, Hemel Hempstead – amend existing proposal



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



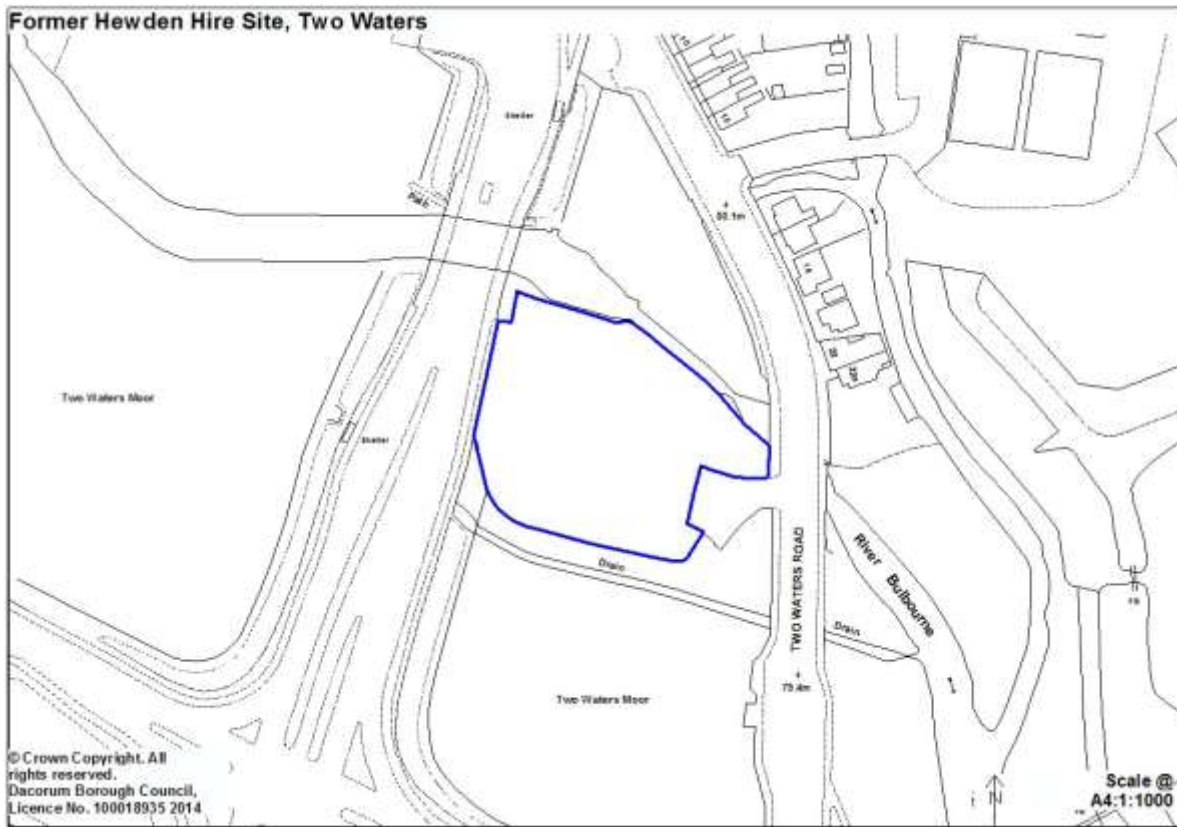
H/3 Land at Westwick Farm, Pancake Lane, Hemel Hempstead – carry forward existing proposal



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

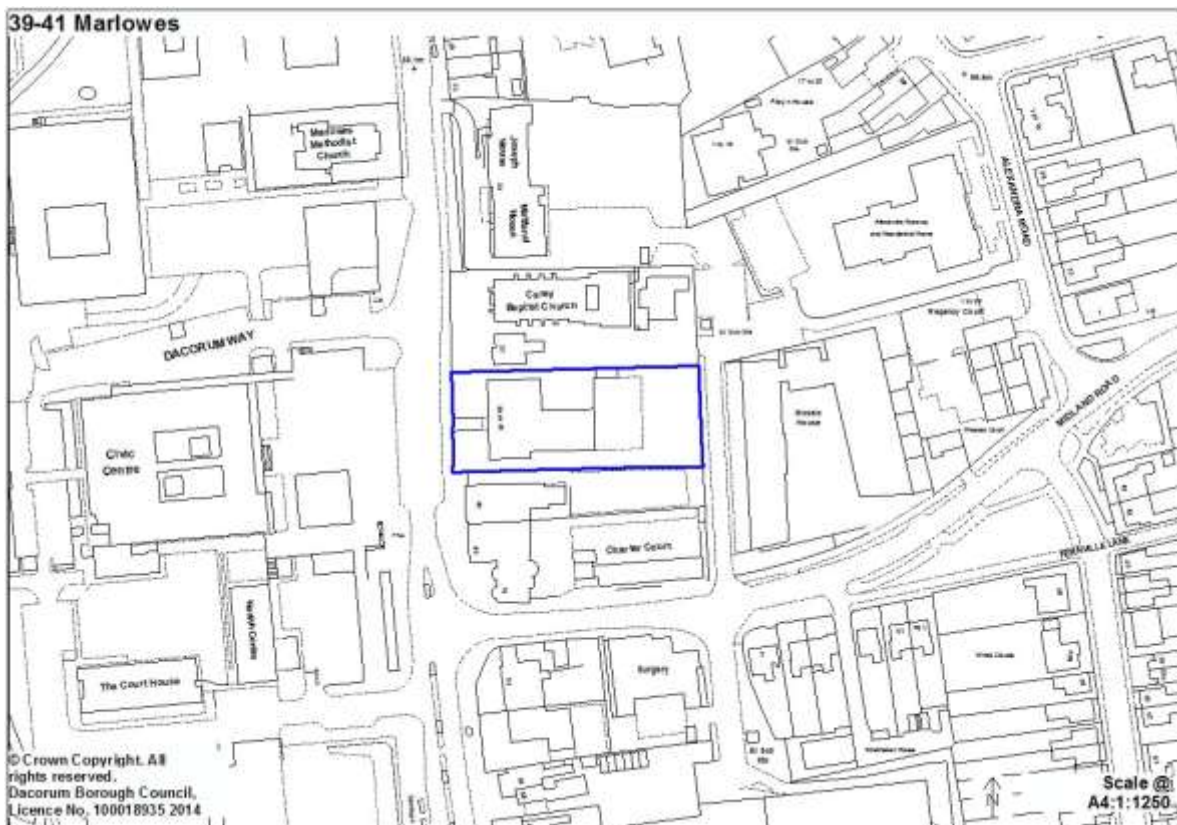


H/5 Former Hewden Hire Site, Two Waters Road, Hemel Hempstead – new proposal



MC47 (below)

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

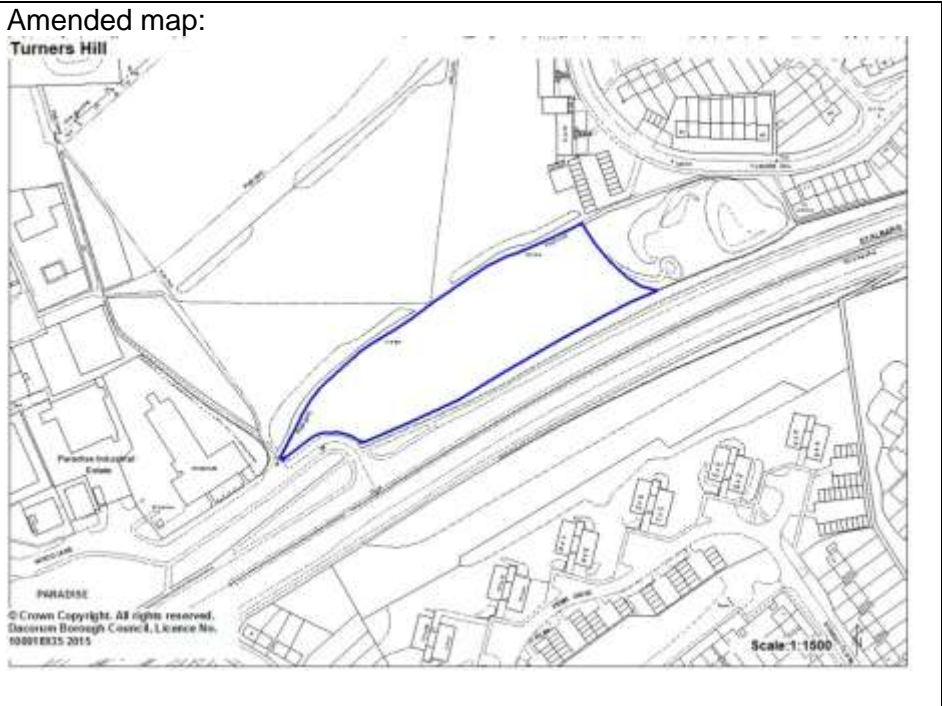
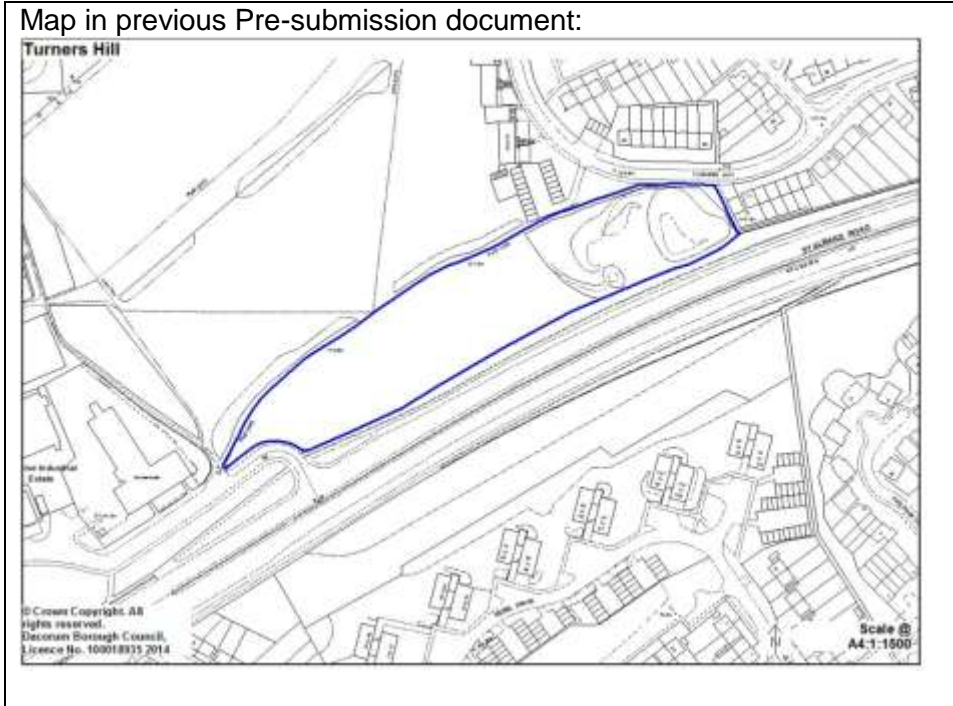


H/7 H/6 Leverstock Green Tennis Club, Grasmere Close, Hemel Hempstead

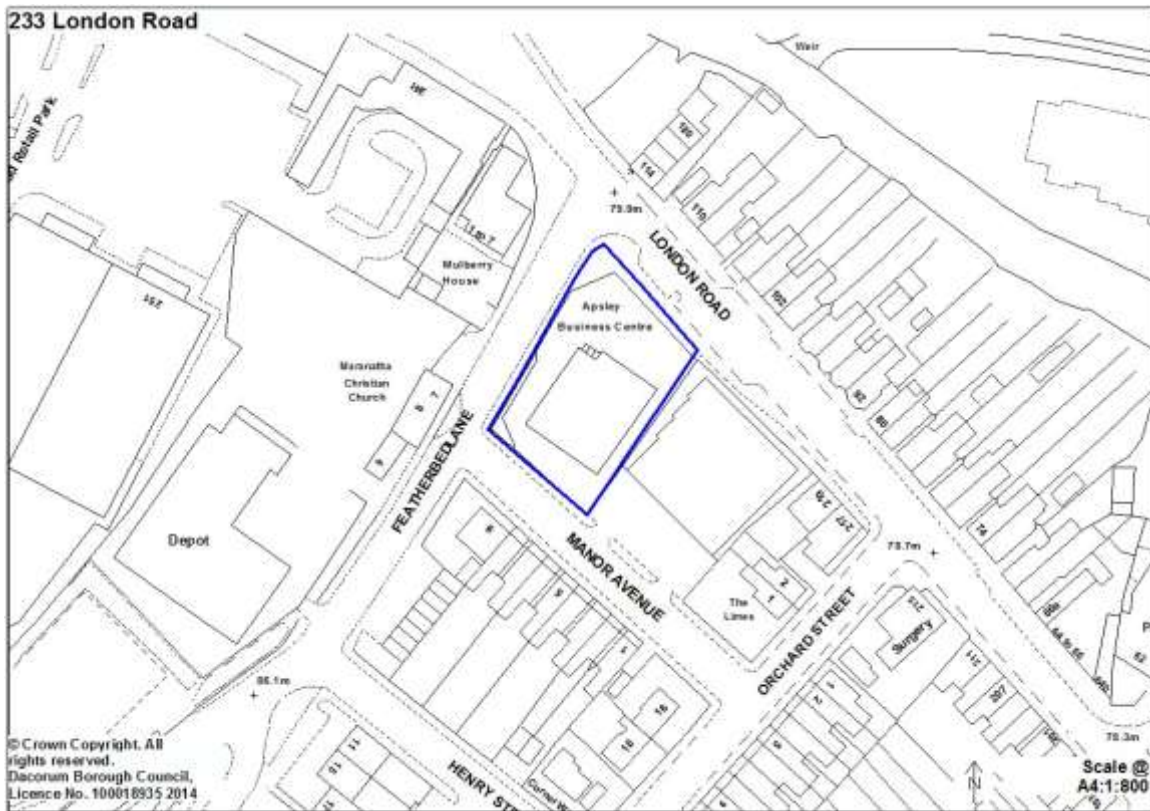


MC50 (below)

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



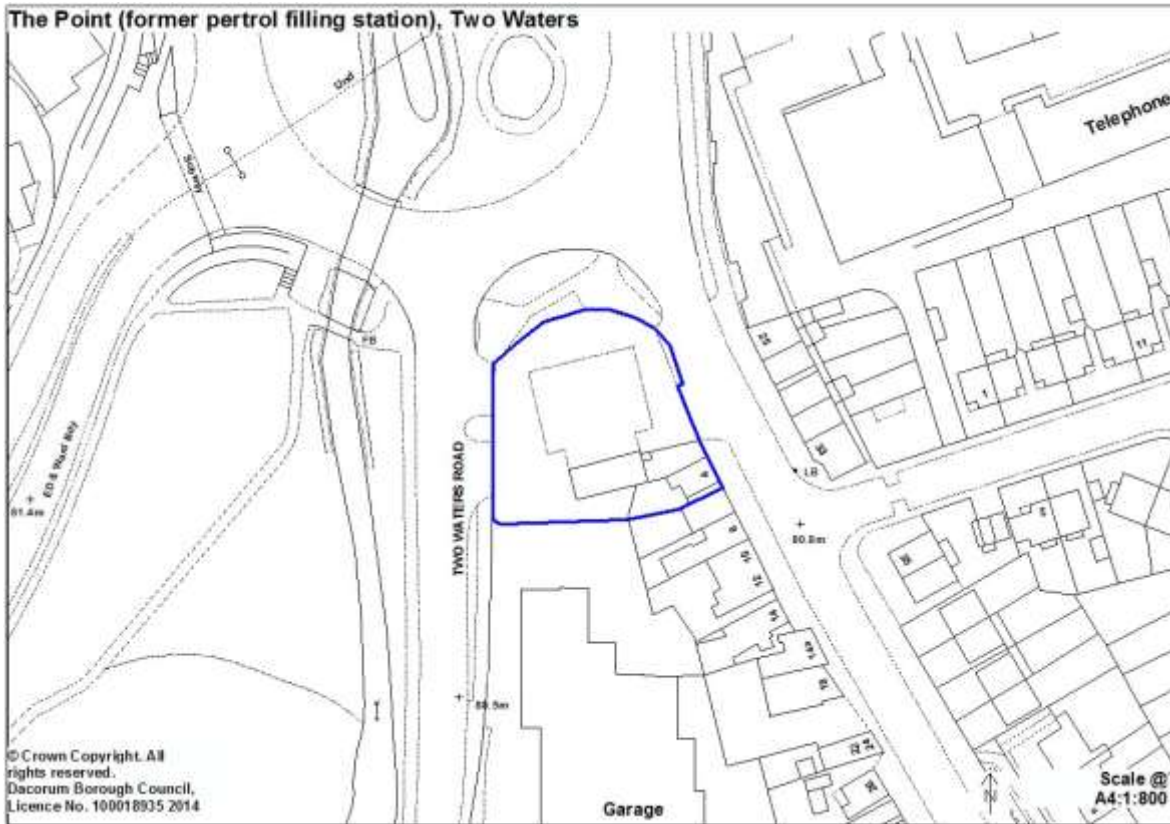
H/9 H/8 233 London Road, Hemel Hempstead – new proposal



**H/40 H/9 Apsley Paper Trail land, London Road, Hemel Hempstead – new proposal;
removal of existing GEA designation**



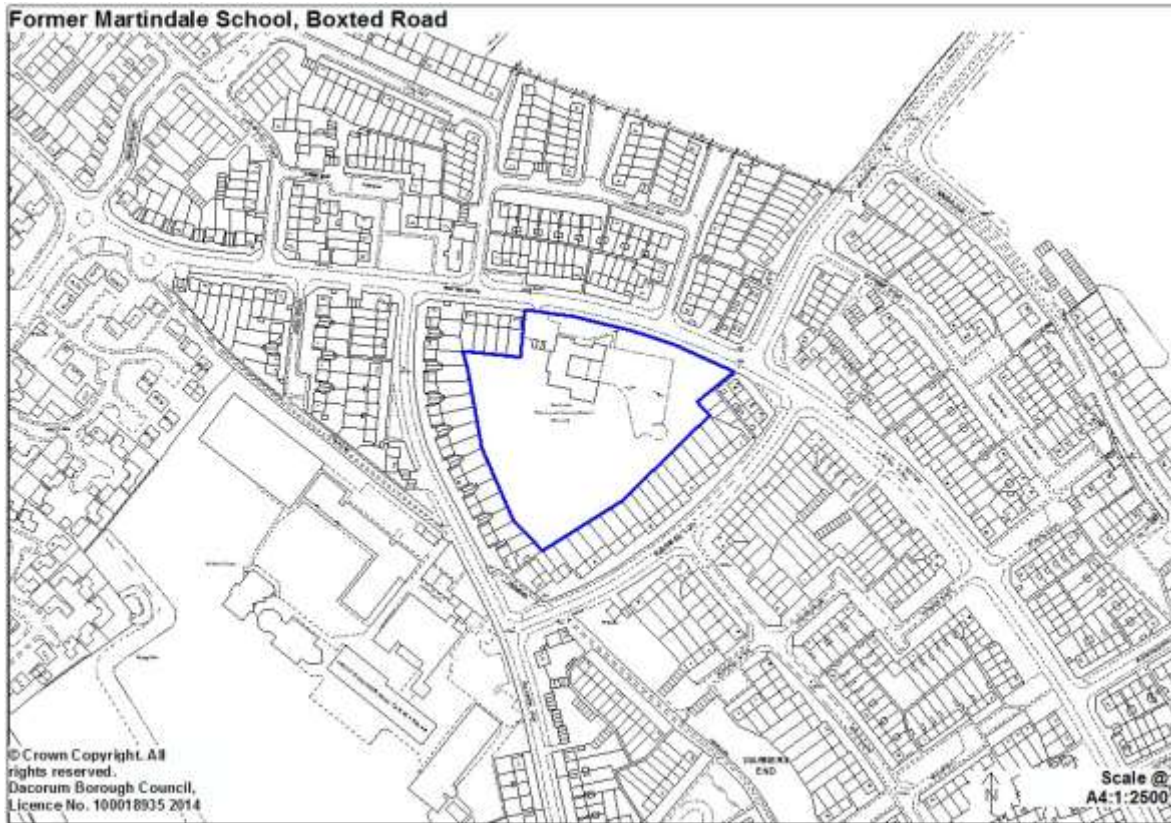
H/11 H/10 The Point (former petrol filling station), Two Waters Road, Hemel Hempstead – new proposal



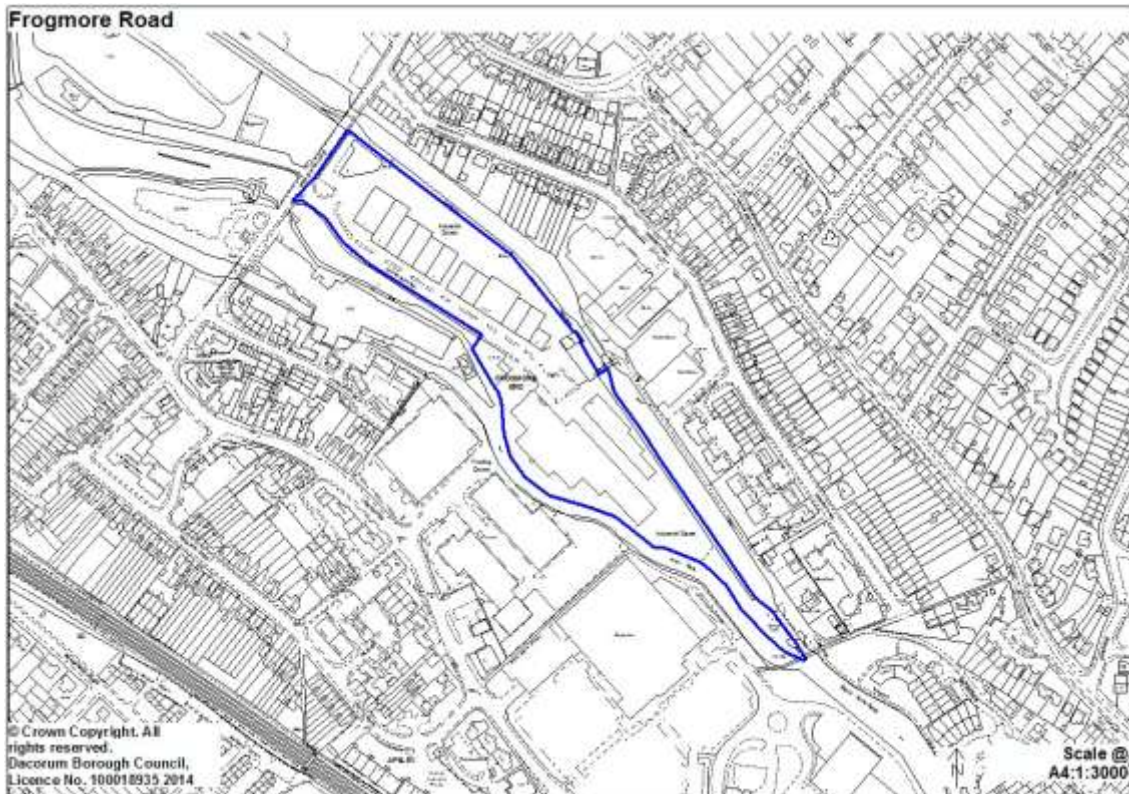
H/12 H/11 Land to the r/o St Margarets Way / Datchworth Turn, Hemel Hempstead – amend existing proposal



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

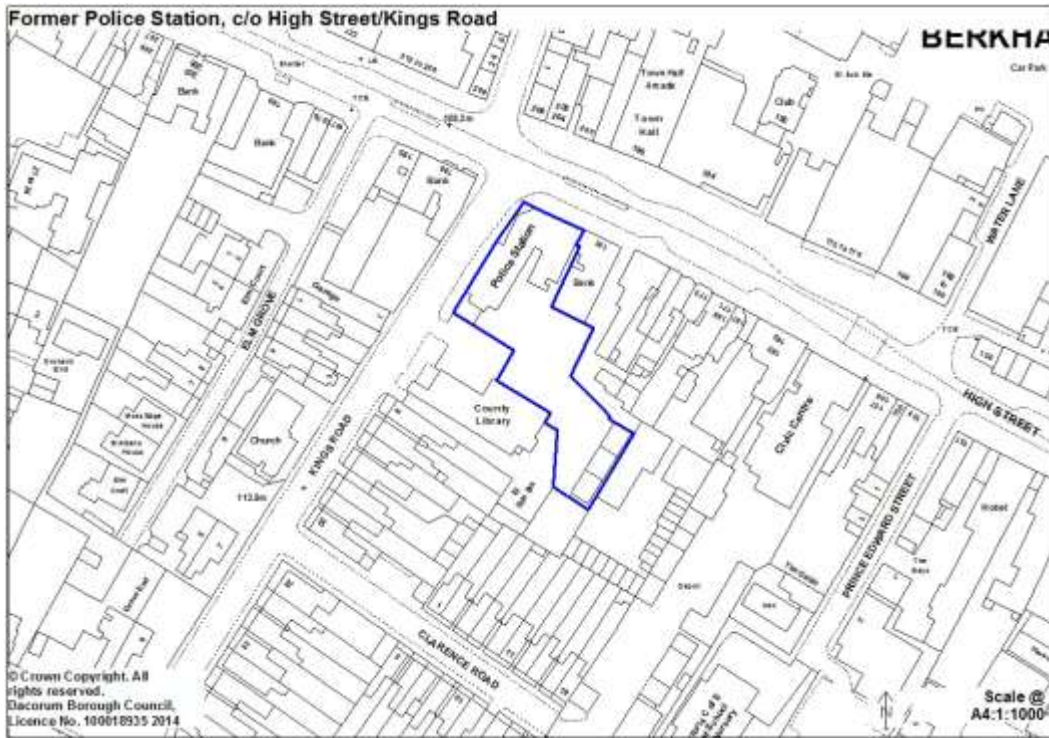


H/44 H/13 Frogmore Road, Hemel Hempstead – new proposal; removal of existing GEA designation



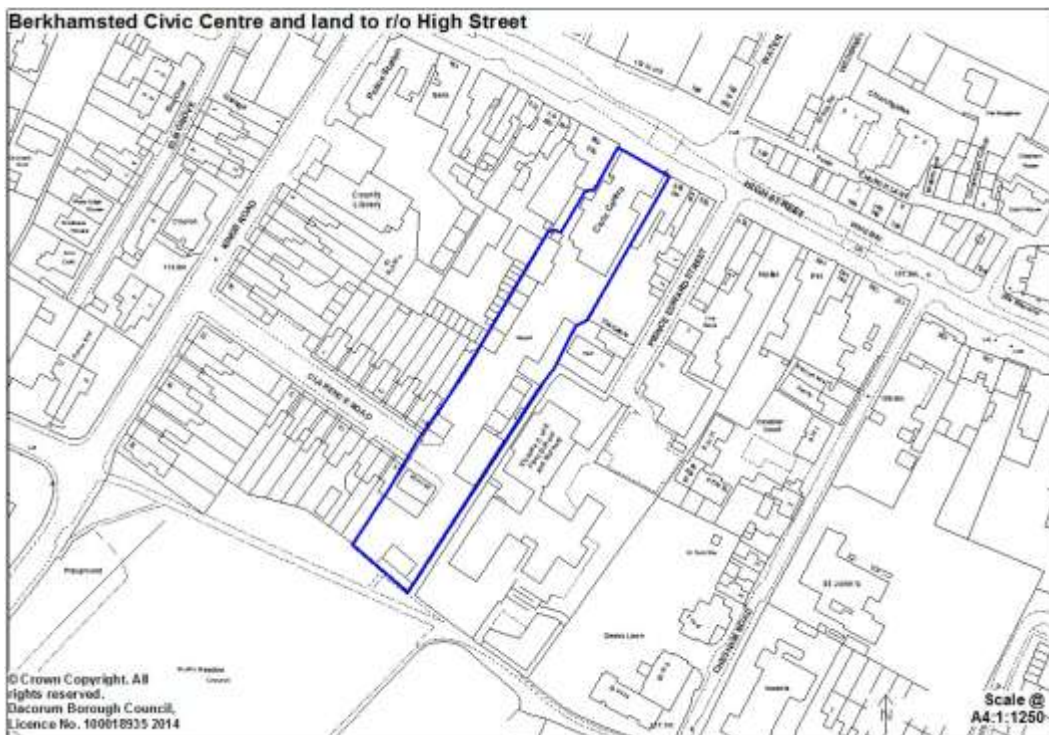
MC40 (below)

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



MC41 (below)

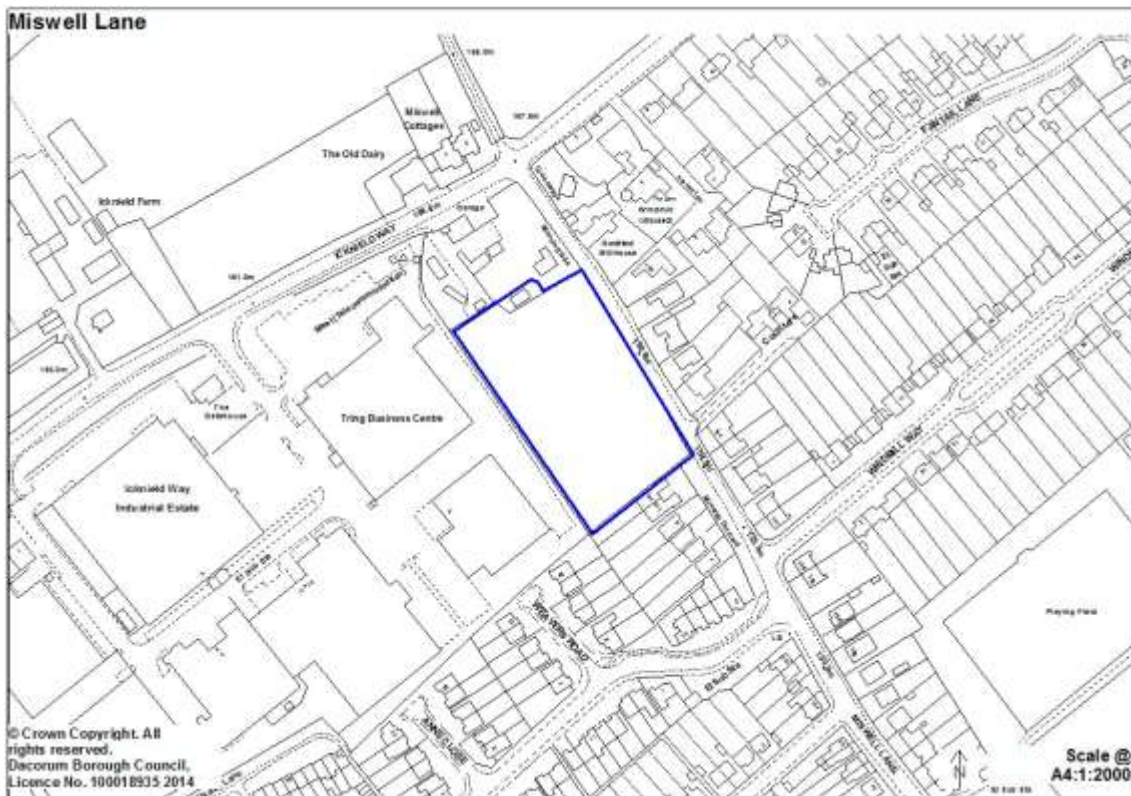
~~H/16 Berkhamsted Civic Centre and land to r/o High Street, Berkhamsted~~—new proposal
Proposal Deleted



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



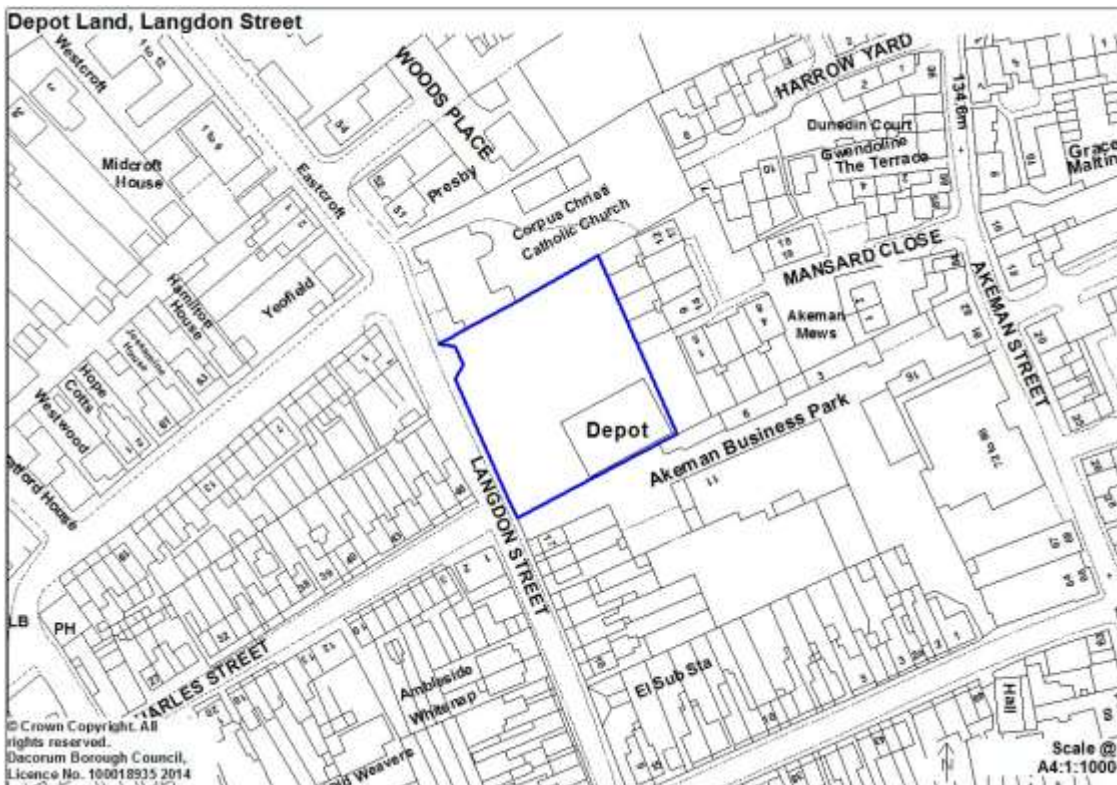
H/18 H/15 Miswell Lane, Tring – new proposal; removal of employment proposal and GEA designation



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



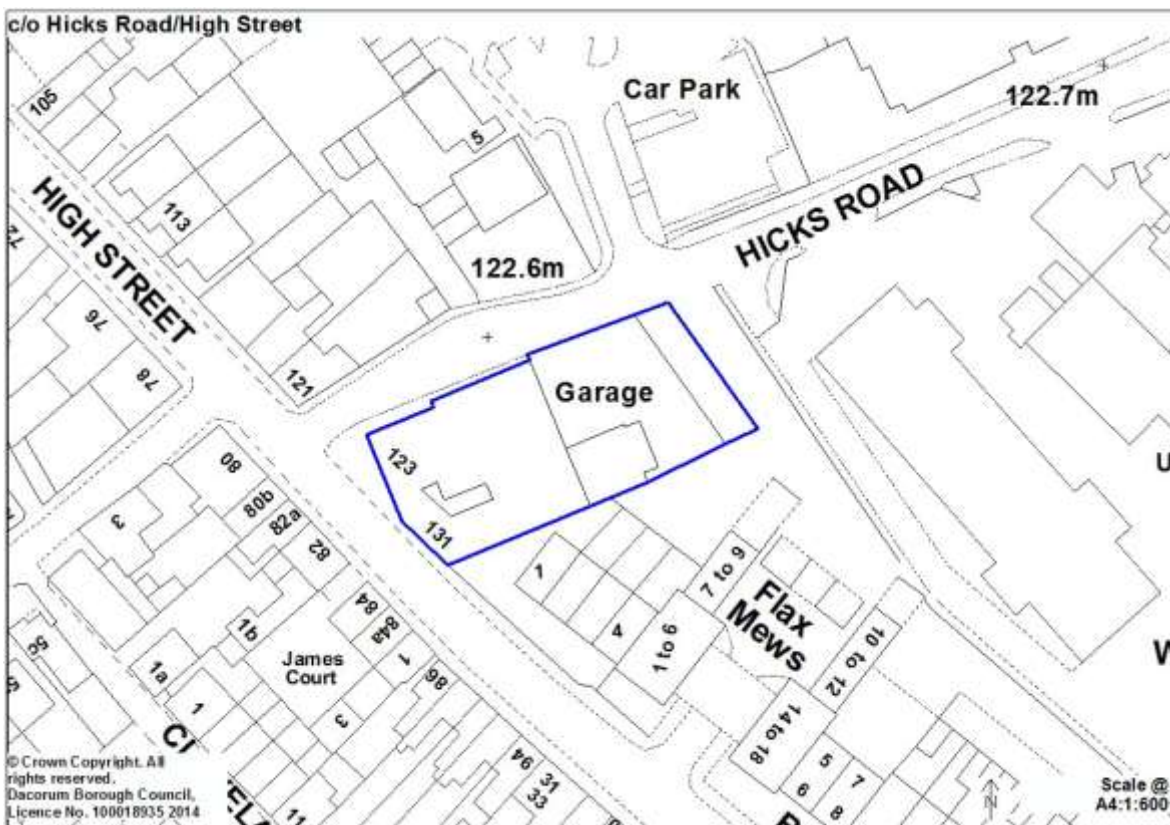
H/20 H/17 Depot land, Langdon Street, Tring – new proposal and removal of GEA designation



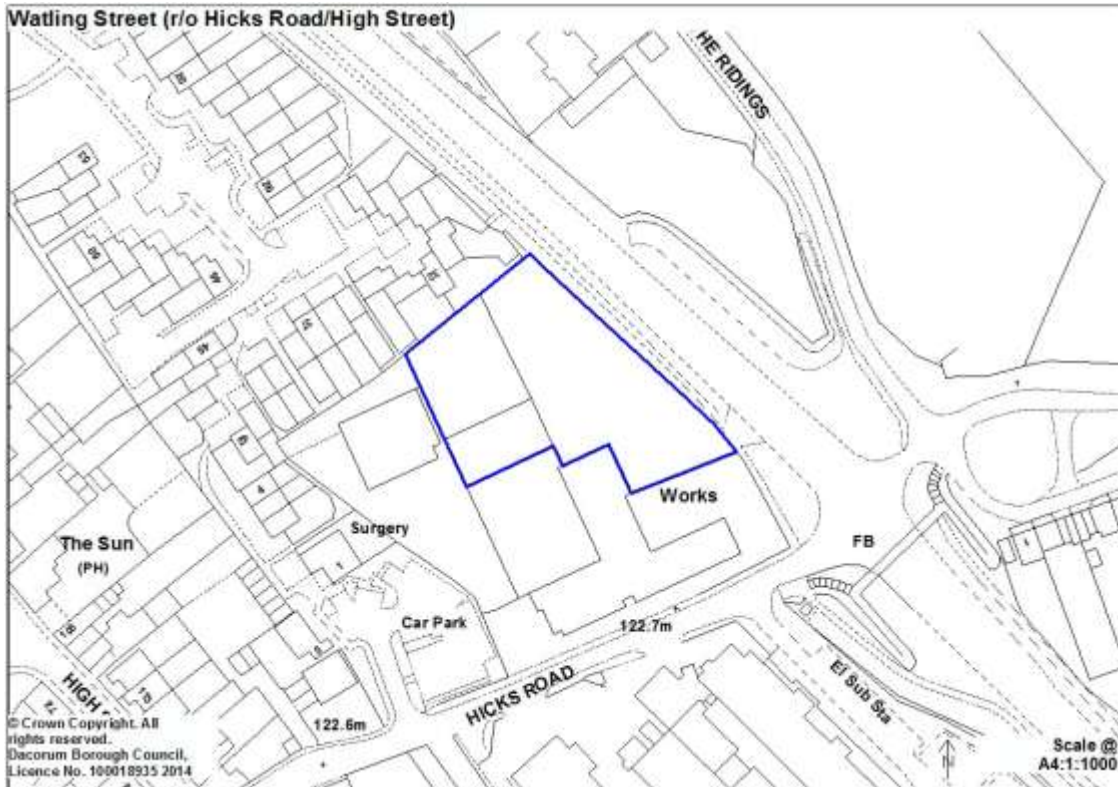
H/21 H/18 Land adjacent to Coniston Road, Kings Langley – new proposal



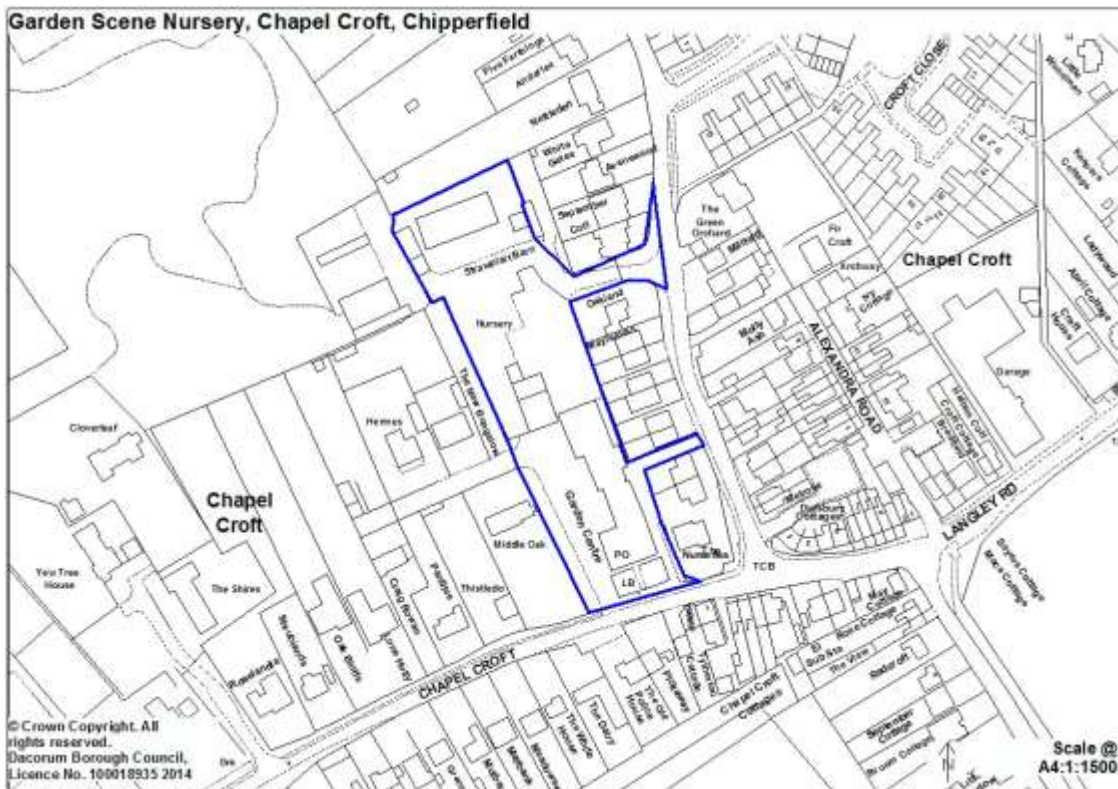
H/22 H/19 c/o Hicks Road/High Street, Markyate – carry forward existing proposal



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

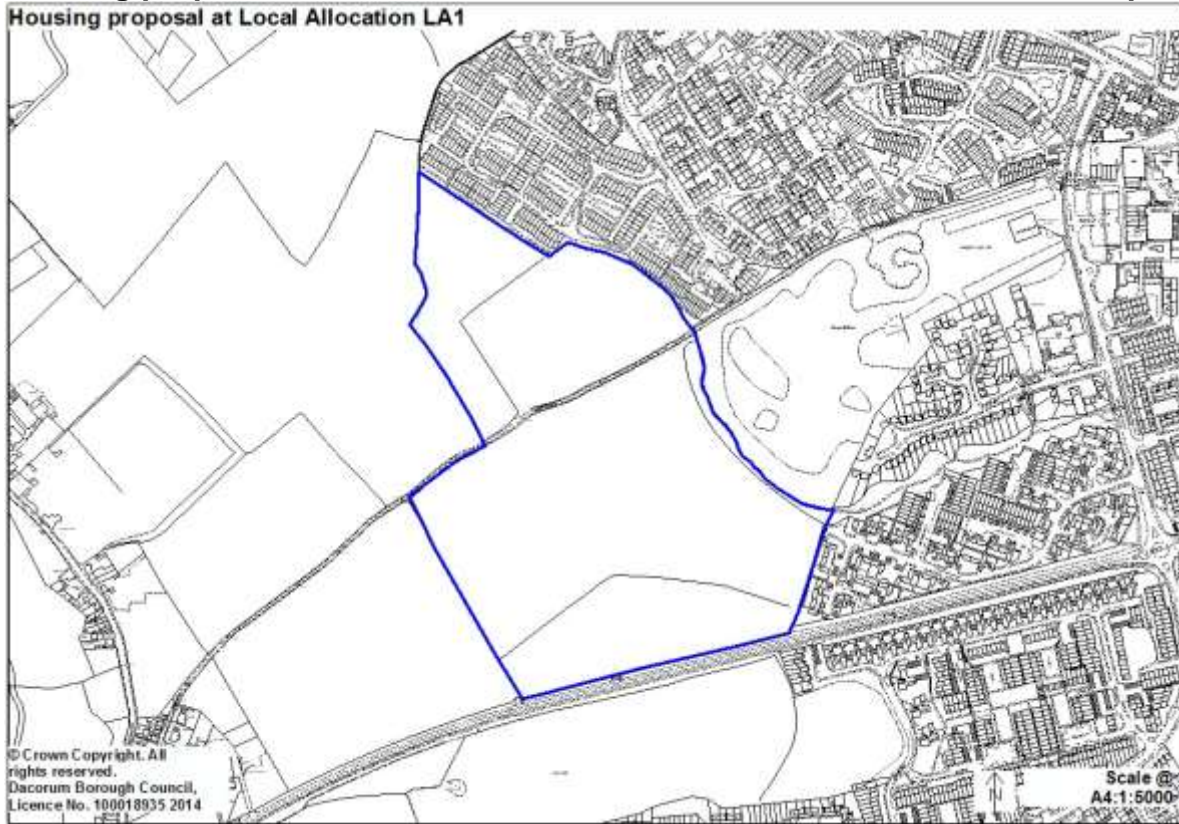


H/24 H/21 Garden Scene Nursery, Chapel Croft, Chipperfield – new proposal



Local Allocations

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



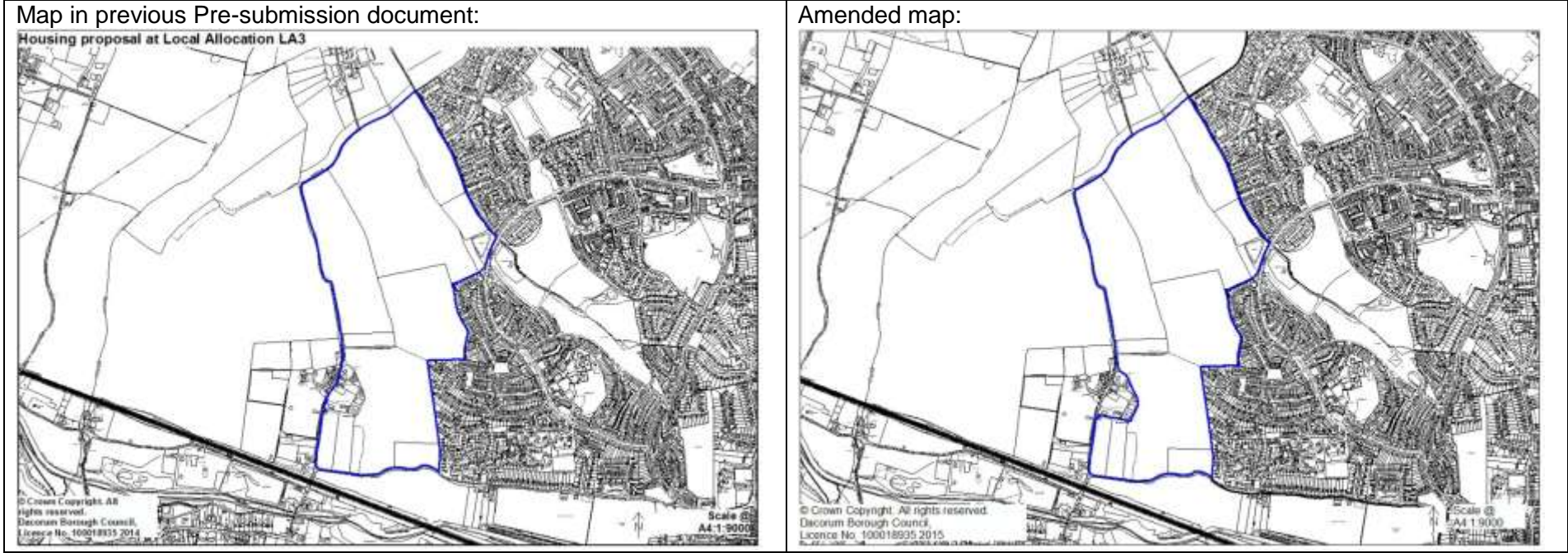
Housing proposal at Local Allocation LA2 – Old Town, Hemel Hempstead



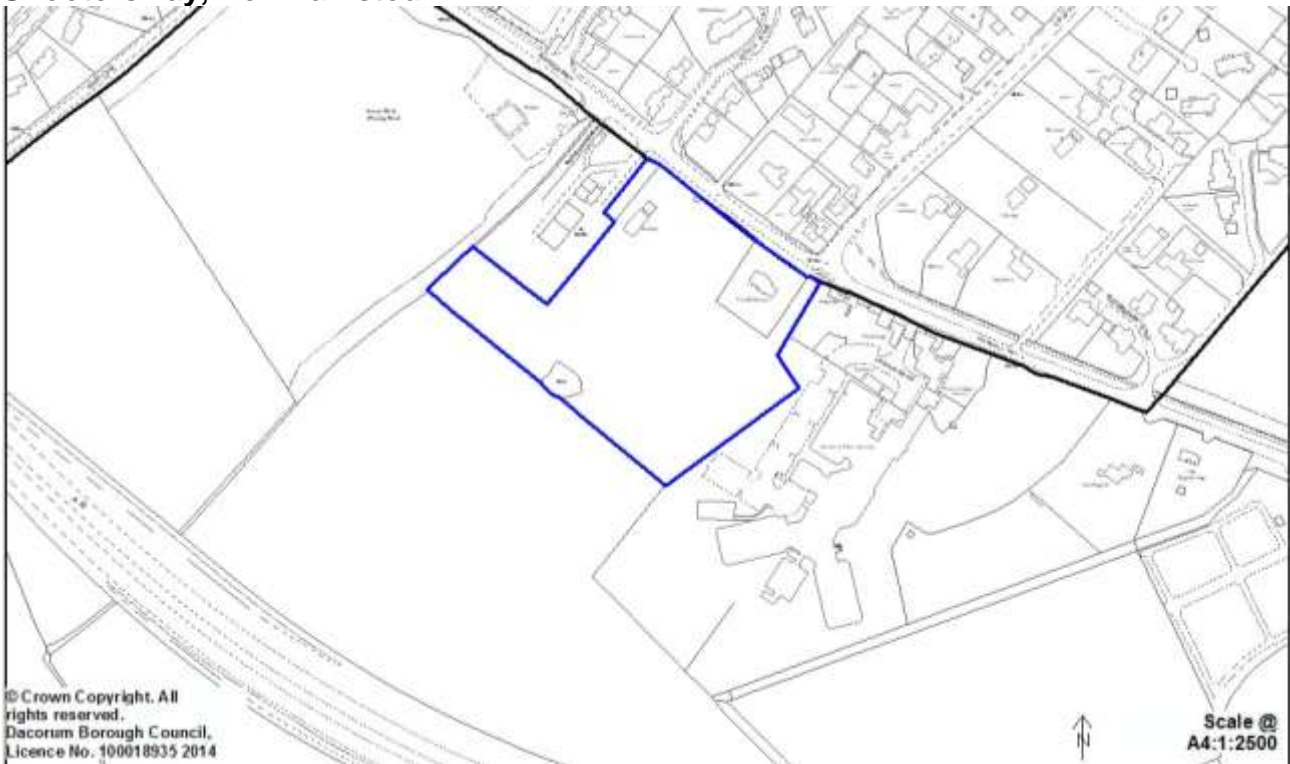
MC27 (below)

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.

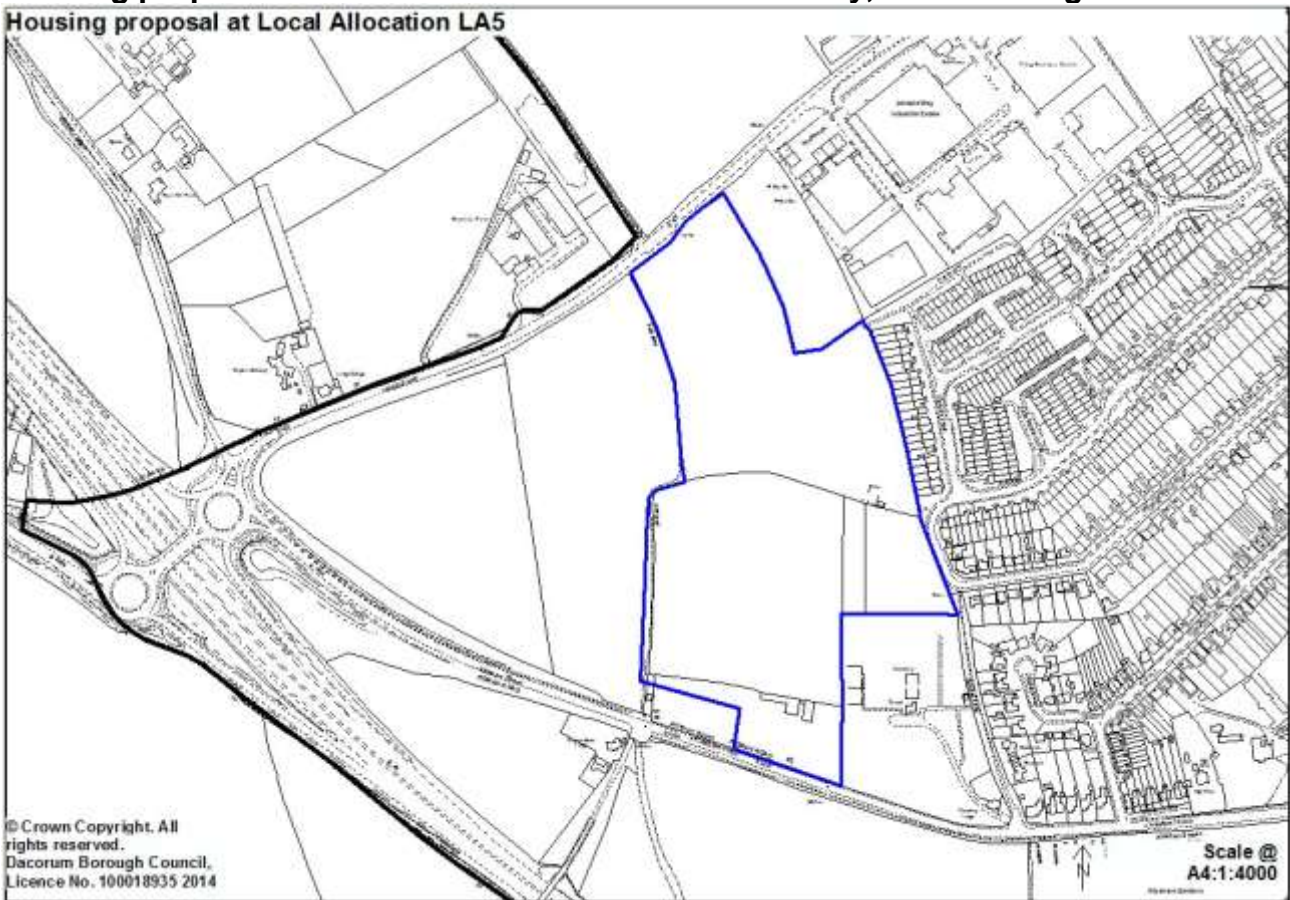


Housing proposal at Local Allocation LA4 – Land at and to the rear of Hanburys, Shootersway, Berkhamsted



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

Housing proposal at Local Allocation LA5



Housing proposal at Local Allocation LA6 – Chesham Road and Molyneaux Avenue, Bovingdon



Dacorum Borough Local Plan 1991- 2011 Housing proposals

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

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

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

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

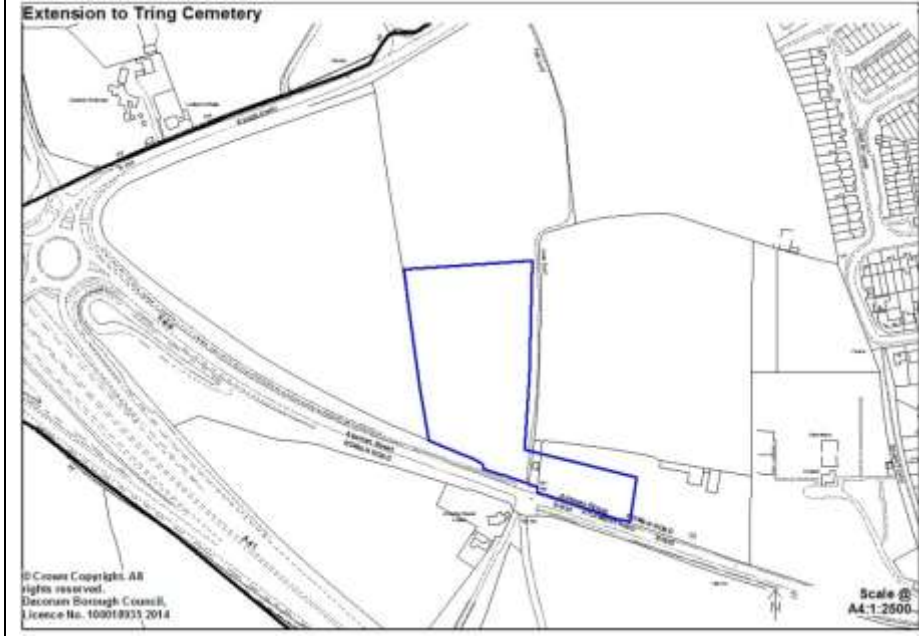
7. Meeting Community Needs

(a) Social and Community Facilities

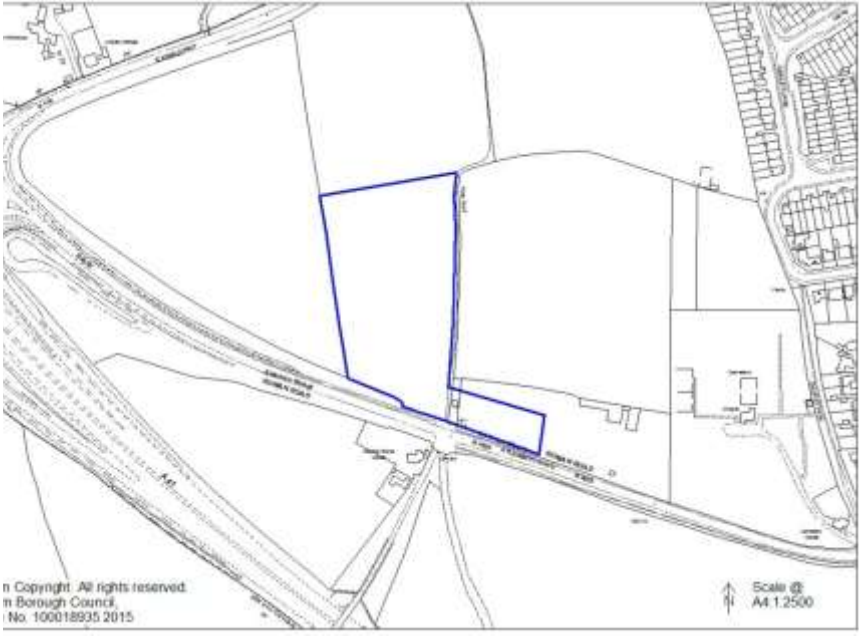
MC65 (below)

C/1 Tring Cemetery – new proposal

Map in previous Pre-submission document:

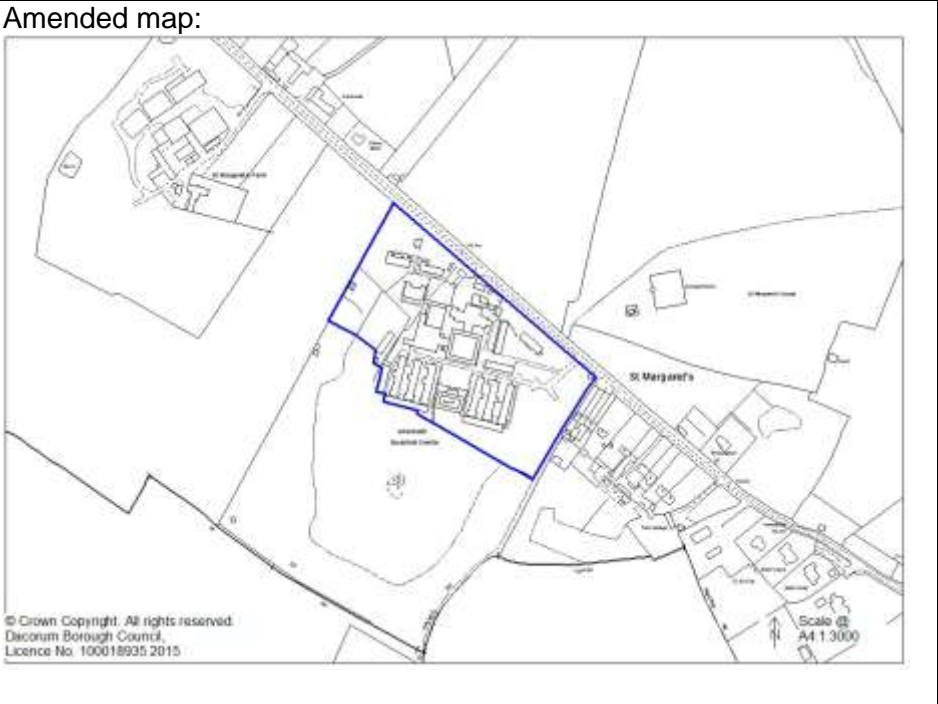
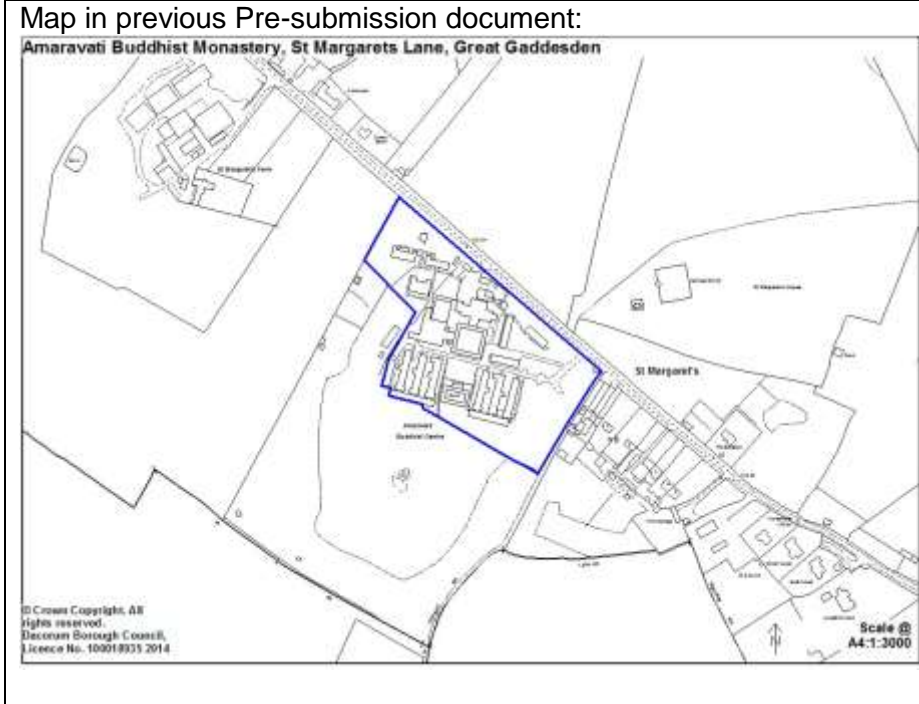


Amended map:



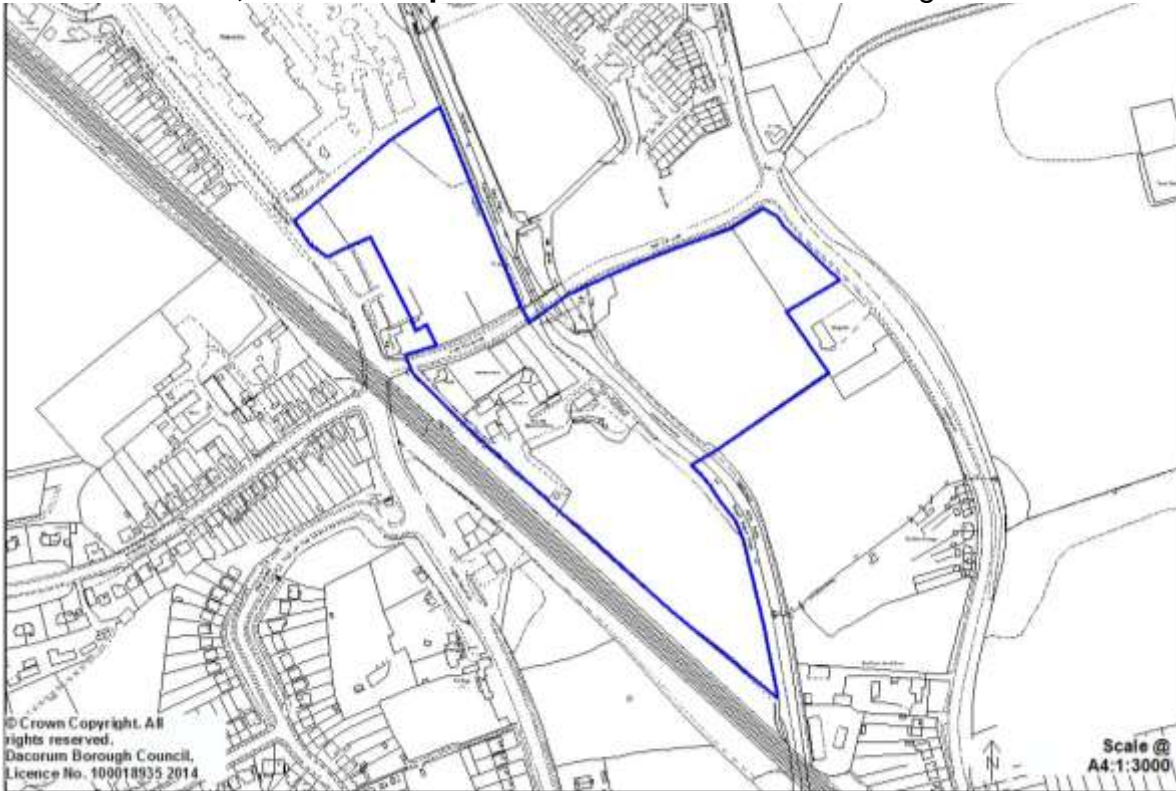
MC66 (below)

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

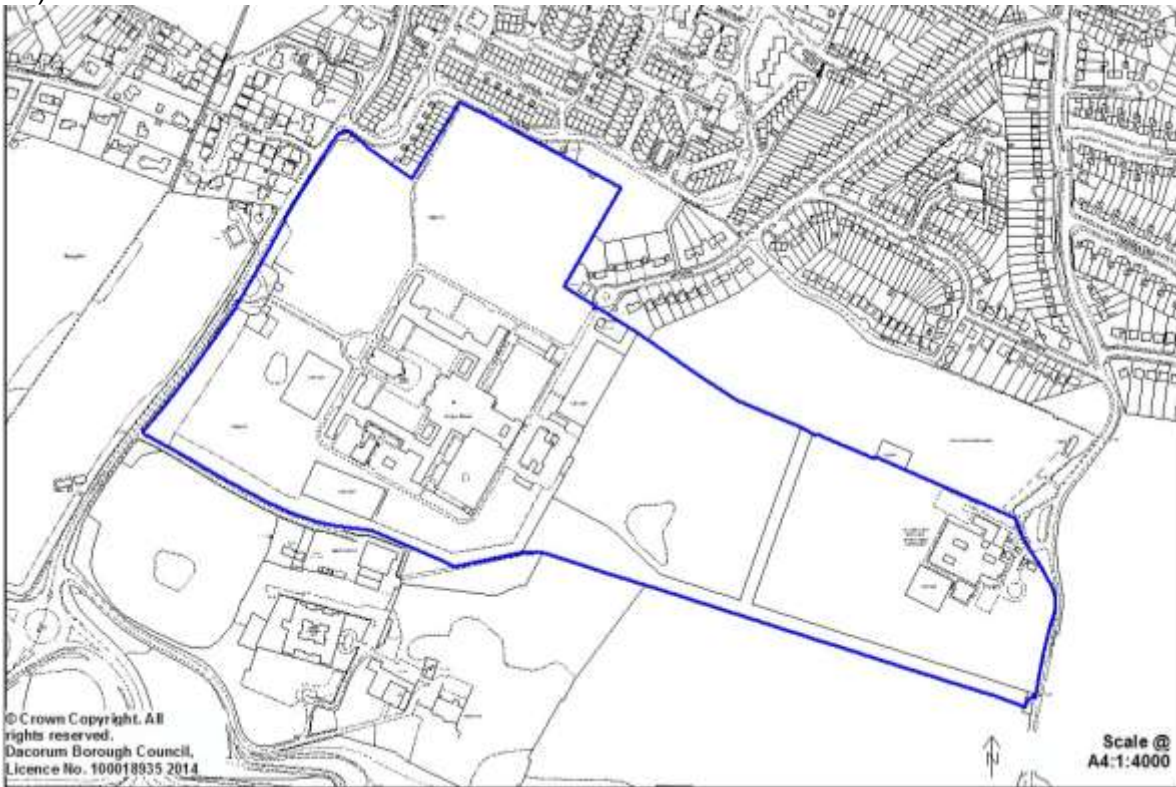


Education Zones

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

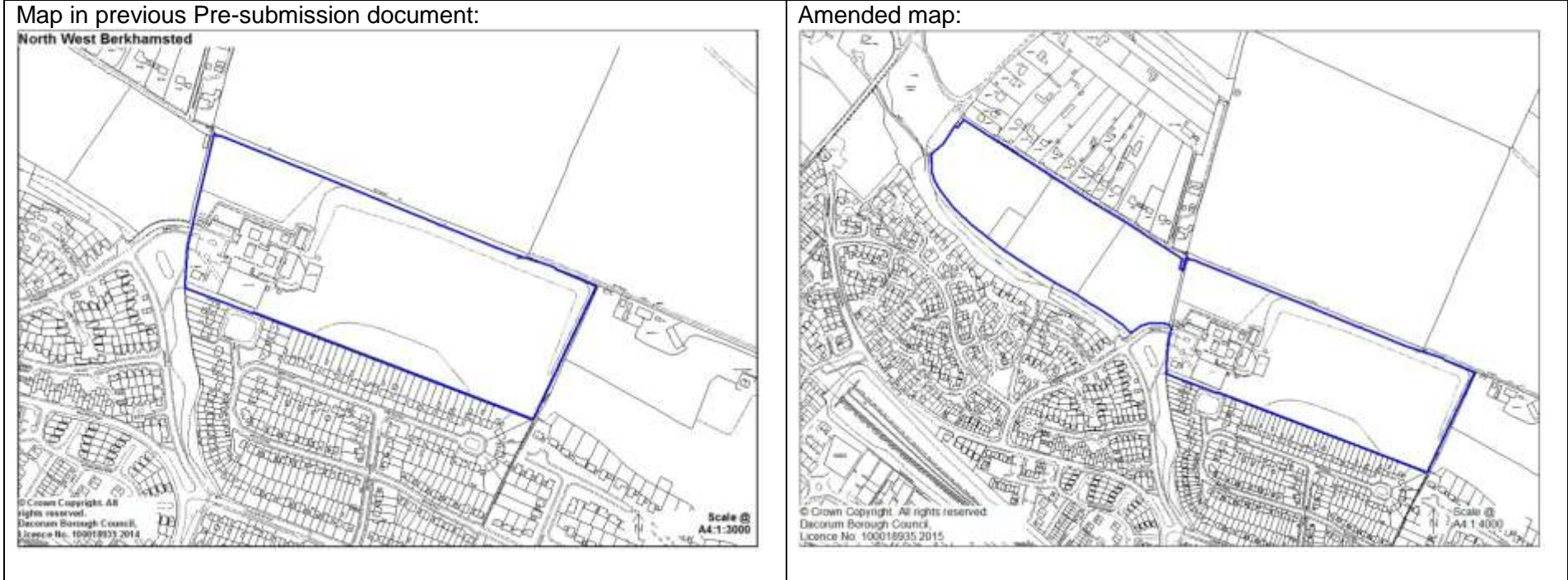


EZ/2 South East Berkhamsted – new Education Zone designation (see Core Strategy Figure 23)



MC62 (below)

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



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



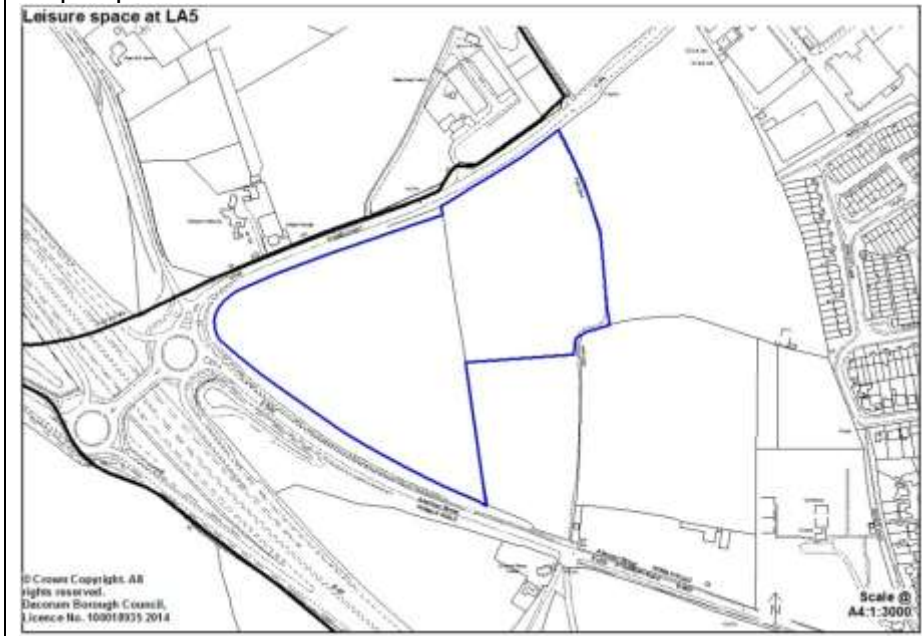
L/2 - Durrants Lane / Shootersway, Berkhamsted (community playing field and additional open space alongside Strategic Site SS1) – new proposal



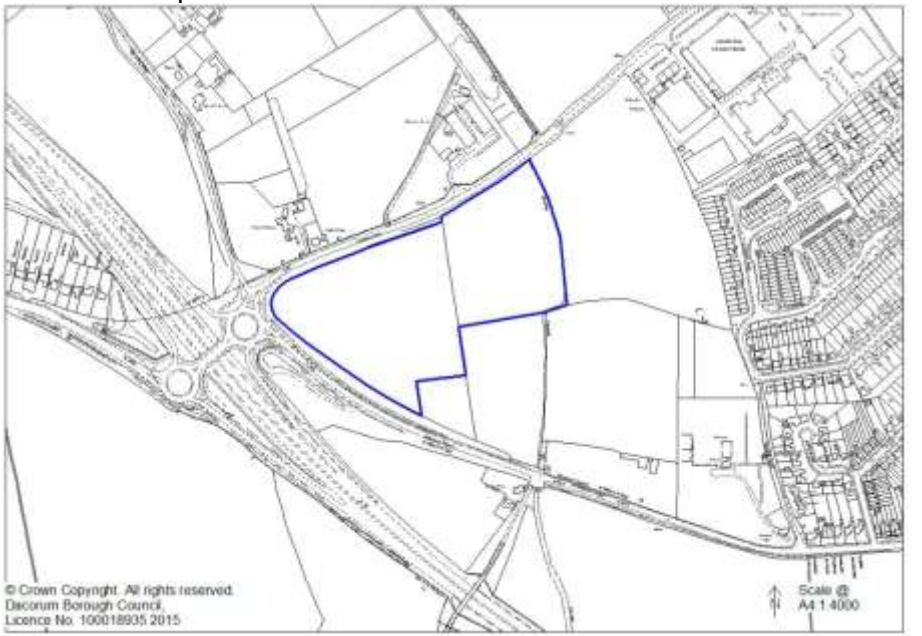
SC11 (below)

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

Map in previous Pre-submission document:

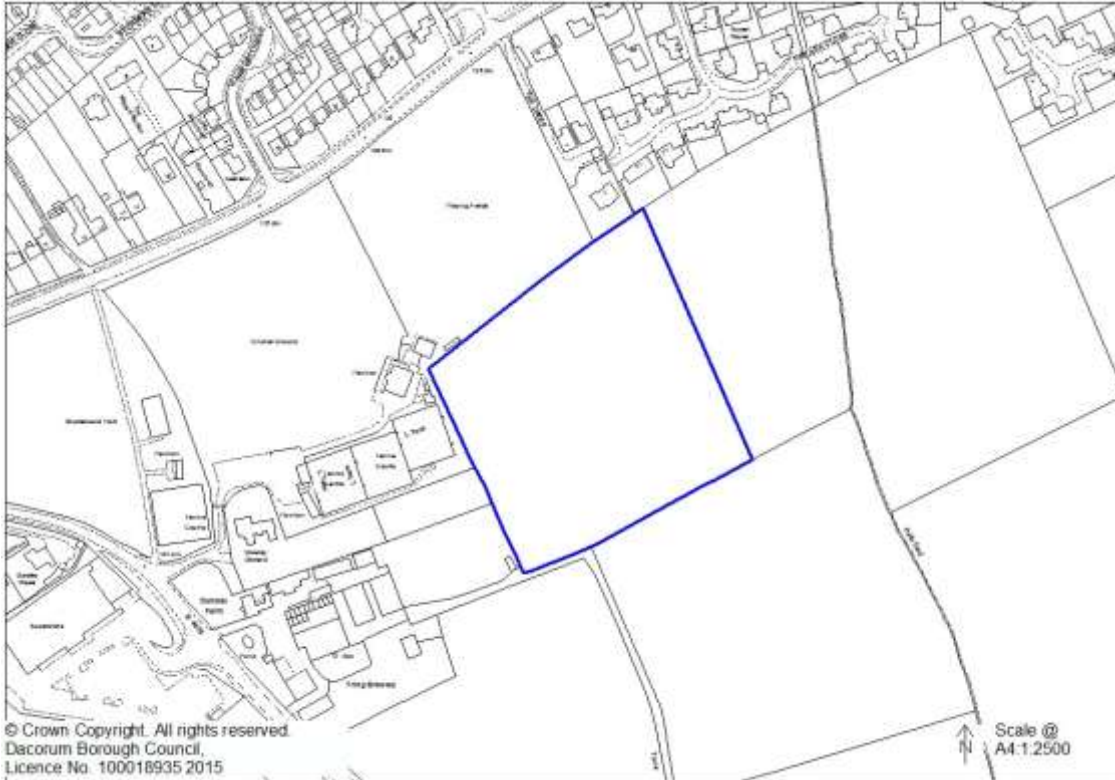


Amended map:



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, Bovington
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 Bovington 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, Bovington

(b) Biodiversity and Geological Conservation:

Local Nature Reserves (LNRs)

Existing designations shown on Policies Map to be retained.

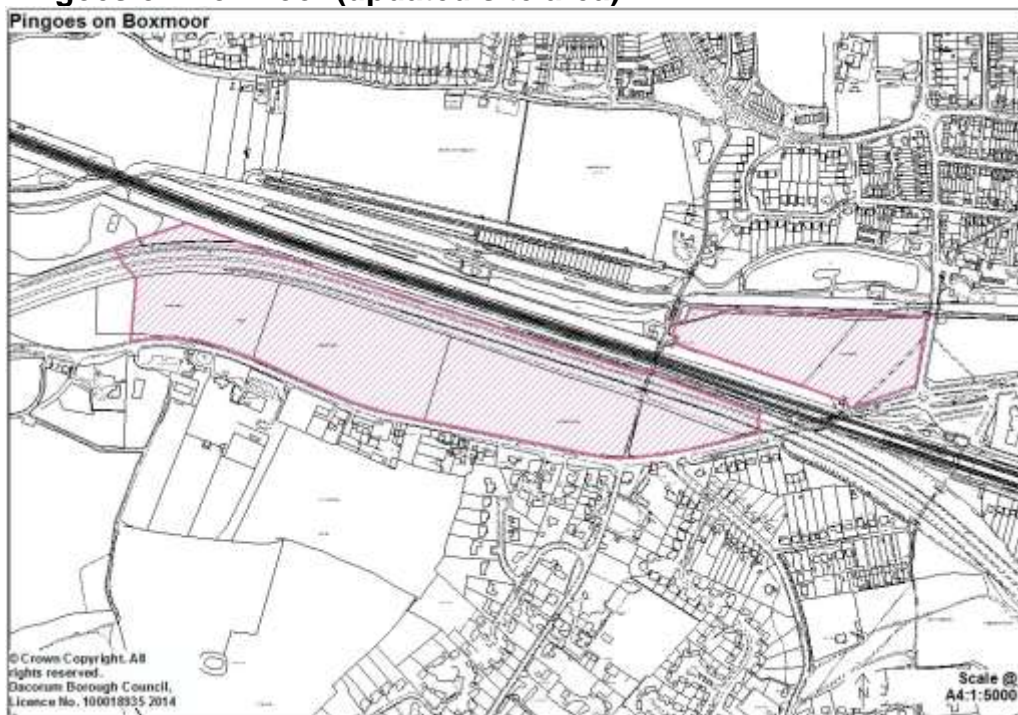
Sites of Special Scientific Interest

Existing designations shown on Policies Map to be retained.

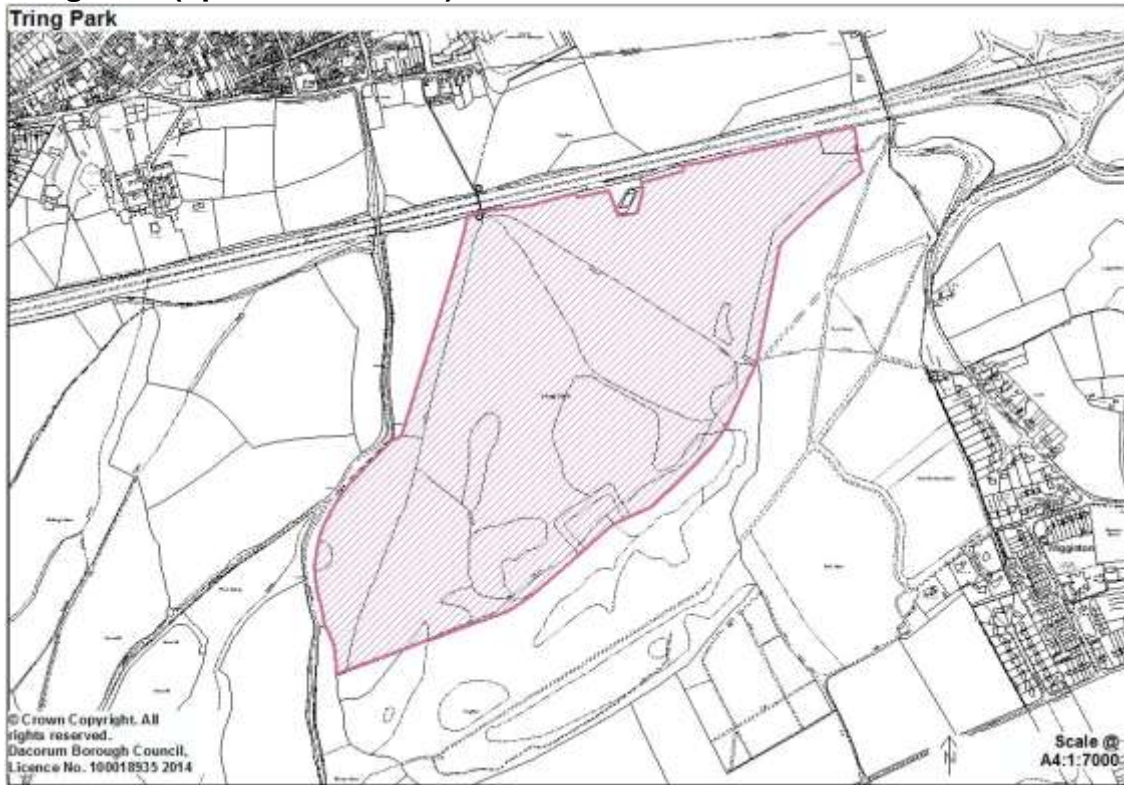
Regionally Important Geological Sites (RIGS)

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

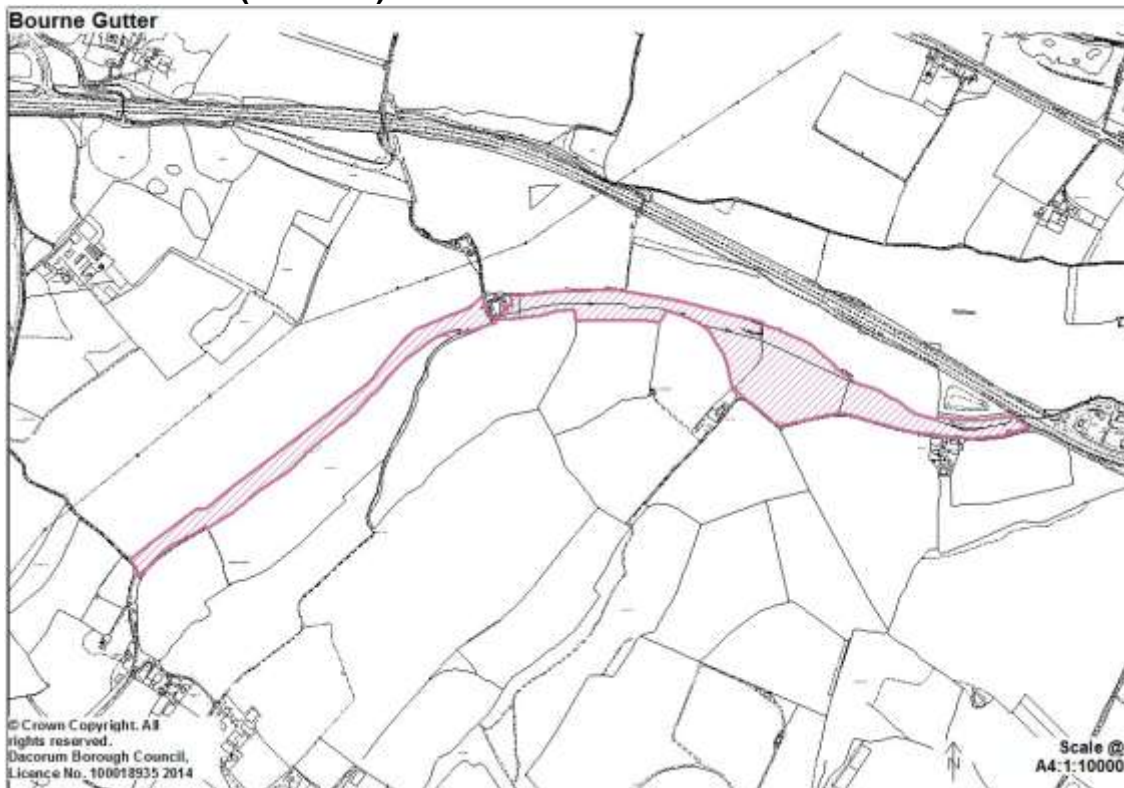
Pingoes on Boxmoor (updated site area)



Tring Park (updated site area)



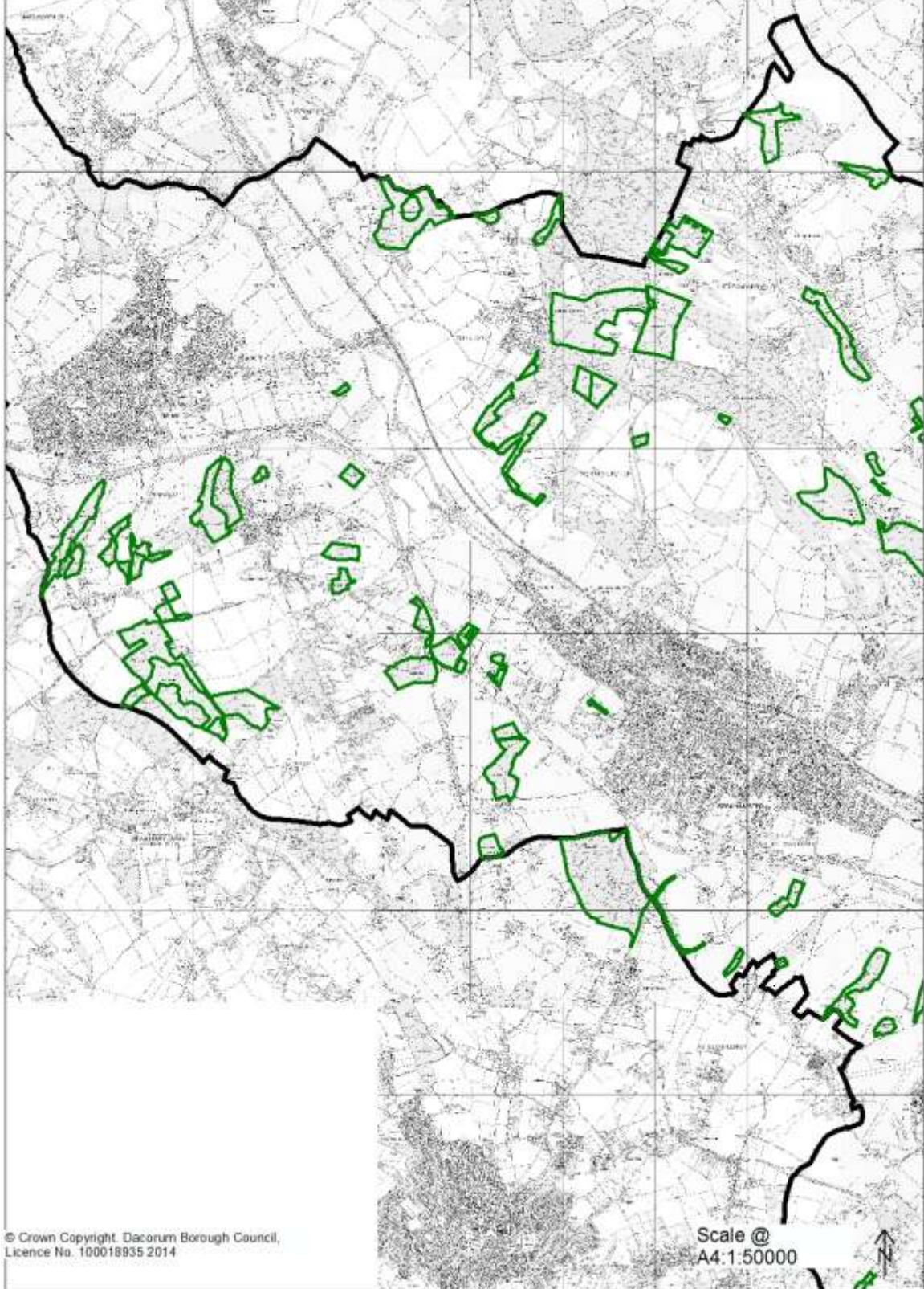
Bourne Gutter (new site)

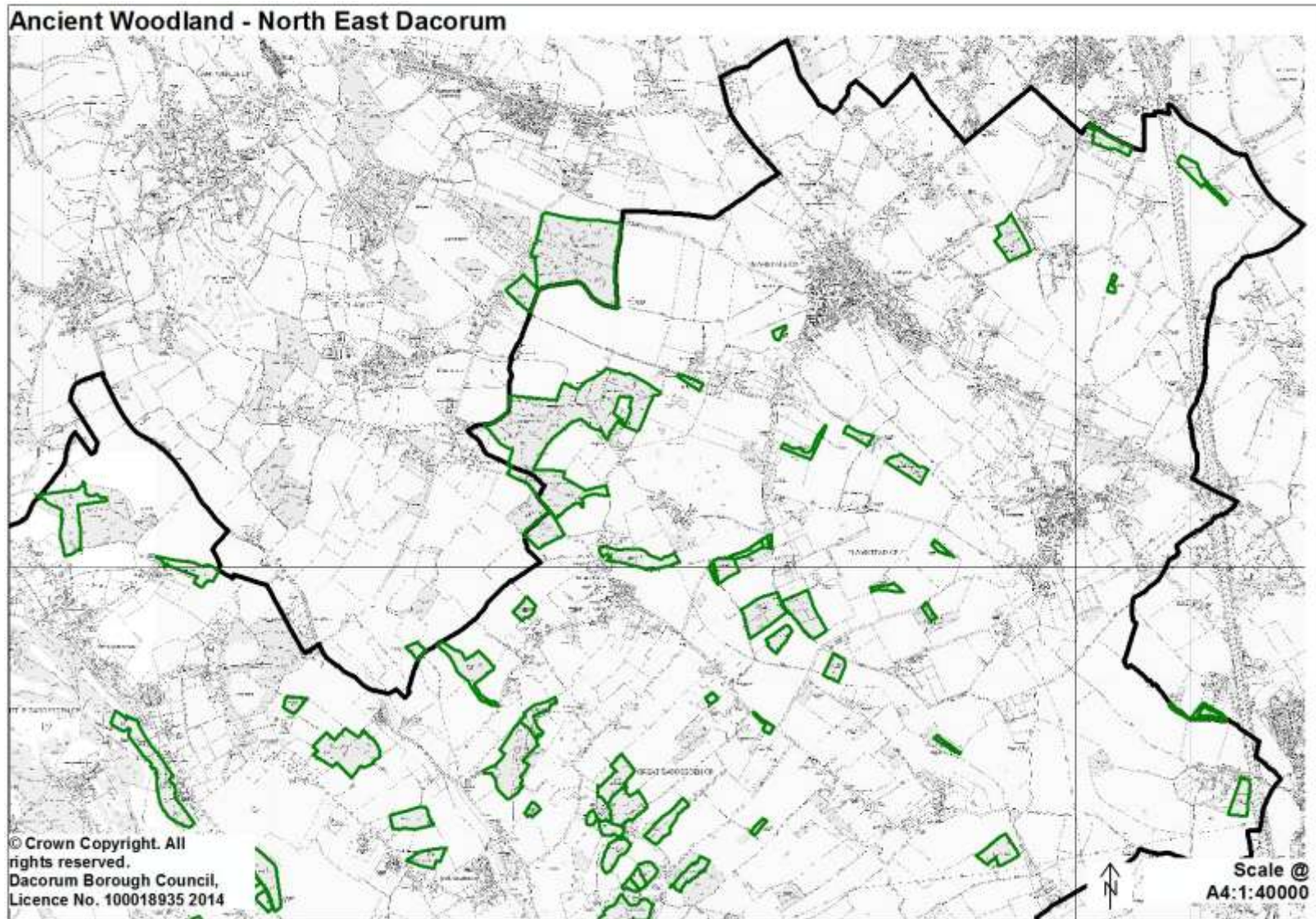


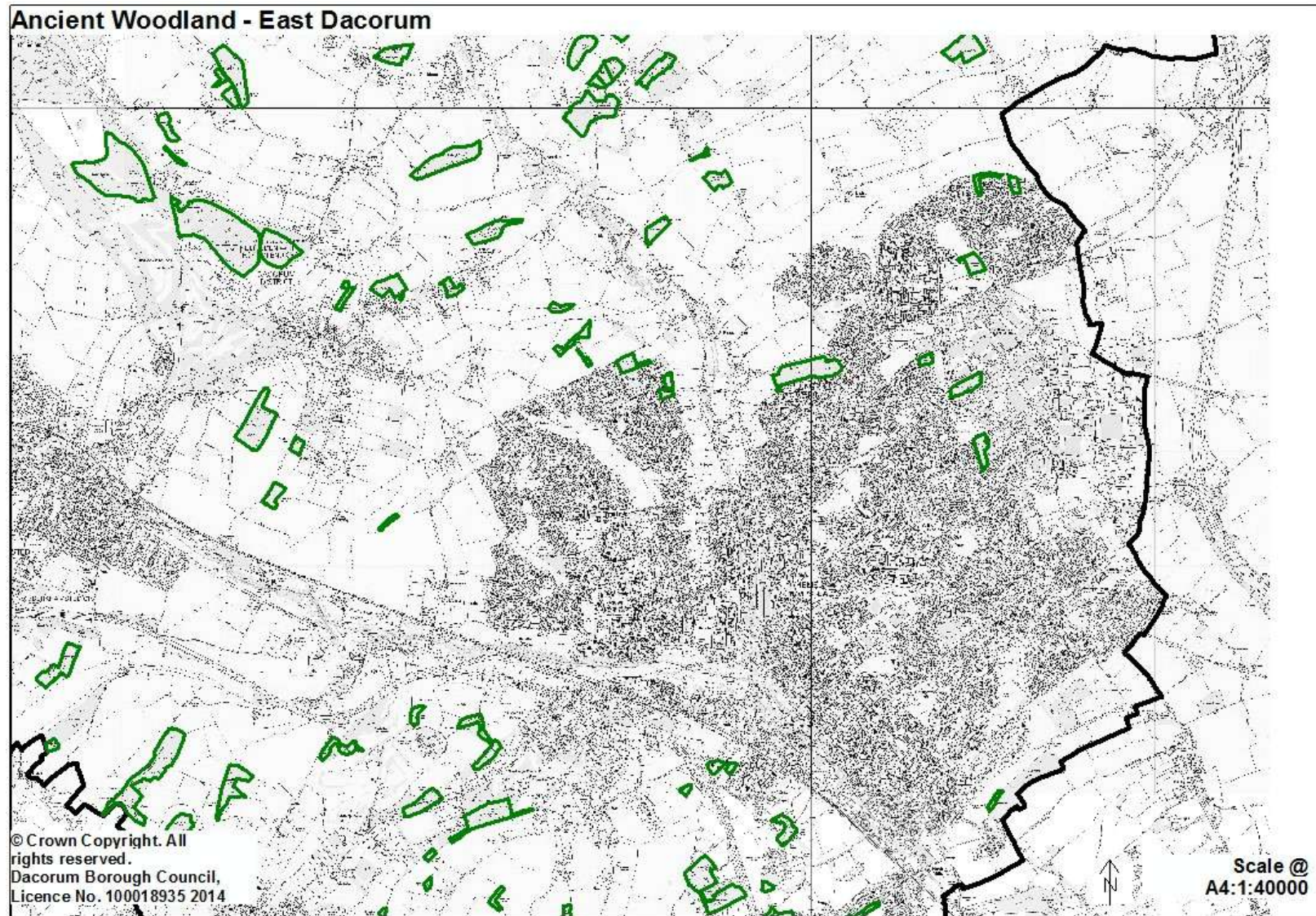
Ancient Woodland

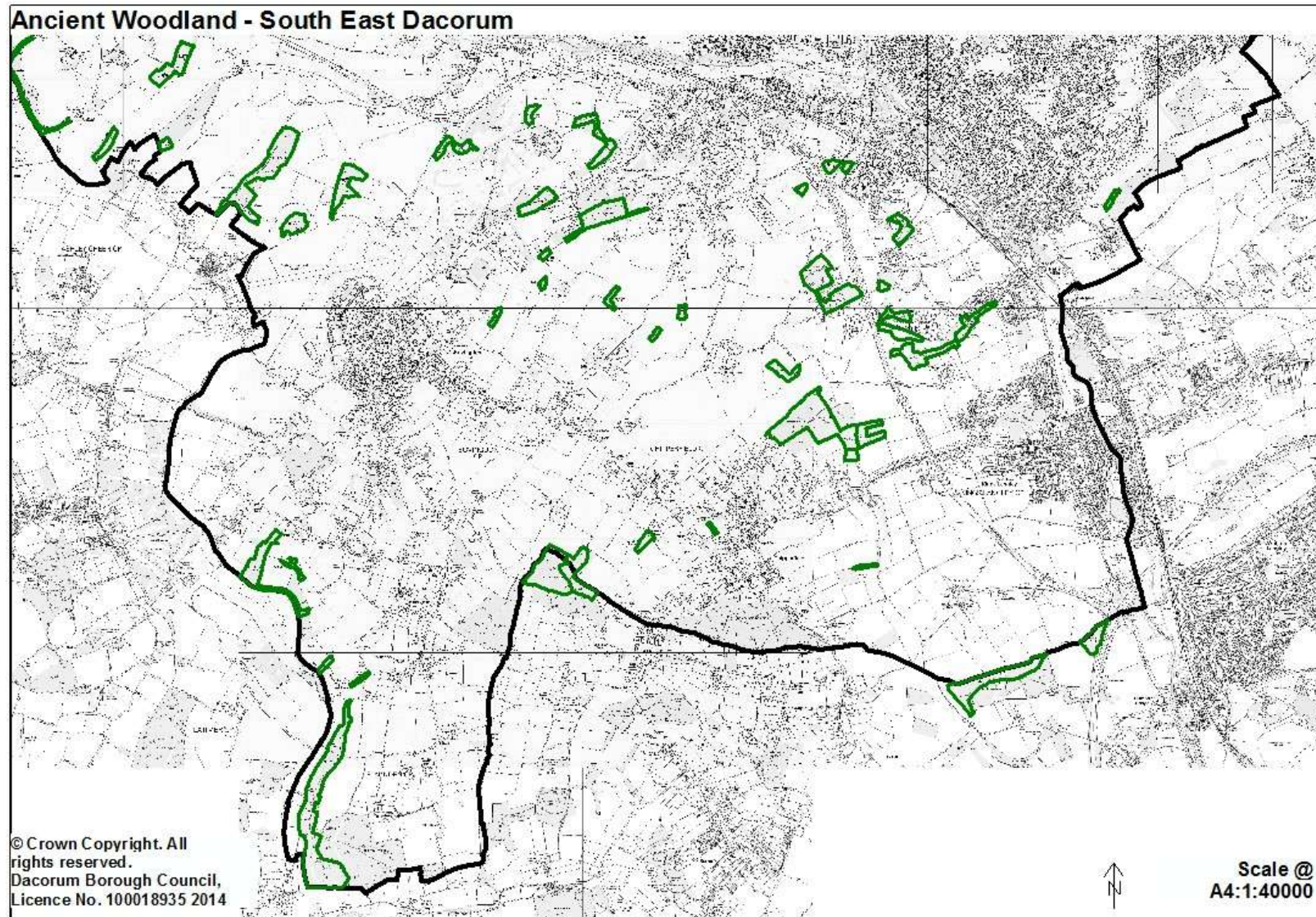
The following sites to be shown on Policies Map:

Ancient Woodland - West and Central Dacorum



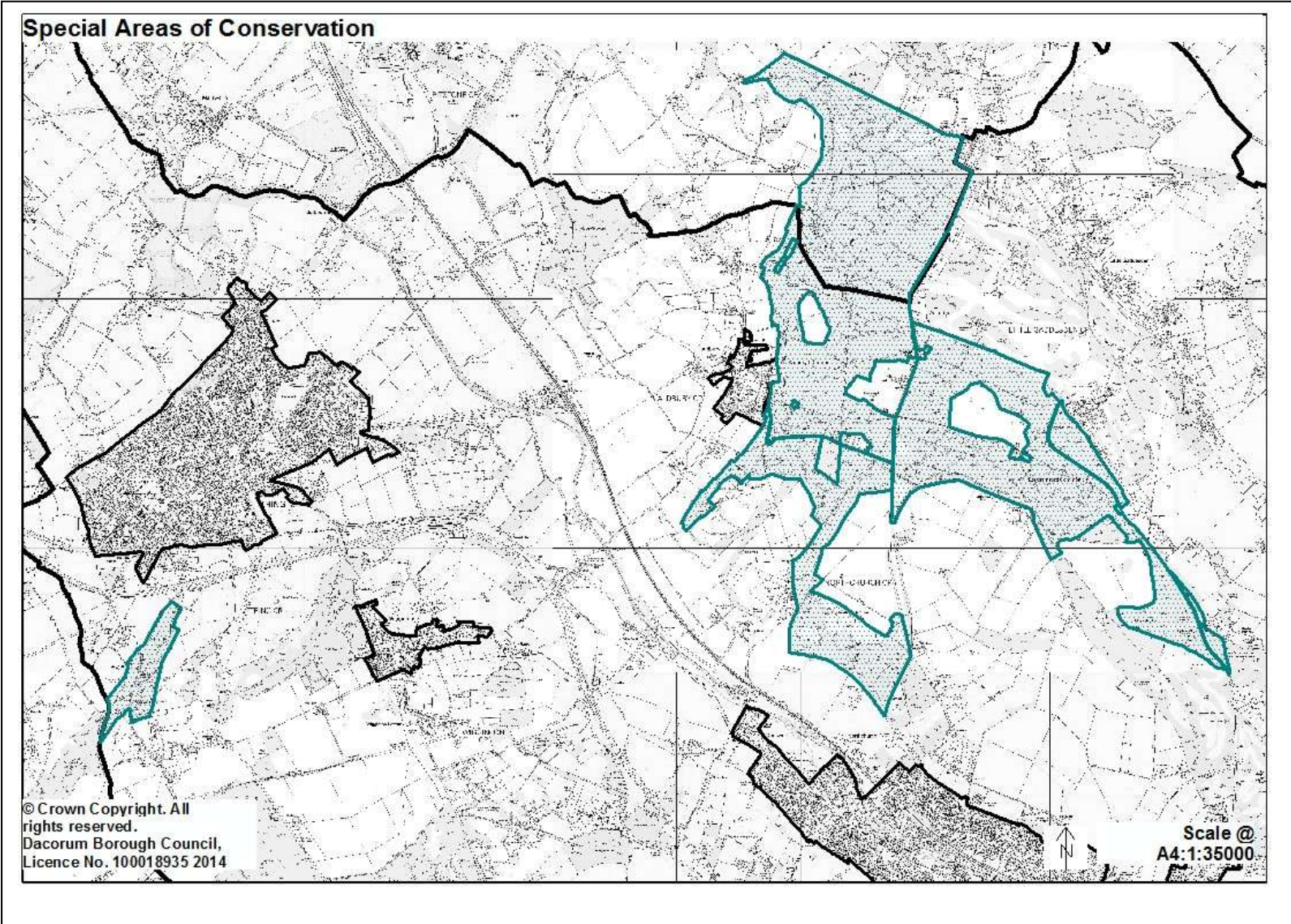






Special Area of Conservation

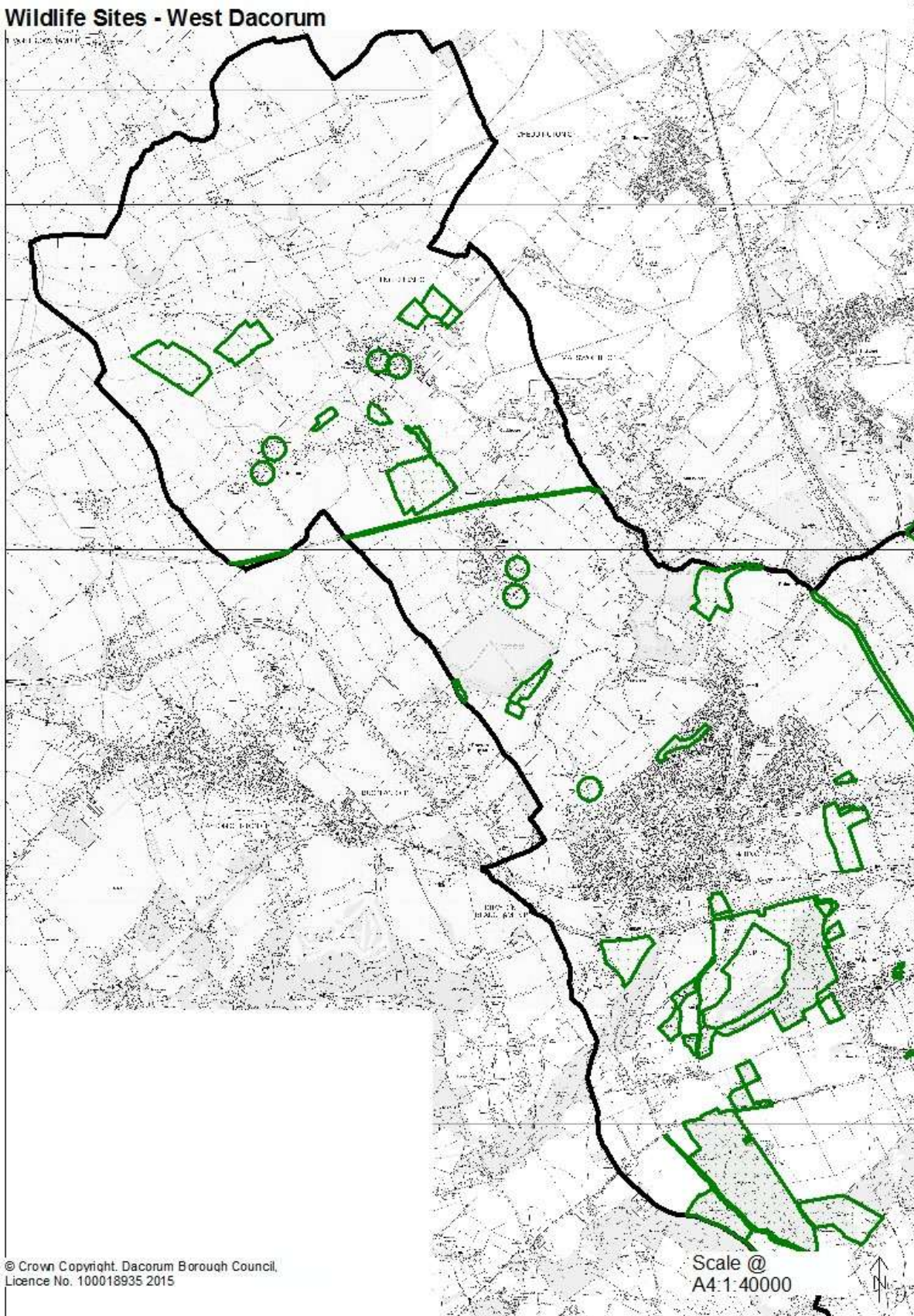
New designation to be included on Policies Map.



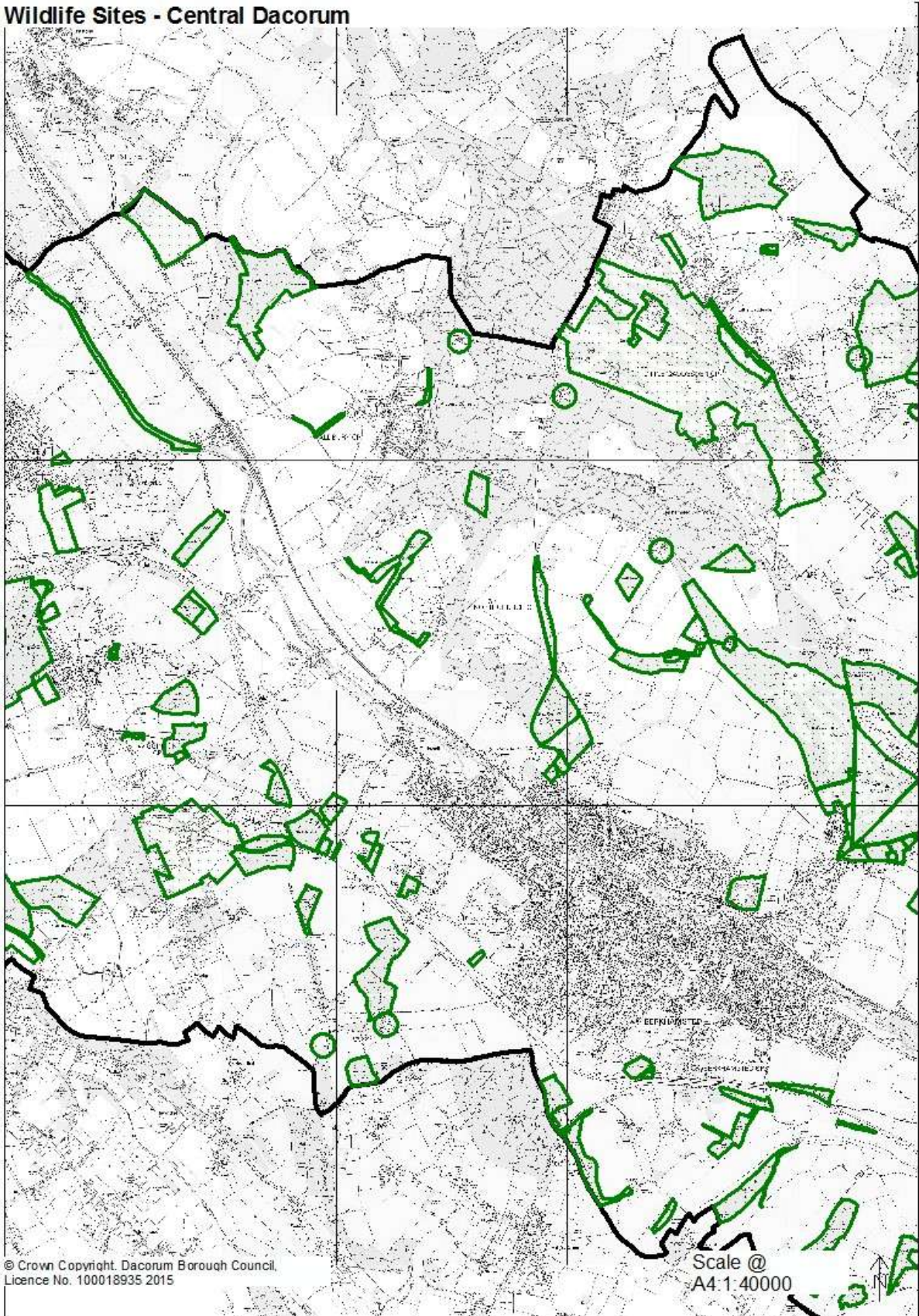
Wildlife sites

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

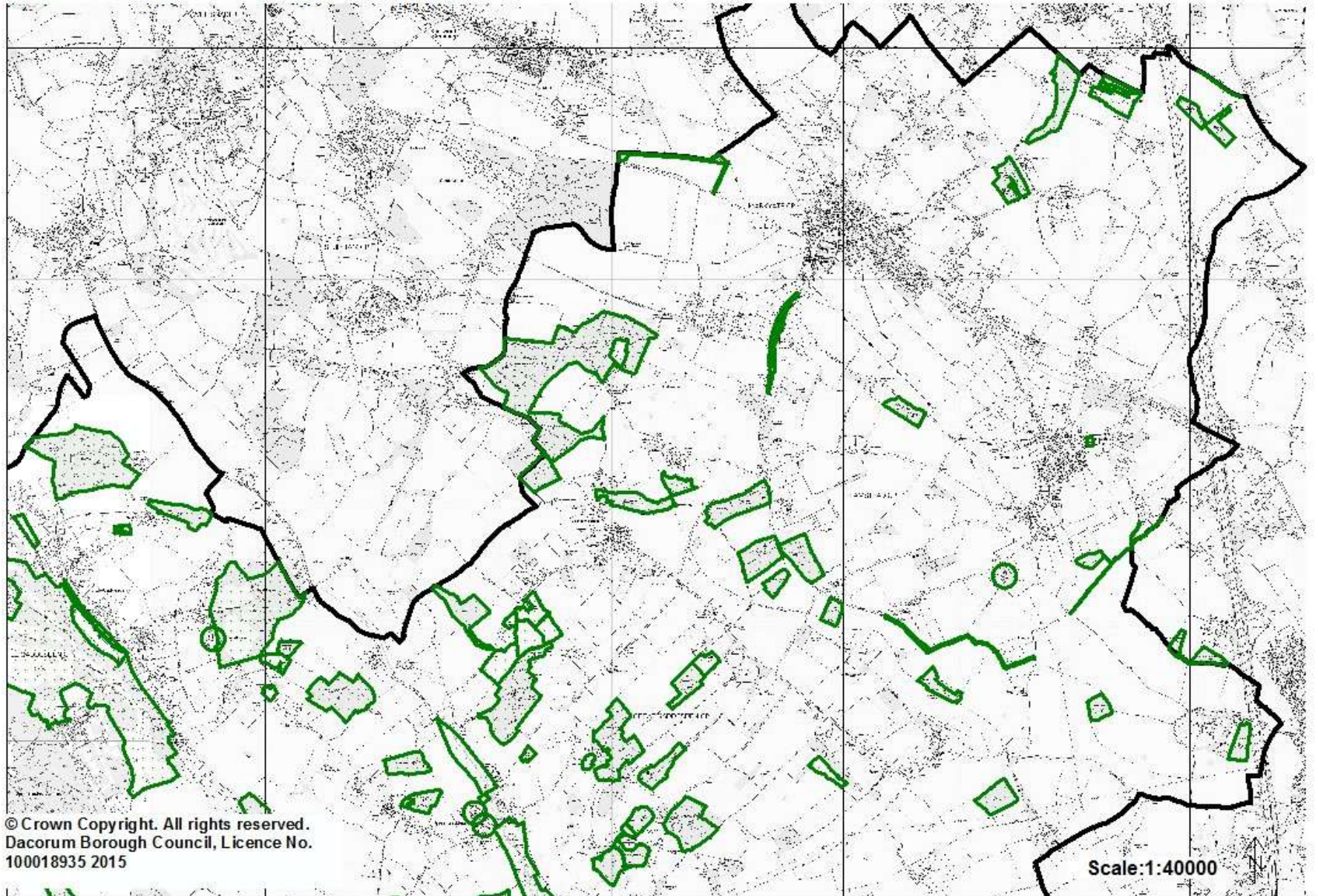
Wildlife Sites - West Dacorum



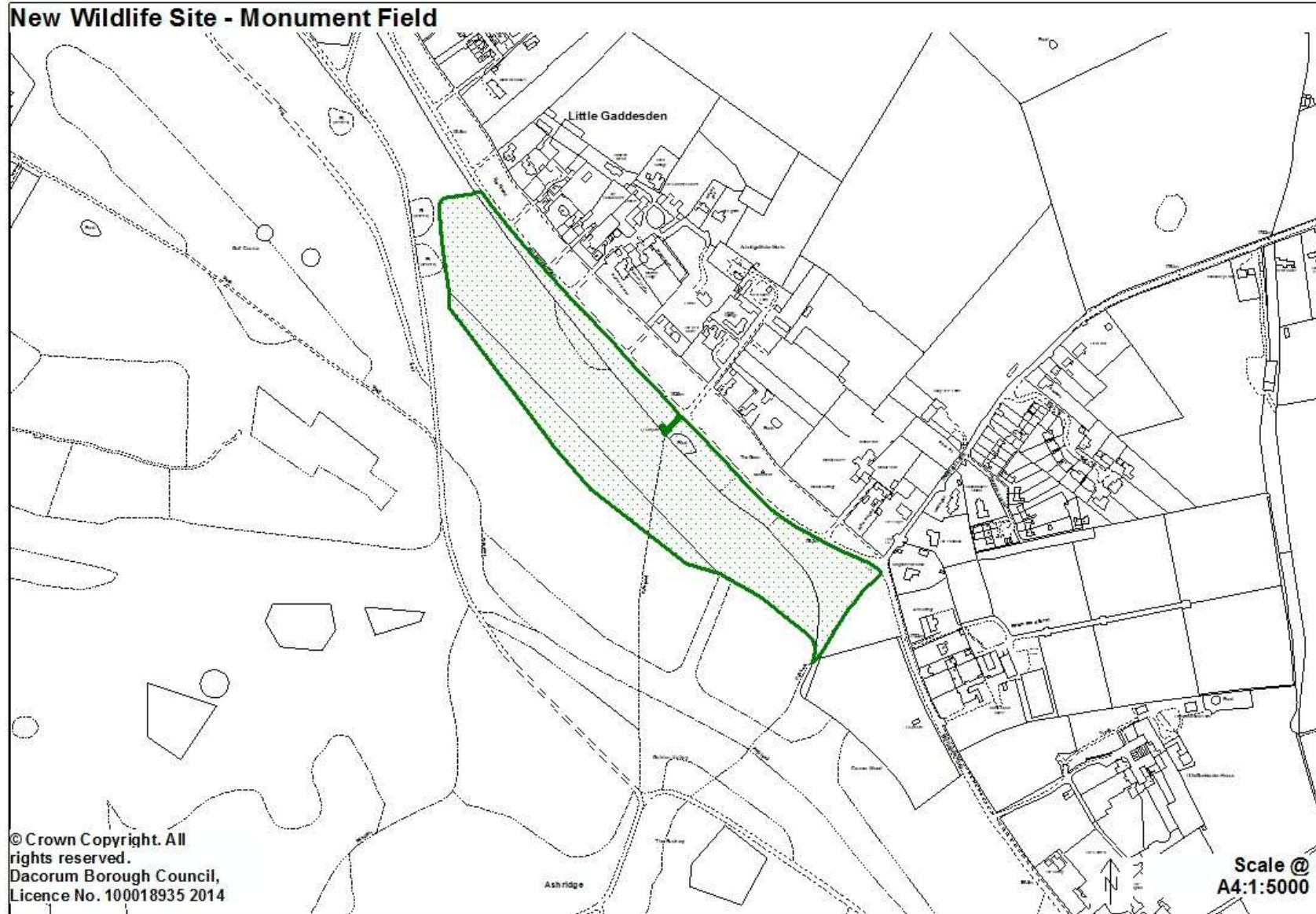
Wildlife Sites - Central Dacorum



Wildlife Sites - North East Dacorum

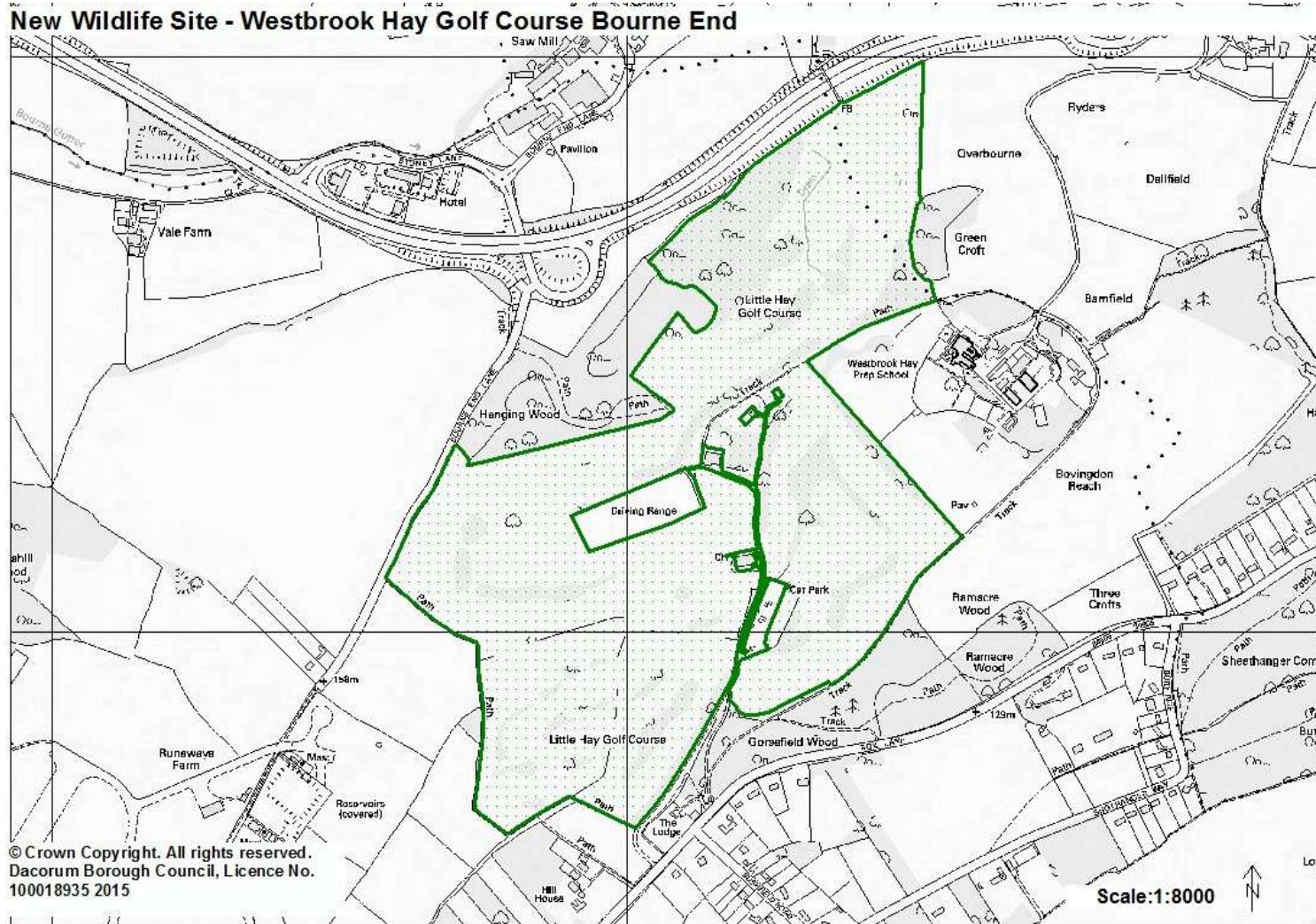


New Wildlife Sites - Additional designations to be shown on Policies Map:
Monument Field – new designation



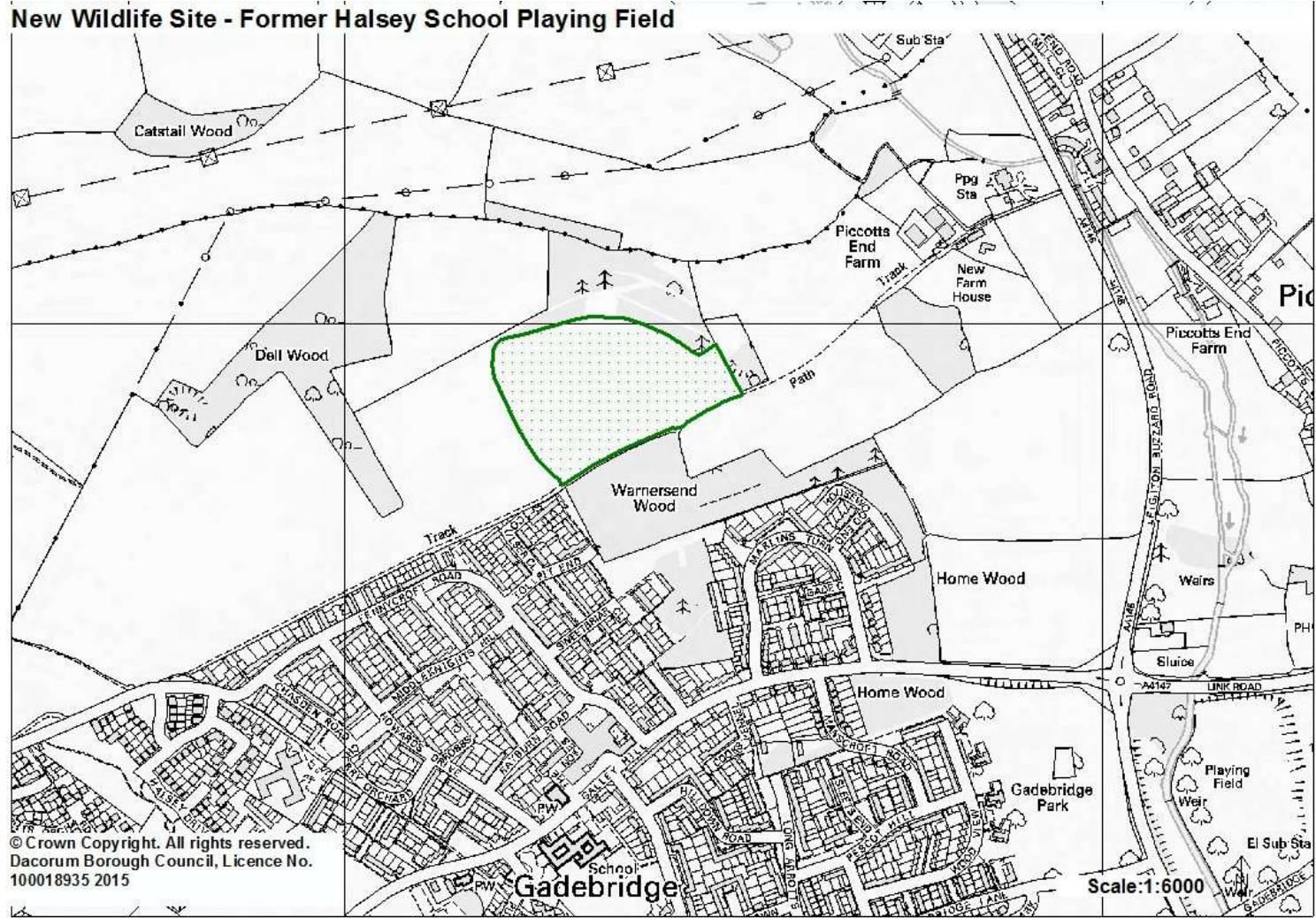
MC69 (below)

Westbrook Hay Golf Course, Bourne End – new designation



MC69 cont... (below)

Former Halsey School Playing Field – new designation



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:

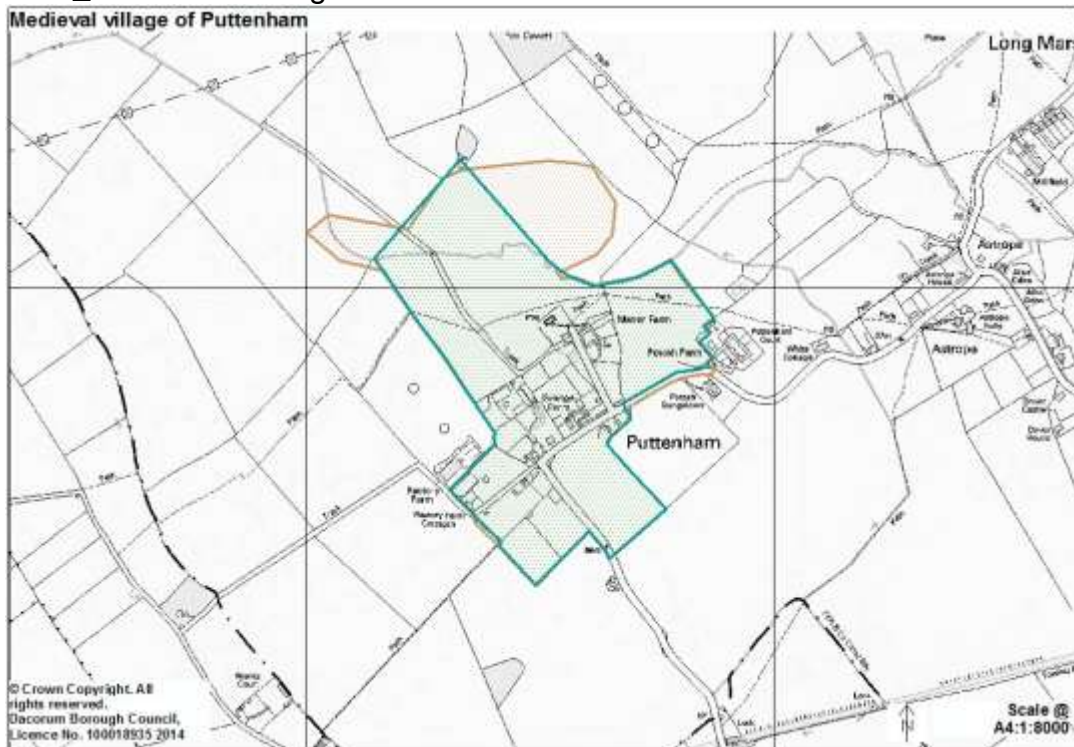
Amended Sites:

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 Balk, 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

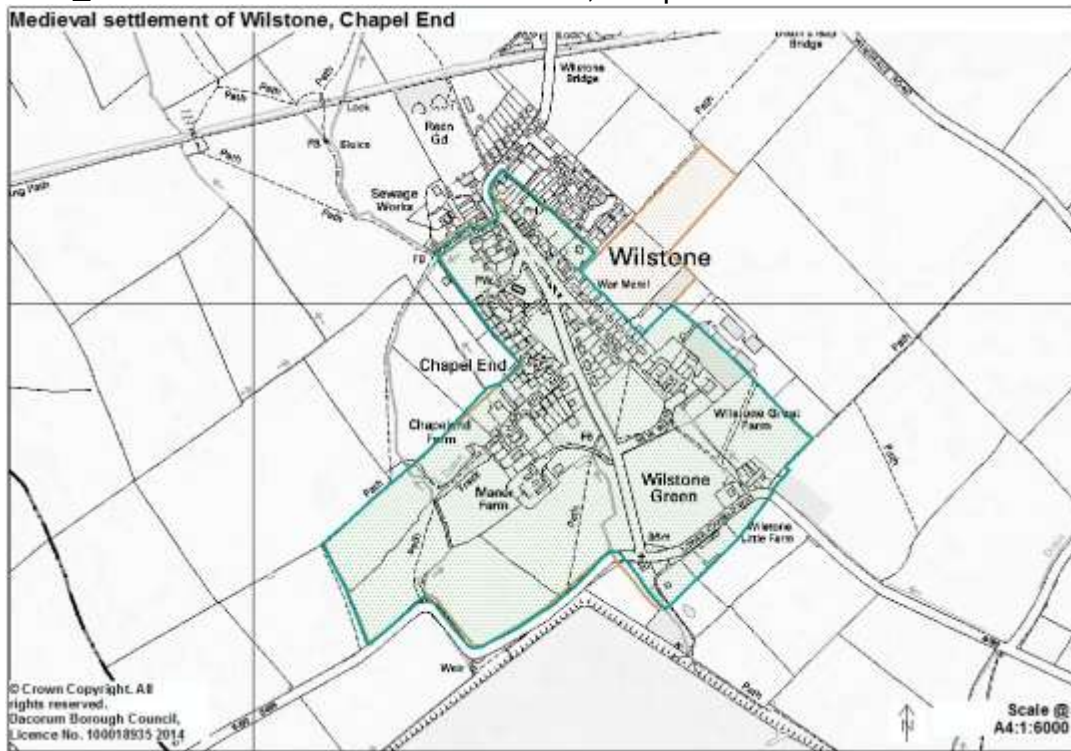
Key

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

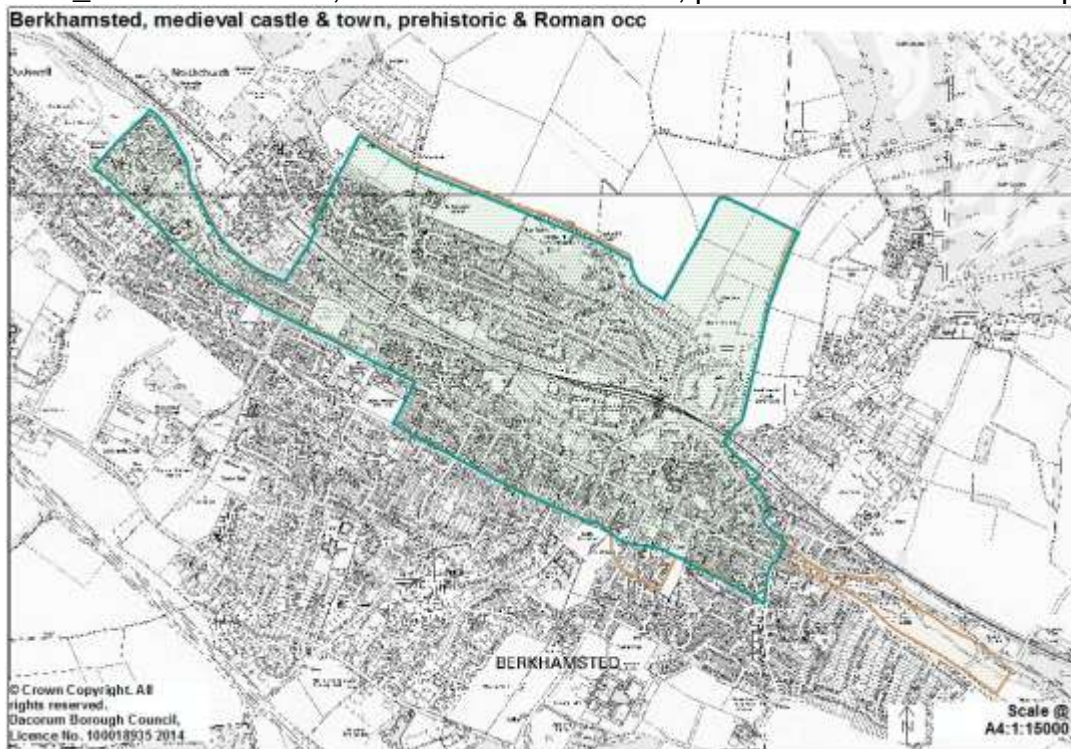
DAC_4 Medieval village of Puttenham



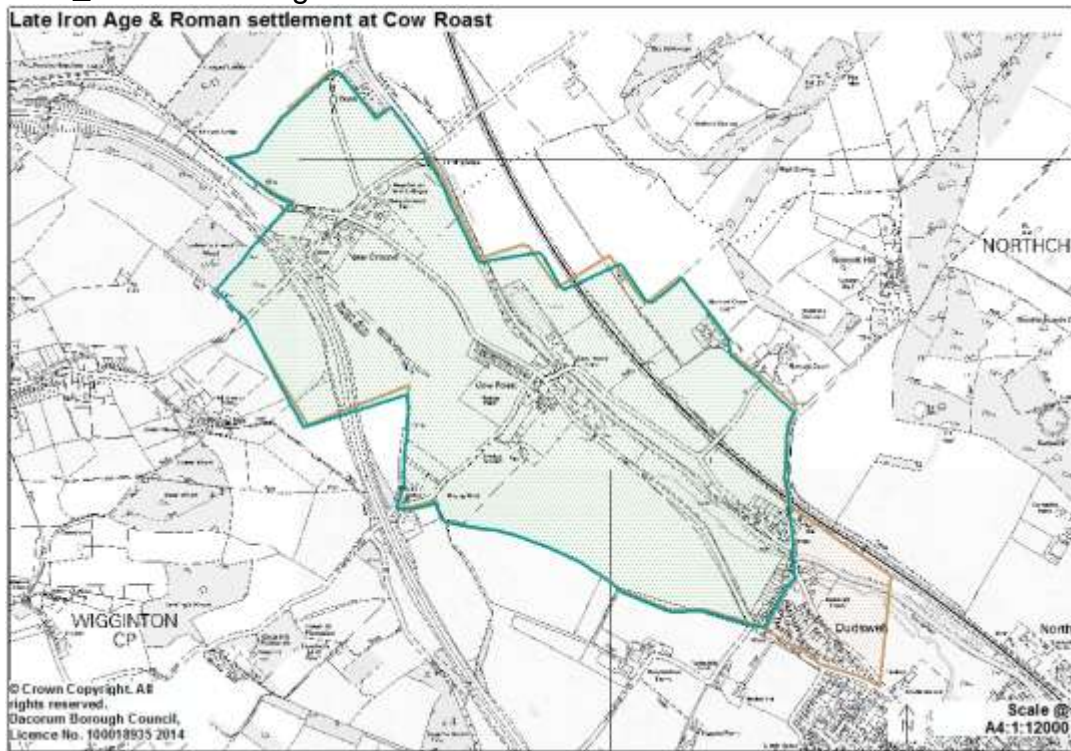
DAC_13 Medieval settlement of Wilstone, Chapel End



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



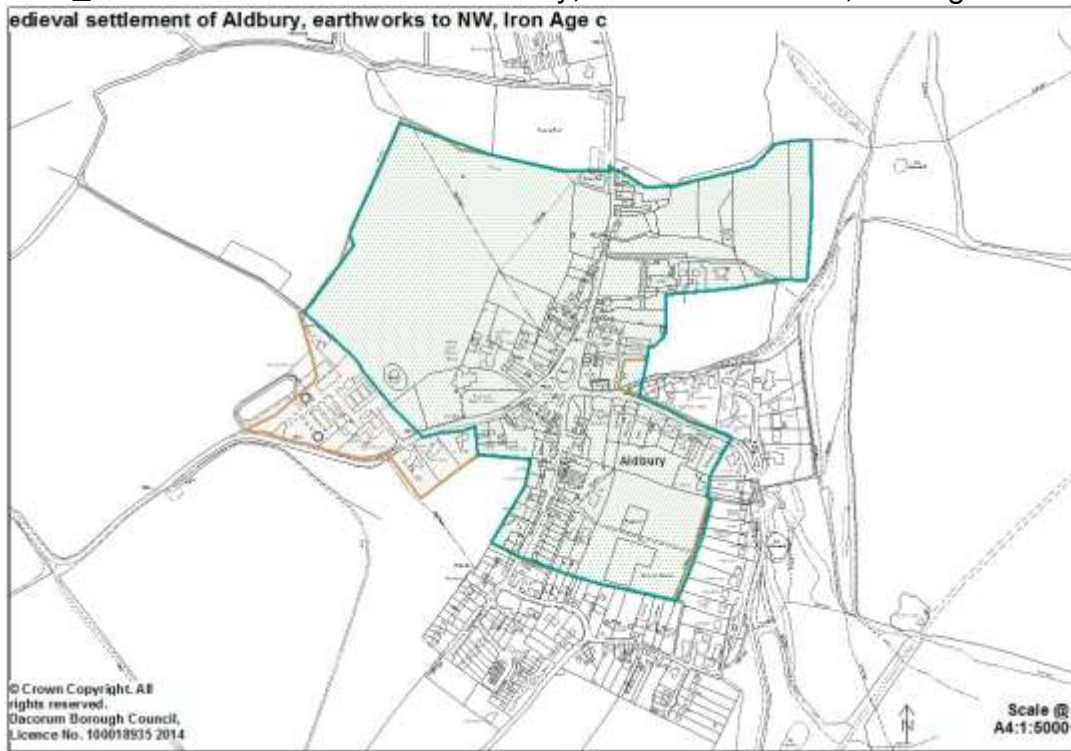
DAC_23 Late Iron Age & Roman settlement at Cow Roast



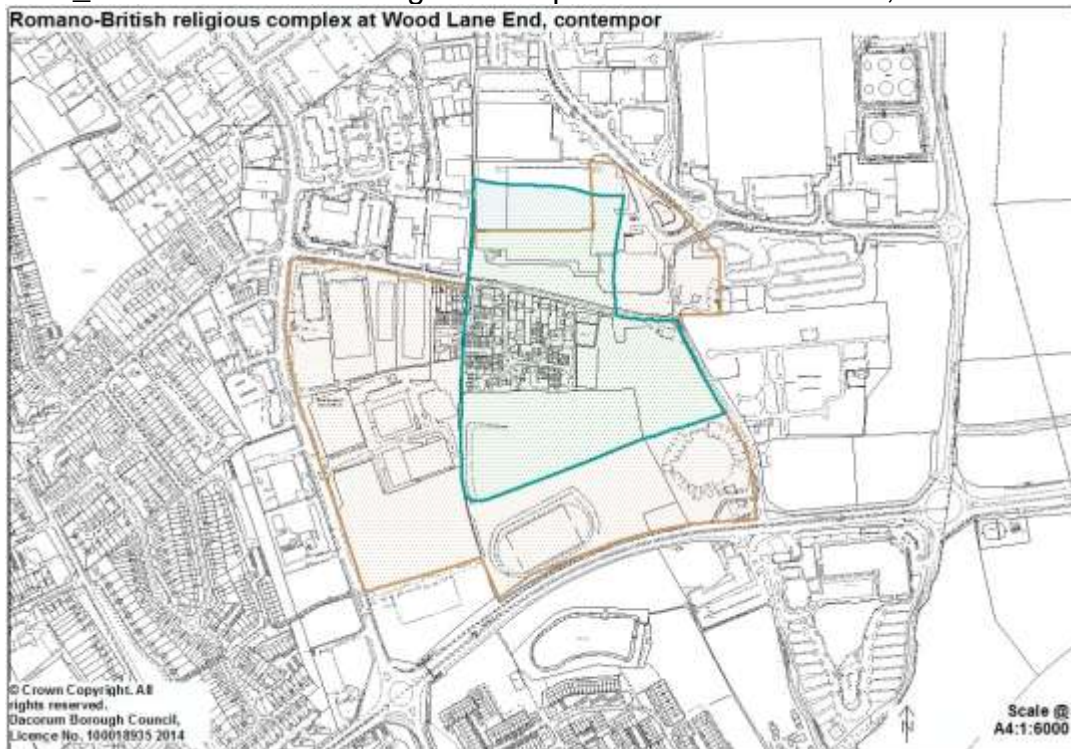
DAC_26 Several extant stretches of Grim's Ditch, Stool Balk, burial, Aldbury



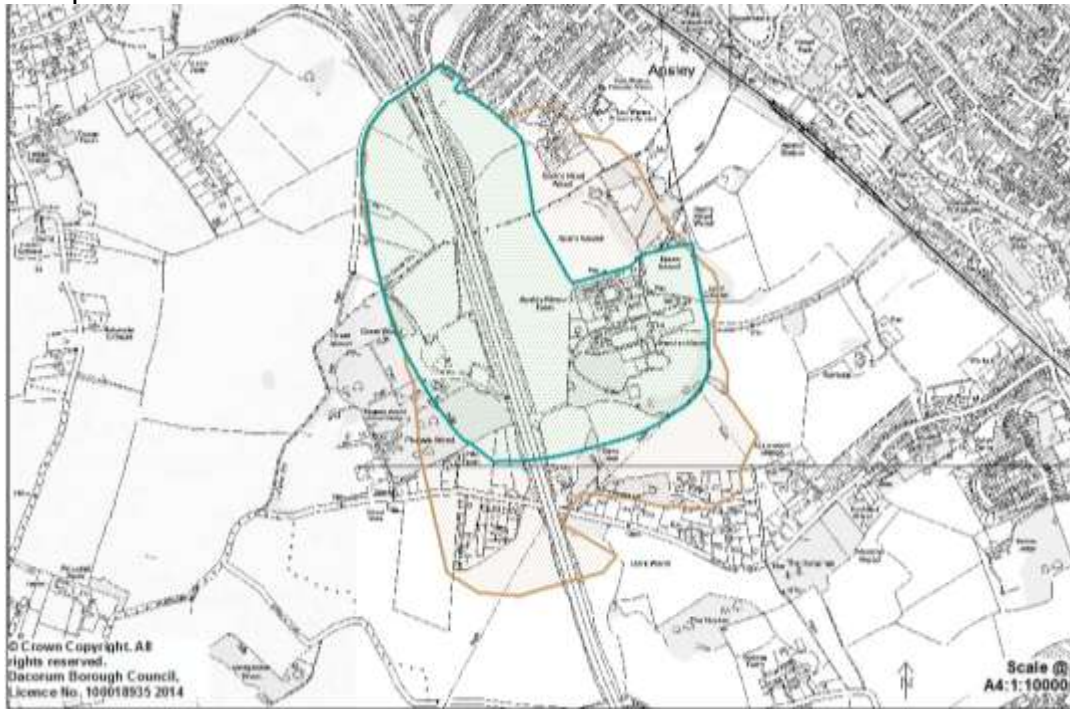
DAC_29 Medieval settlement of Aldbury, earthworks to NW, Iron Age



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



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



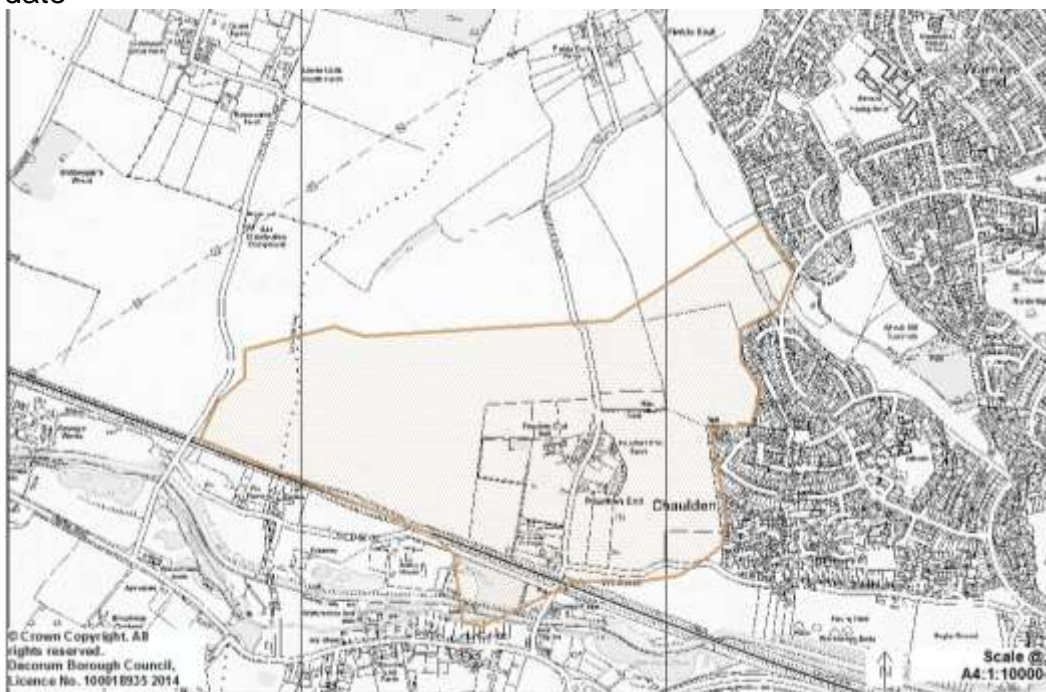
New Sites:

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

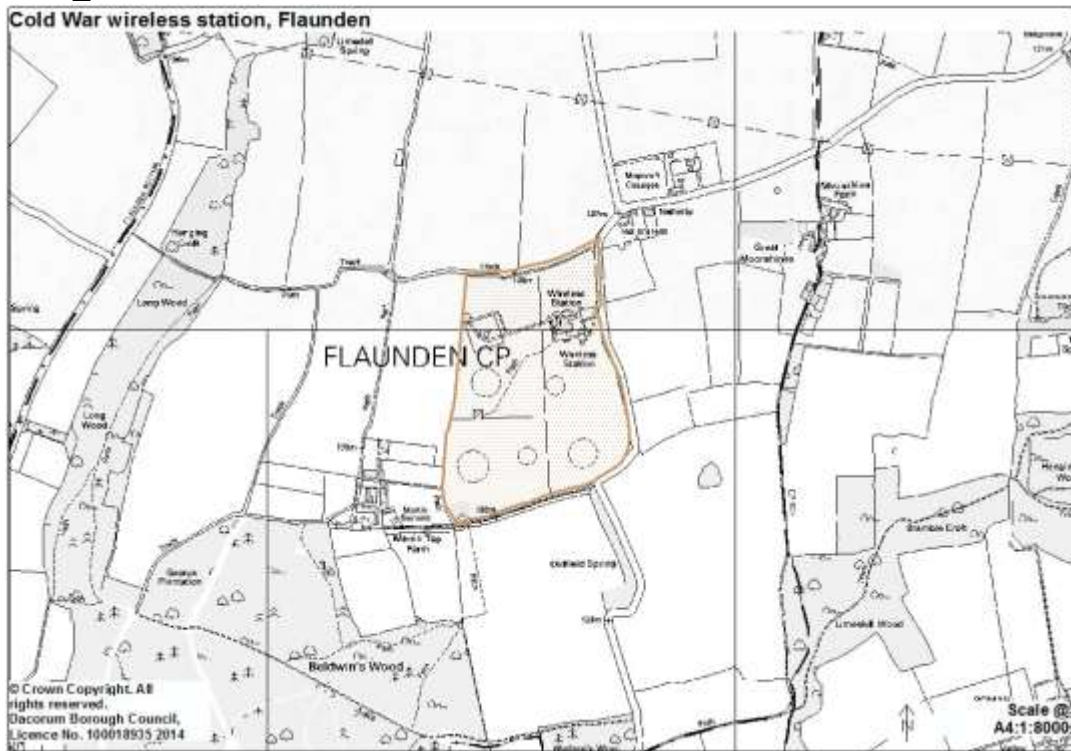
DAC_62 Flaunden - Cold War wireless station

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

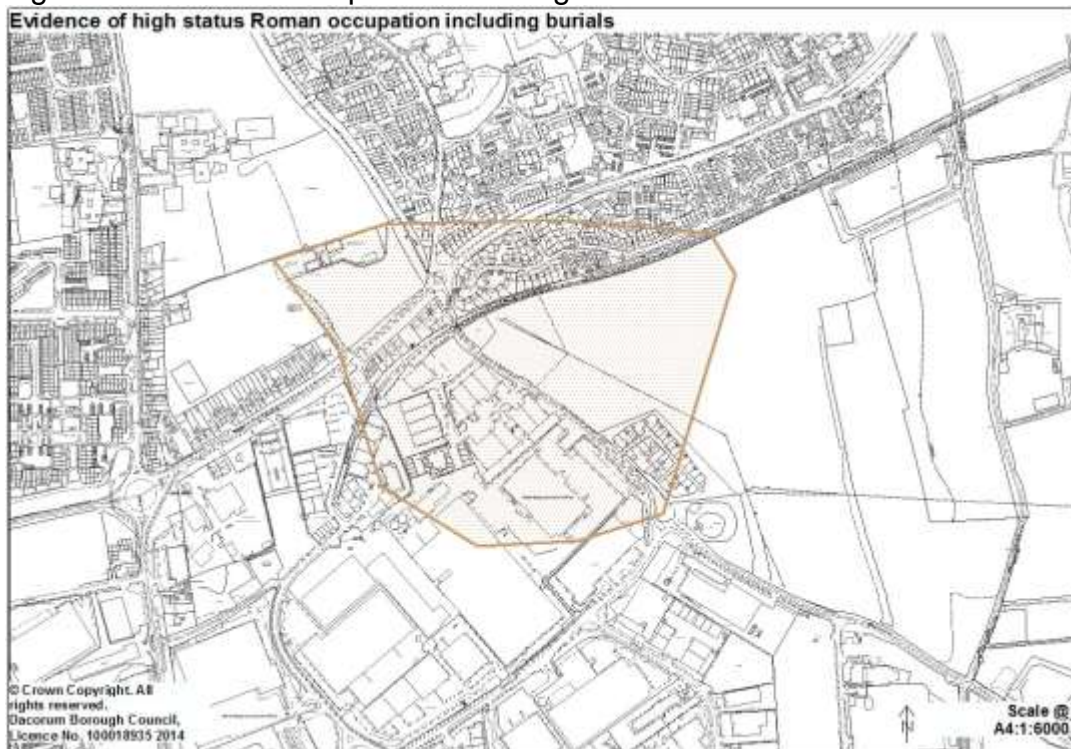
DAC_57 Pouchen End - Cropmarks of occupation and finds of Roman and Medieval date



DAC_62 Flaunden - Cold War wireless station



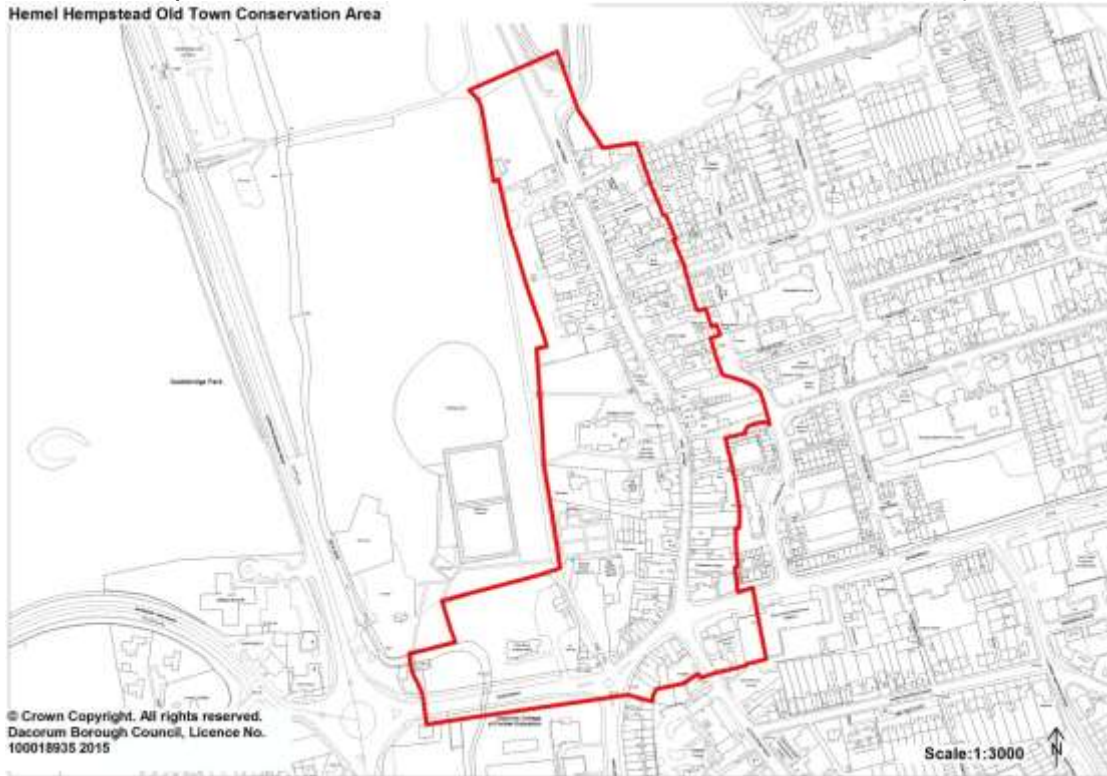
DAC_63 Redbourn Road with Three Cherry Trees, Hemel Hempstead, Evidence of high status Roman occupation including burials



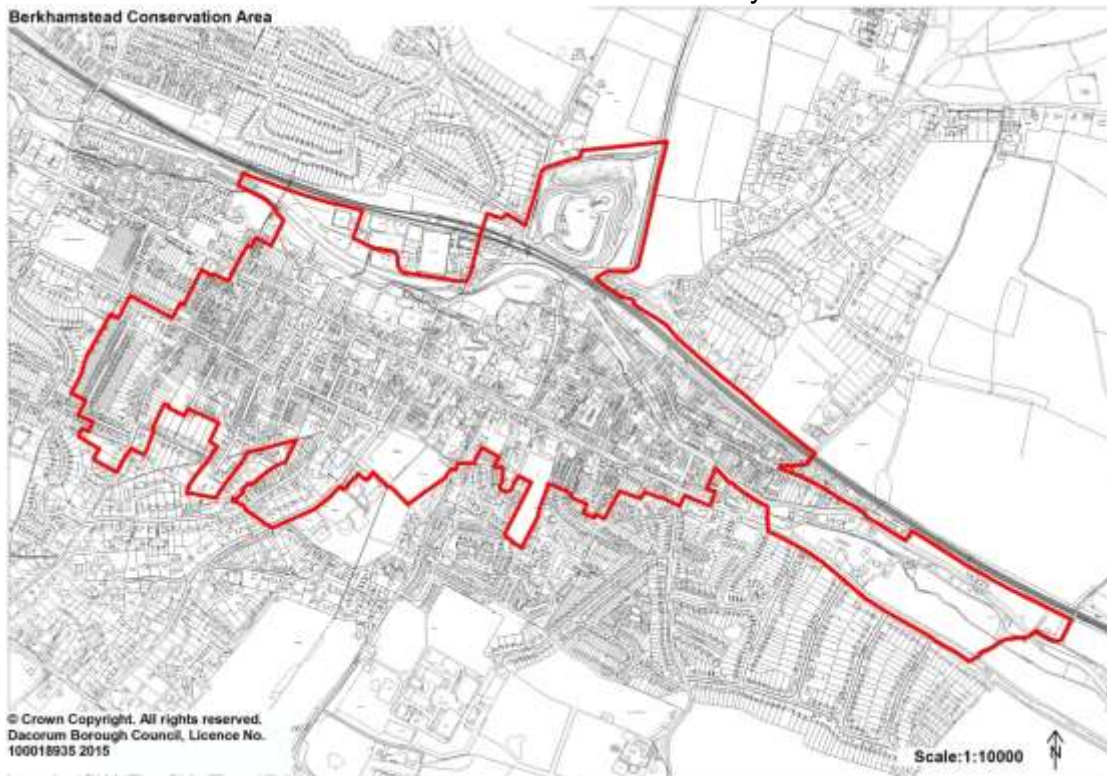
Conservation Areas

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

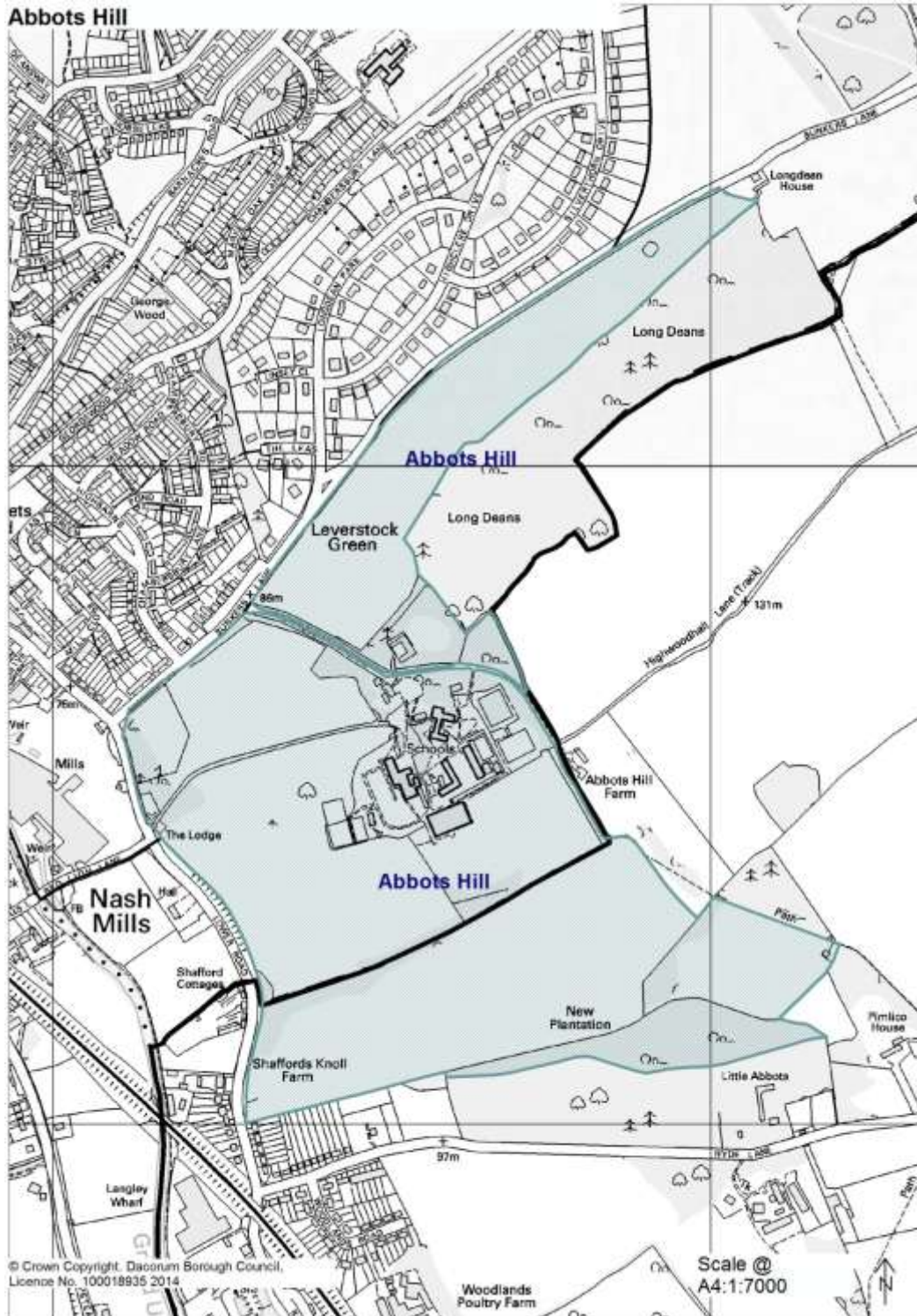
Retain existing Registered Parks and Gardens shown on Policies Map, with the following additional site:

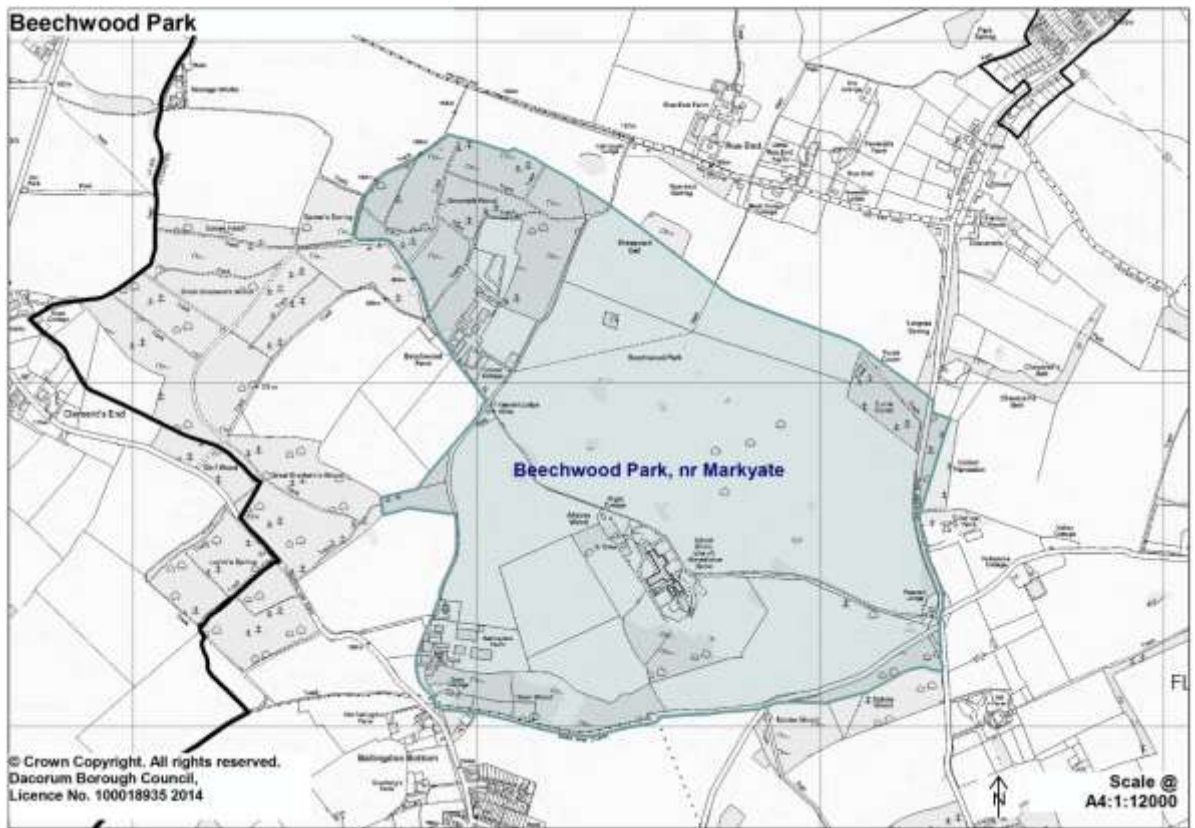
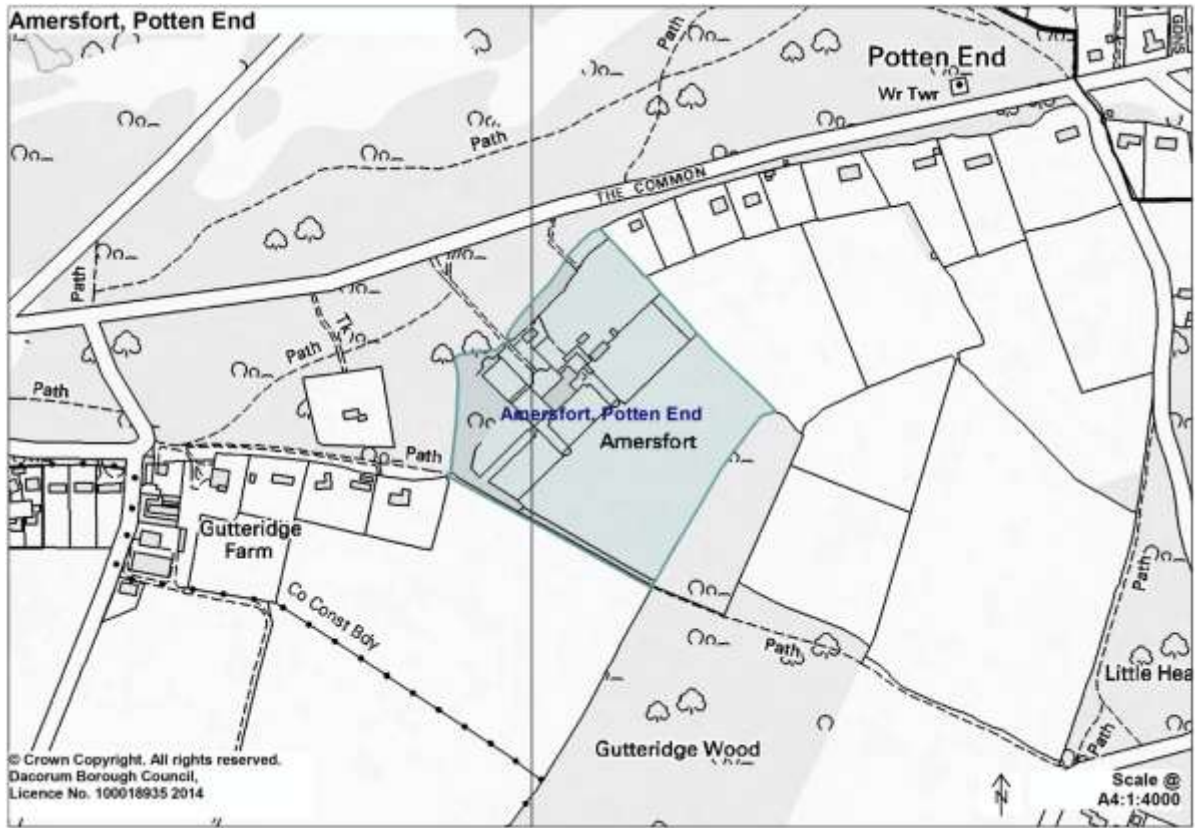
Park or Garden of Historic Interest - Water Gardens

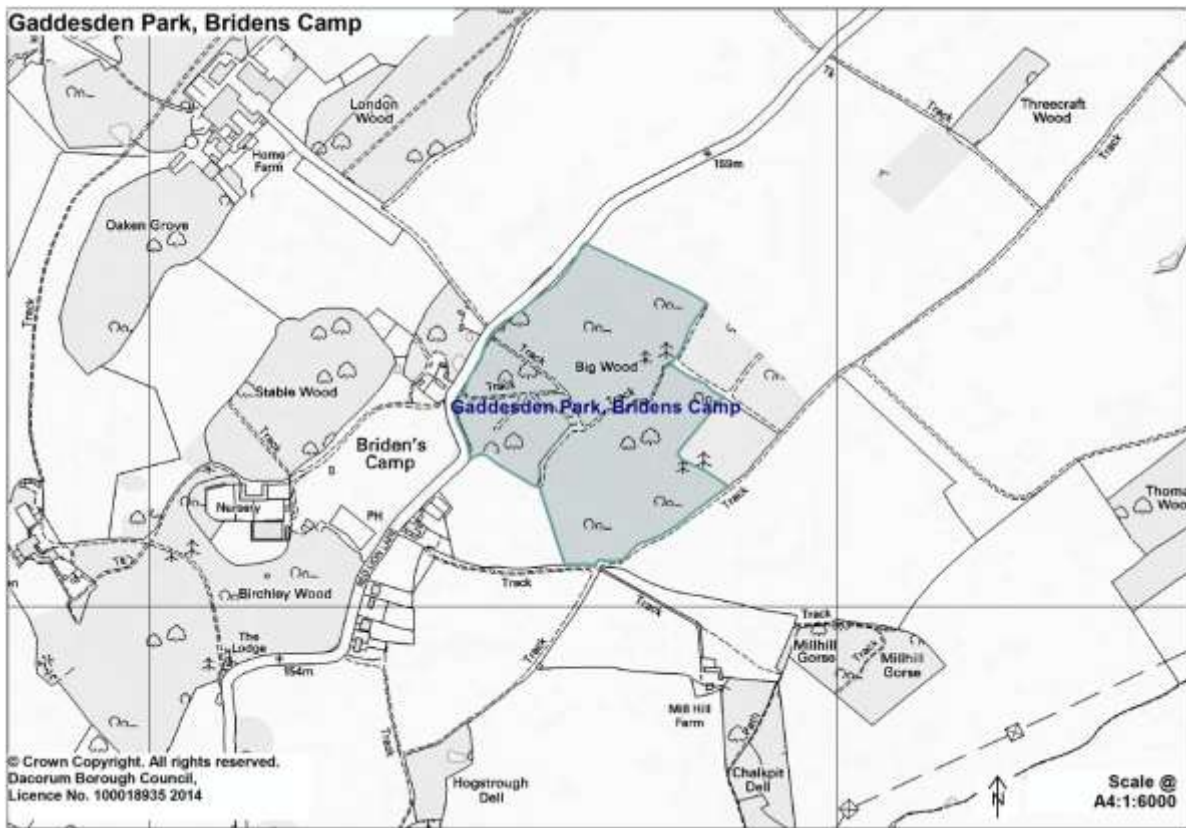
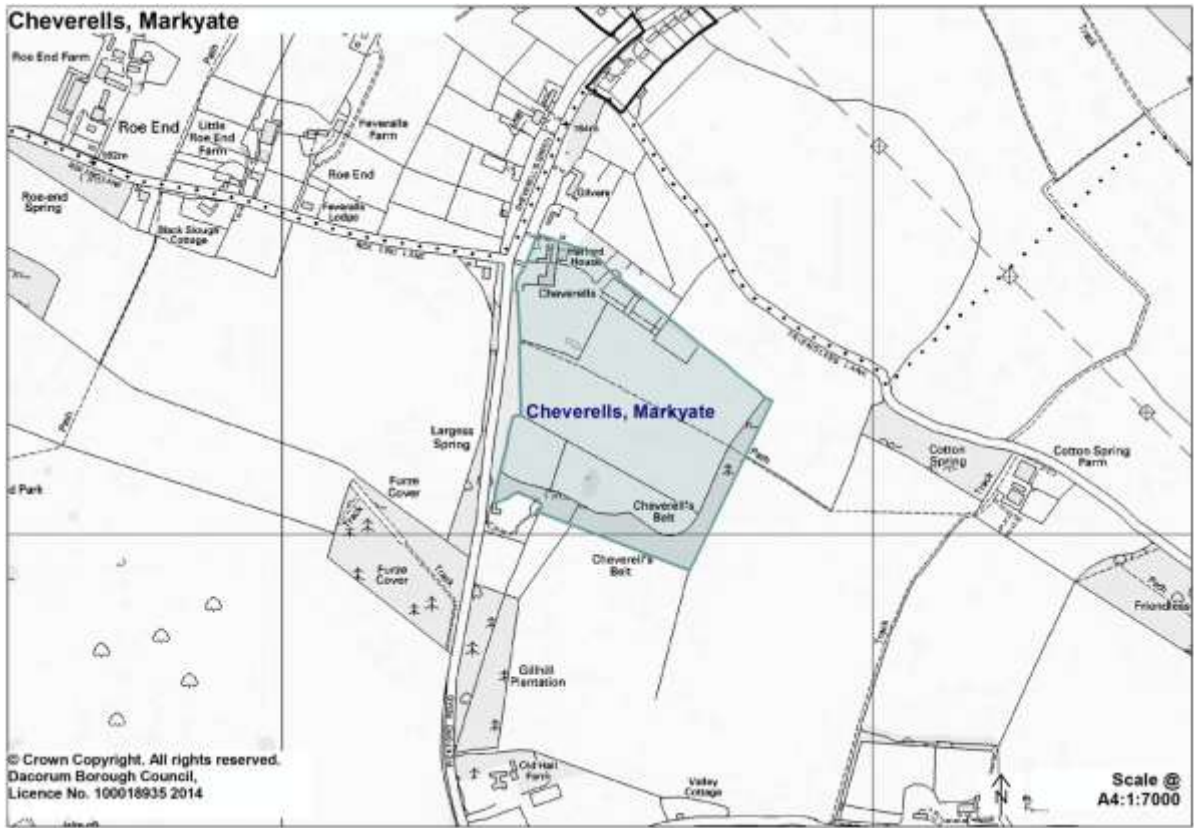


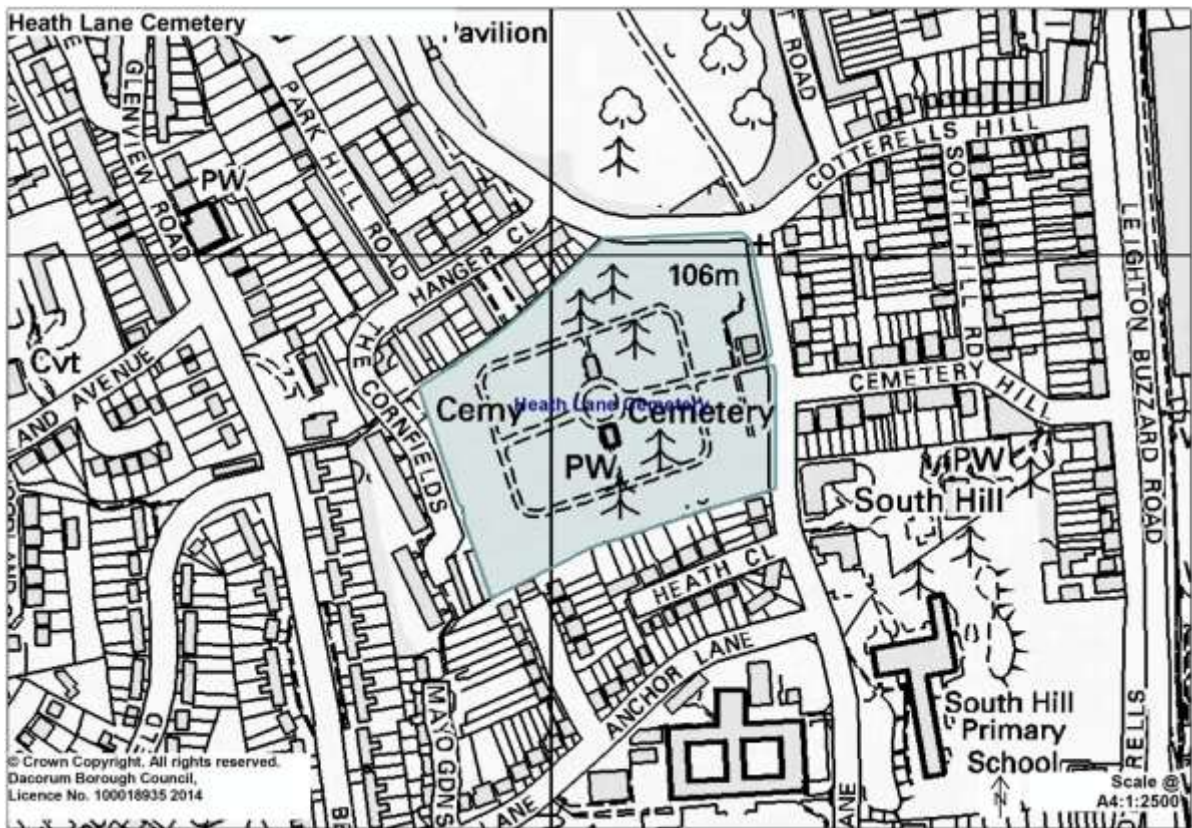
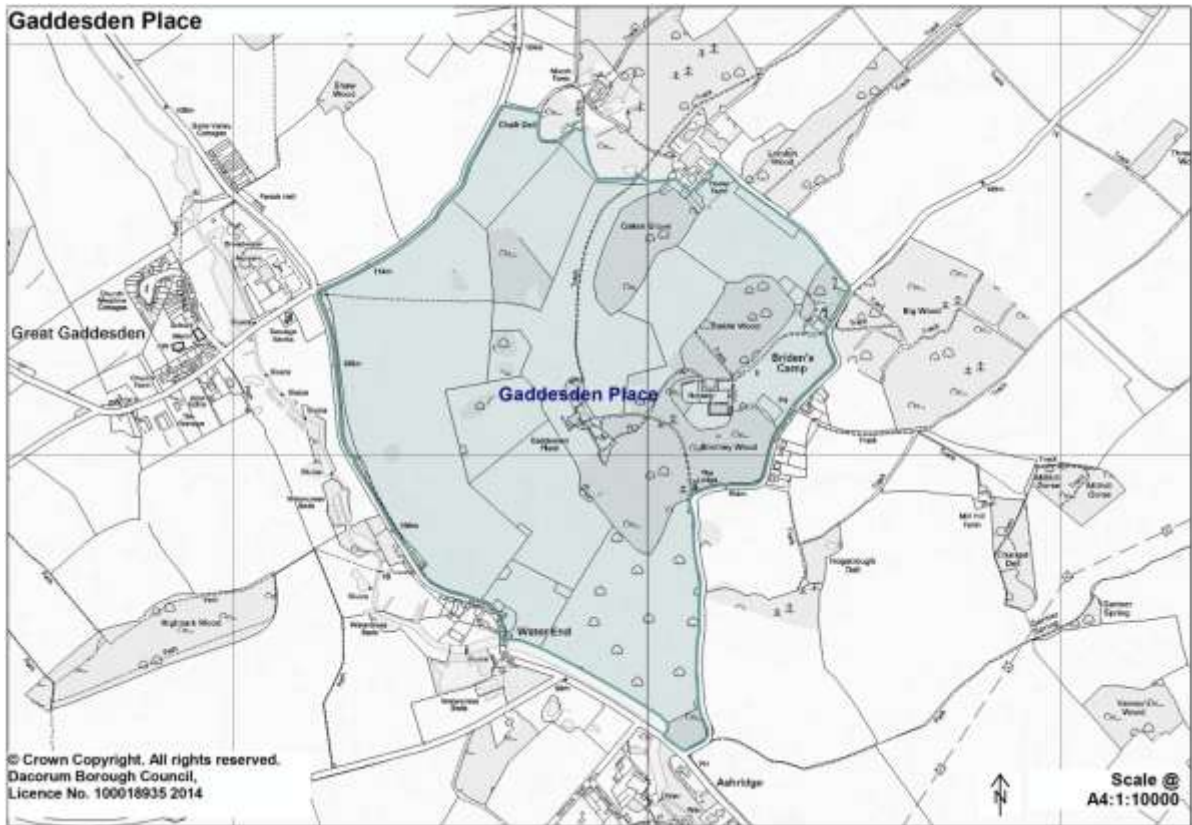
Locally Registered Park or Garden of Historic Interest

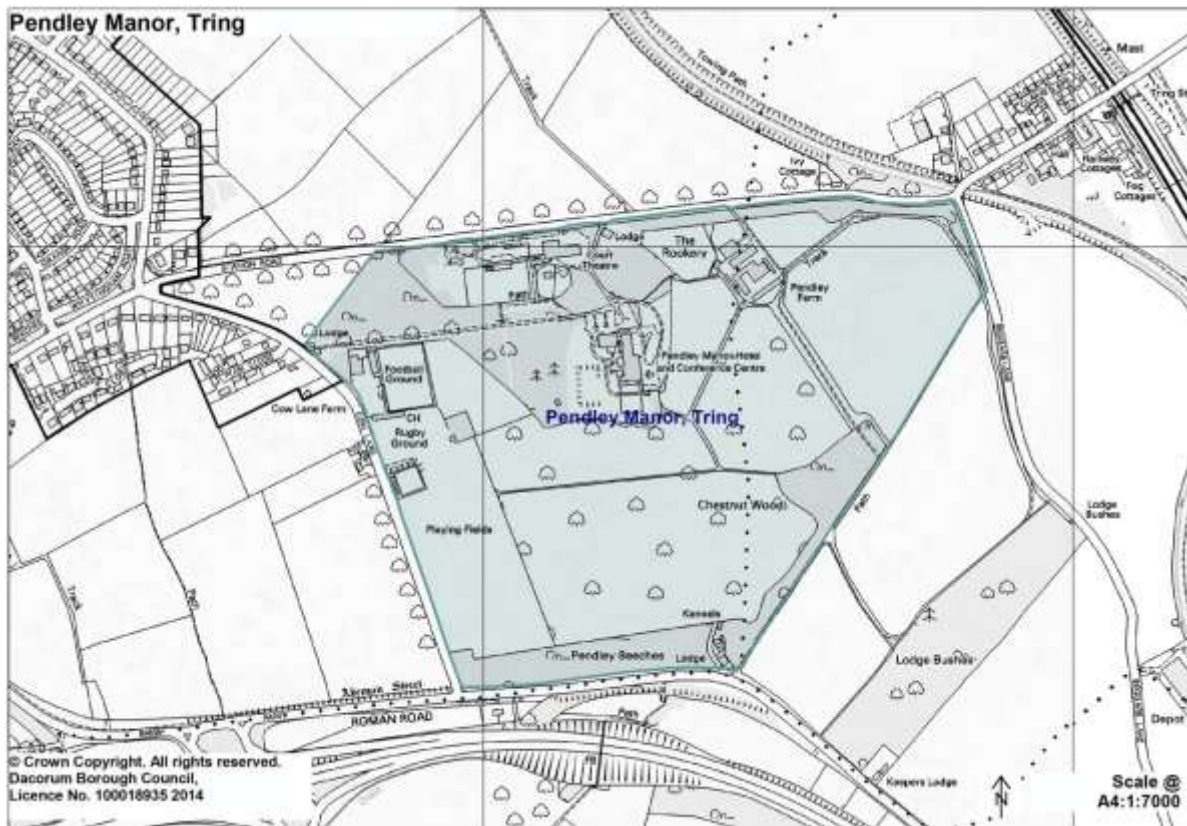
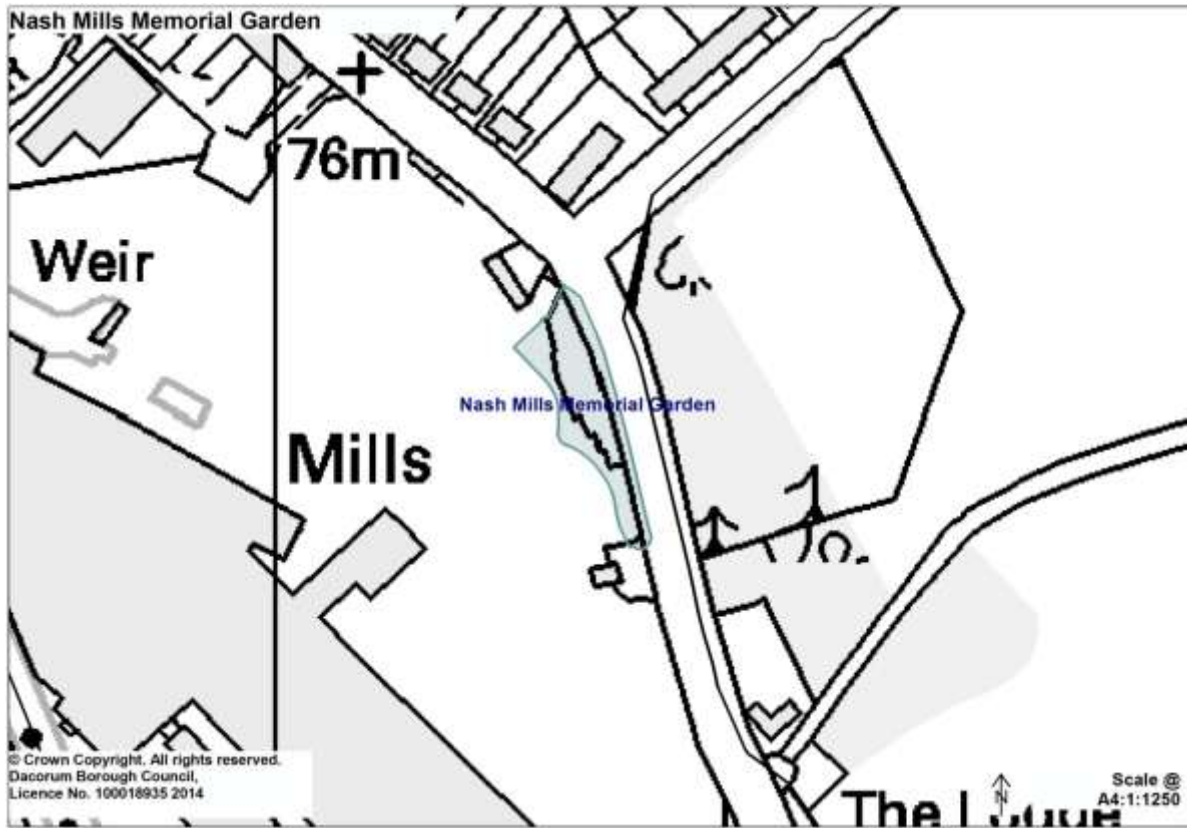
Add the following new locally Registered Park or Garden of Historic Interest to the Policies Map:







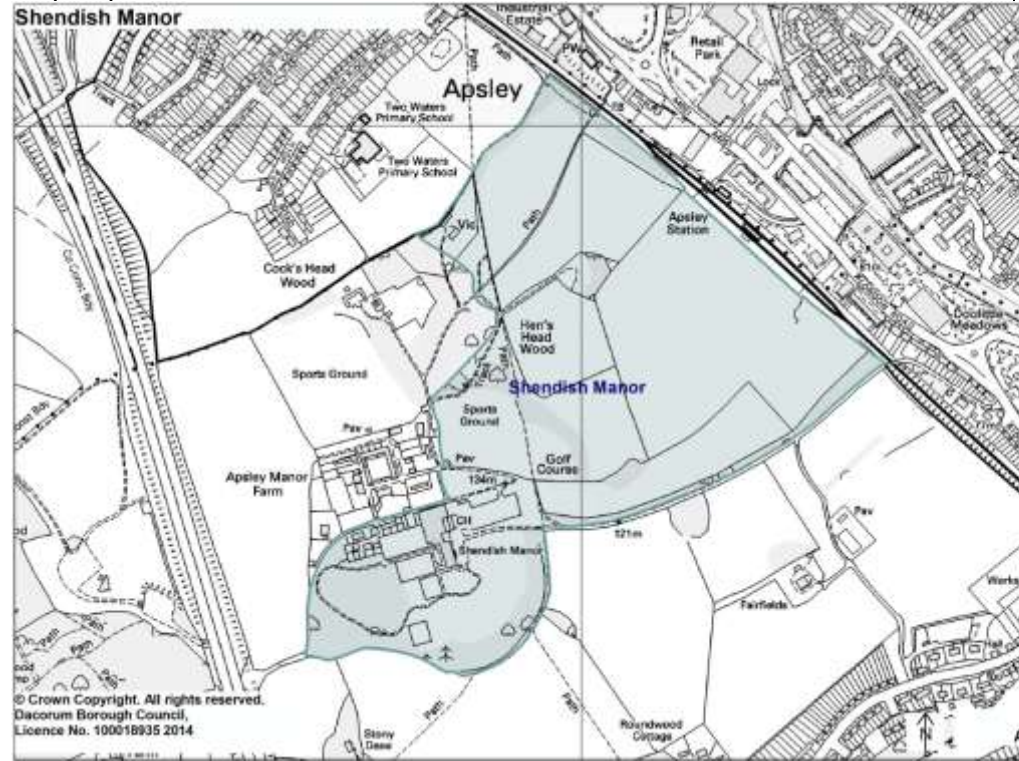




SC13 (below)

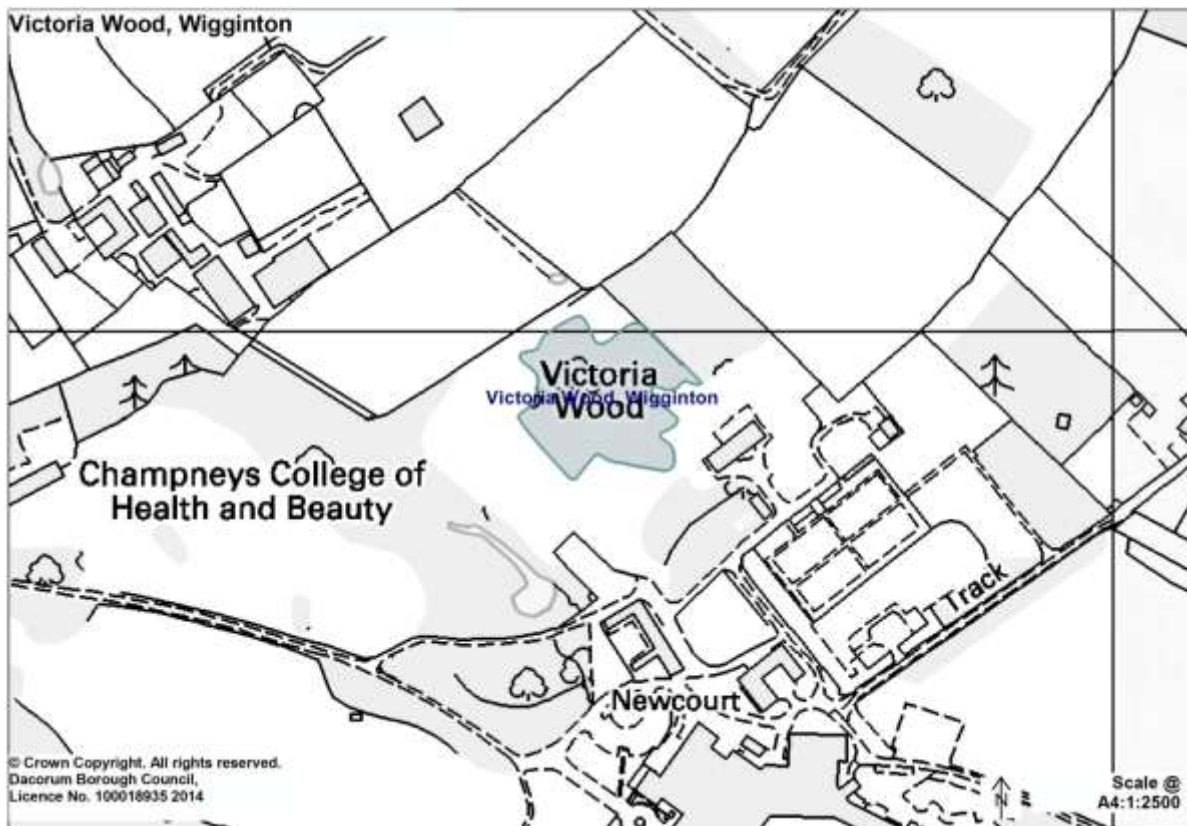
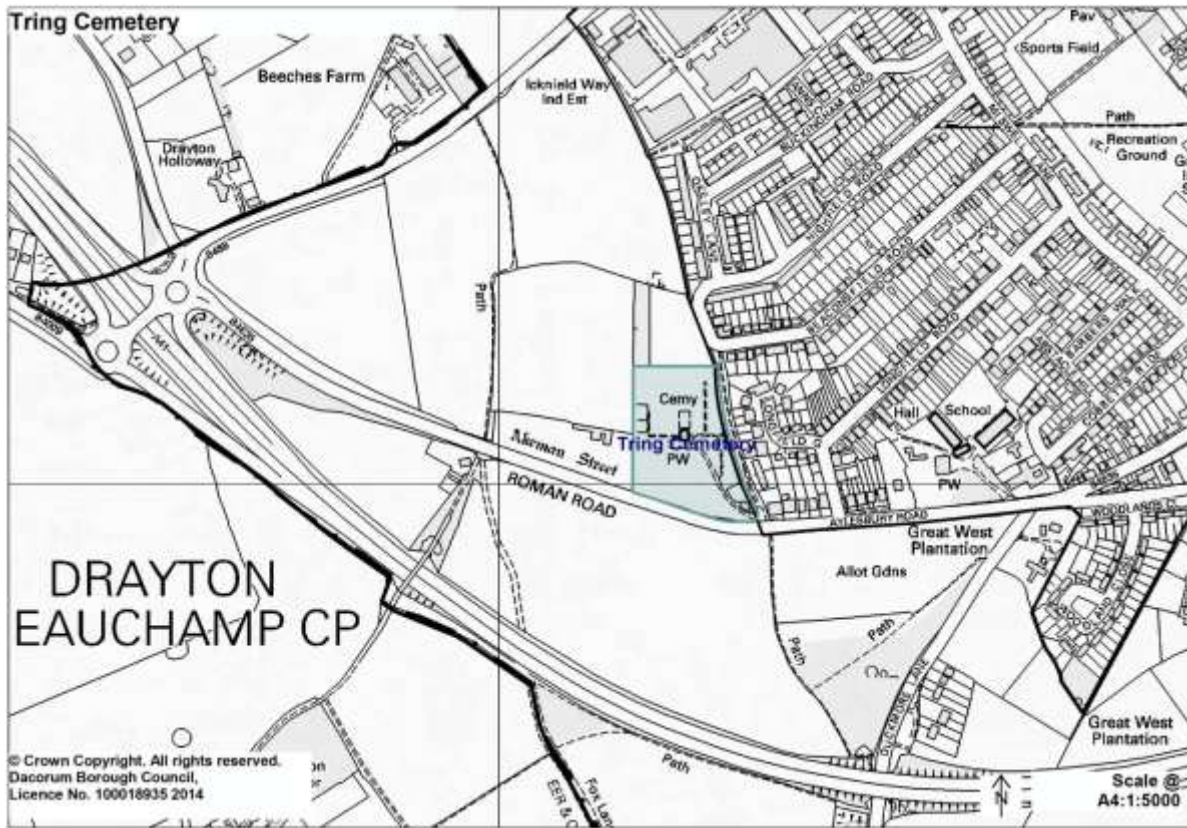
Shendish Manor – amended boundary

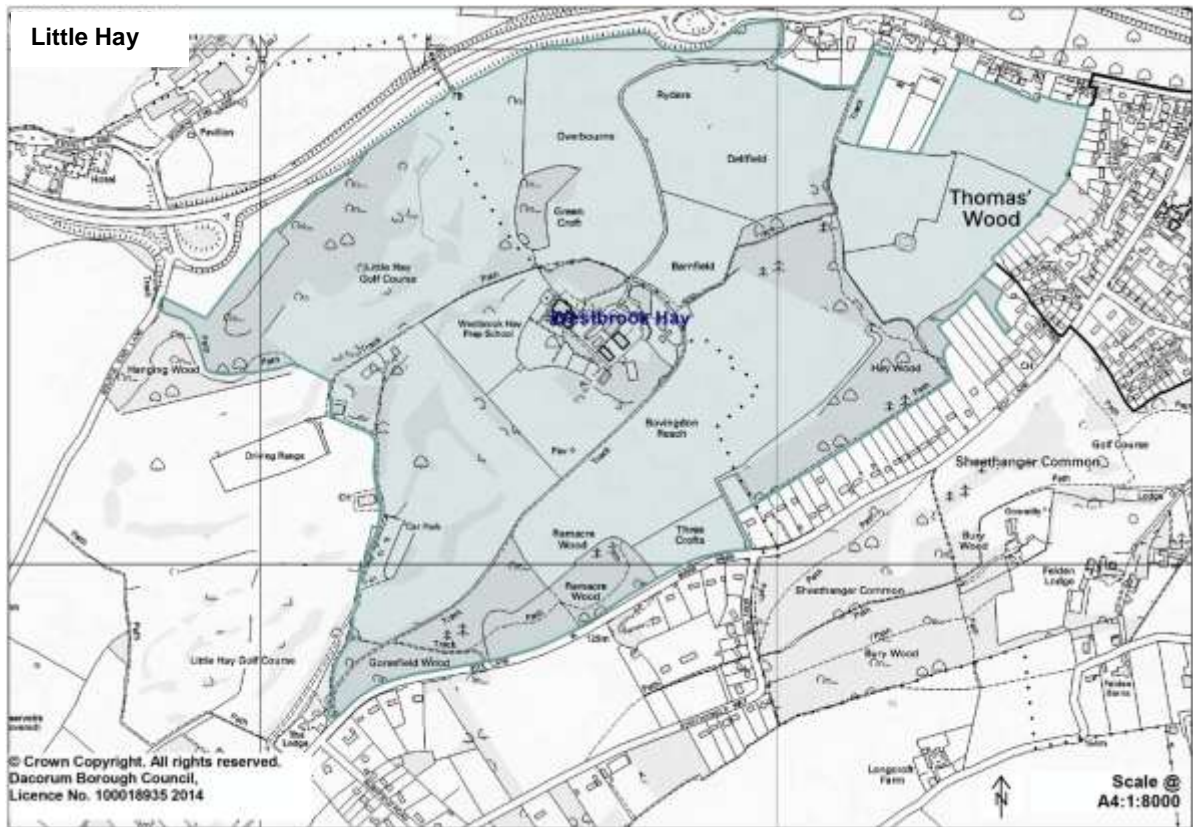
Map in previous Pre-submission document:



Amended map:



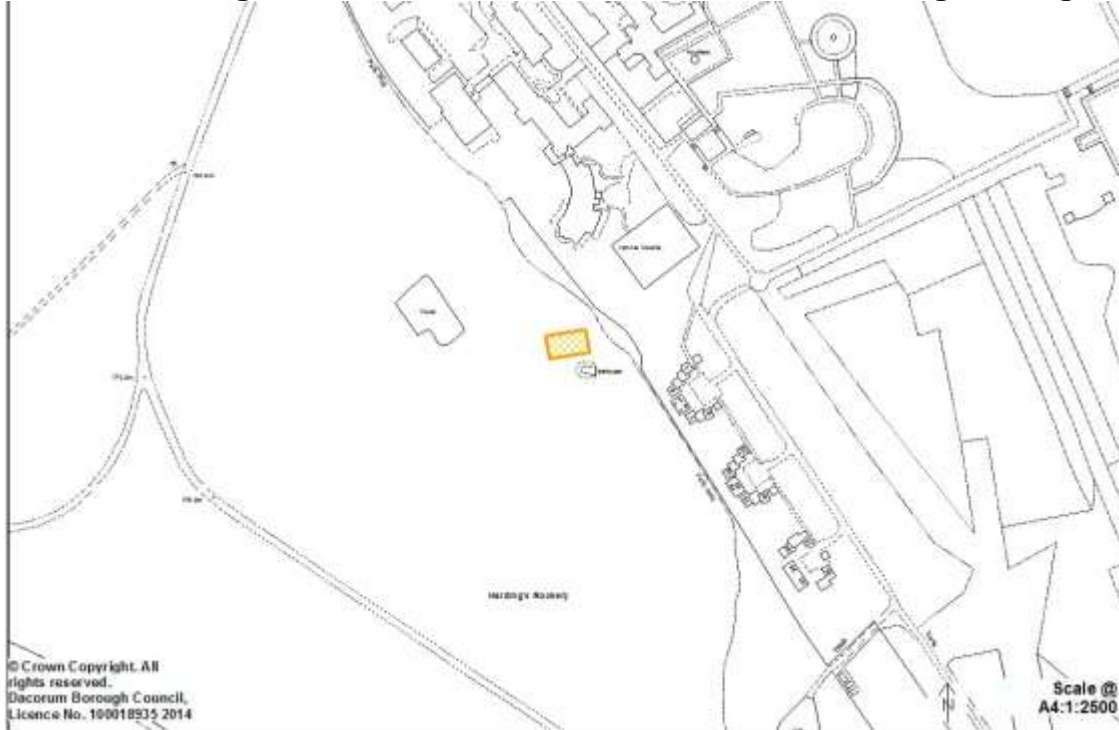




Scheduled Monuments

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:

