

PROPOSALS AND SITES



24 Proposals and Sites

Introduction to Proposals and Sites

- 24.1** The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan
- 24.2** We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan.

HEMEL HEMPSTEAD GARDEN COMMUNITIES PROPOSALS AND SITES

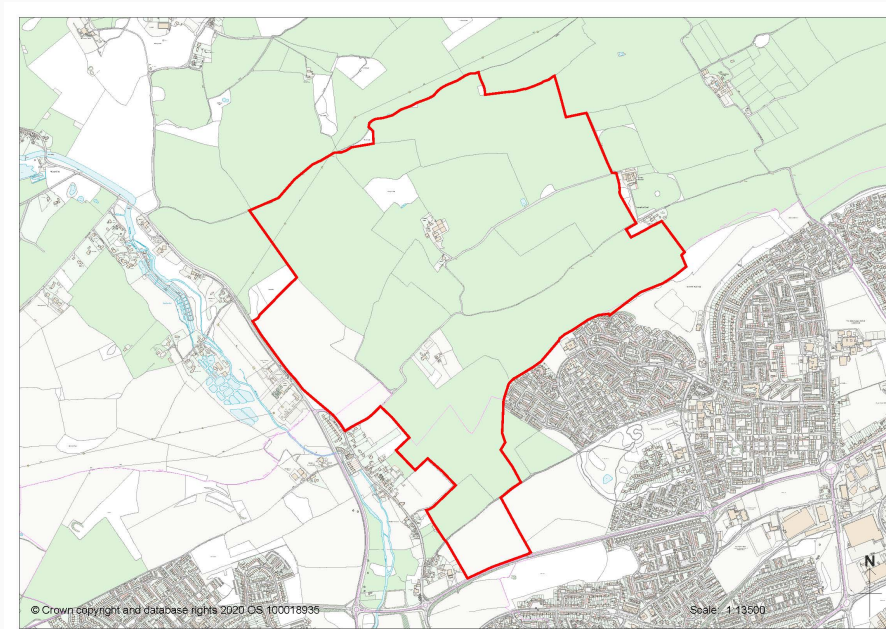


Hemel Hempstead Garden Communities

North Hemel Hempstead Allocations

Growth Area HH01: North Hemel (Phase 1)

Map 1



Size (Hectares)

212.2ha

Allocated for (key development and land use requirements)

- Around 1,550 homes (including provision for older people), subject to masterplanning.
- A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities.
- Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council);
- A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs;
- A new primary school (3ha)
- A new secondary school (13ha)
- Retention of ancient woodland within the site.
- Safeguarded land for a council depot and household waste recycling centre.

Site-specific requirements

Urban Design Principles:

- The site's masterplan should be developed in accordance with The Hemel Hempstead Garden Communities Spatial Vision and other supporting guidance.
- Design codes will be developed alongside the Plan to support the Maserplan.

- The site will be brought forward with a masterplan showing a comprehensive phasing programme for development to be prepared in consort with the local planning authority.
- The allocations *North Hemel (Phase 1)* and *North Hemel (Phase 2)* should be planned together, as a minimum through closely aligned masterplans taking an integrated approach to the joint site area.

Access, Highways, and Sustainable Transport:

- Development of the site should seek to achieve a 60% share of sustainable transport modes by 2050.
- Primary access to be provided via Leighton Buzzard Road/B440 with secondary access to be provided via Link Road (GA-HH22 – Marchmont Farm).
- Safeguard sufficient land to provide for a new strategic corridor route (40mph) which will connect the Leighton Buzzard Road to North Hemel (Phase 2) and the allocations to the east (St Albans City and District Council Local Plan). The preferred route will be identified through the Masterplan.

Social and Community:

- Create a new district/local/neighbourhood centre, masterplanned in a way which connects to existing and future neighbourhoods. The centre should include new retail and community facilities to serve the day-to-day needs of new and existing residents, and a medium or large supermarket if it is decided not to build this facility on site HH02.
- Provide 3 ha of land for and deliver a new primary school, to be located at the district/local/neighbourhood centre.
- Provide 13 ha of land for and deliver a new secondary school on site.

Environmental Health:

- Consideration should be given to Controlled Waters as a receptor to potential ground contamination.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- The topography of the site with particular attention to those areas which are highly intervisible;
- areas which share characteristics with or create the setting for the Chilterns AONB;
- the setting of the historic settlement and conservation area of Piccotts End;
- the variation in landscape sensitivity within the parcel;
- conserving enhancing or restoring the hedgerows and field patterns and boundaries;
- conserving and enhancing the historic sunken lanes and PRoW;
- the vernacular, use of materials and setting of the existing farmsteads; and
- the characteristic ridgelines and tree-lined skylines of the area.

Biodiversity and Green Infrastructure:

- Undertake a project level Habitats Regulations Assessment to ensure that no significant adverse effects take place on designated/European sites where pathways exist.
- Deliver Suitable Alternative Natural Greenspace (SANG) on-site to offset potential adverse effects on the Chilterns Beechwoods SAC arising from recreational pressure. The scale and form of this SANG will need to be agreed with Natural England in advance of the submission of an outline planning application.
- Use the new landscape structure to develop a series of new green and blue infrastructure corridors through the site and connect with existing green networks in the area
- Retain and where possible enhance Ancient Woodland both within (Varney’s wood) and on the edge of the site.

Historic environment and Cultural Heritage:

- Ensure the heritage assets at Piccotts End (including the Conservation Area, Listed Buildings and Scheduled Monuments) are conserved through appropriate landscape mitigation measures on land to be retained in the Green Belt.

Flood Risk and Drainage:

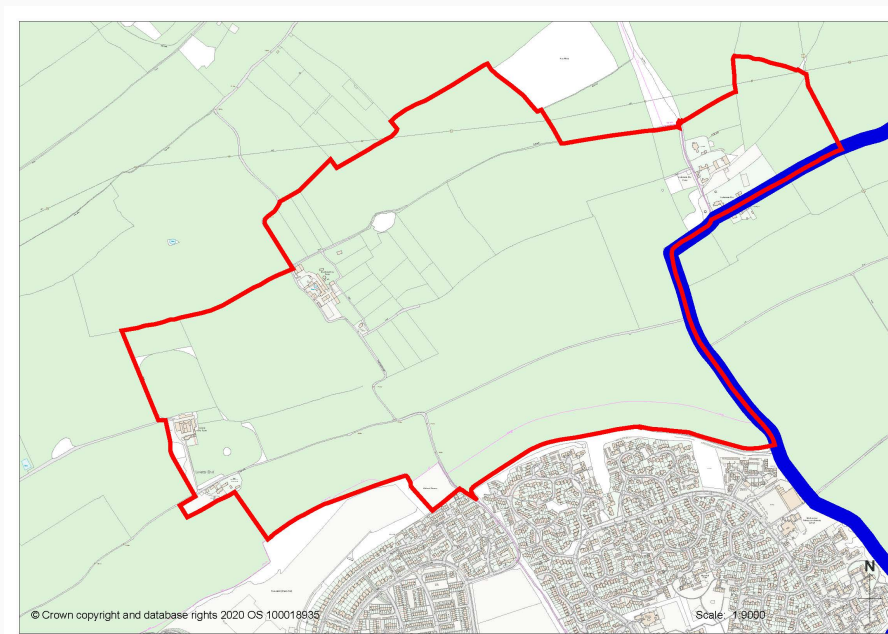
- Modelling of small watercourses will need to be completed to determine the extent of flood risk across the site.

24.3 Important Note

24.4 The following Growth Area (HH02) is to be removed from the Green Belt but safeguarded for development after 2038.

Growth Area HH02: North Hemel (Phase 2)

Map 2



Size (Hectares)

160.9ha

Removed from the Green Belt but safeguarded for development after 2038 (key development and land use requirements)

- Around 4,000 dwellings to be delivered post 2038, subject to masterplanning
- Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St. Albans City and District Council)
- A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs;
- Two new primary schools (3ha x 2).
- A new secondary school (13ha).
- Retention of existing listed buildings within the site.

Site-specific requirements

Urban Design Principles:

- The site's masterplan should be developed in accordance with The Hemel Hempstead Garden Communities Spatial Vision and other supporting guidance.

- Design codes will be developed to support the Masterplan.
- The site will be brought forward with a masterplan showing a comprehensive phasing programme for development to be prepared in consort with the local planning authority.
- The allocations *North Hemel (Phase 1)* and *North Hemel (Phase 2)* should be planned together, as a minimum through closely aligned masterplans taking an integrated approach to the joint site area.

Access, Highways, and Sustainable Transport:

- Development of the site should seek to achieve a 60% share of sustainable transport modes by 2050.
- Safeguard sufficient land to provide for a new transport corridor which will connect the Leighton Buzzard road to the allocations to the east (St Albans City and District Council Local Plan). The route will be identified through the Masterplan.

Social and Community:

- Create a network of new district/local/neighbourhood centres across the site, including retail and community facilities to serve the day-to-day needs of new and existing residents, and a medium or large supermarket if it is decided not to build this facility on site HH01.
- Provide 6 ha of land for and deliver two new primary schools (3ha each), to be located at district/local/neighbourhood centres.
- Provide 13 ha of land for and deliver a new secondary school on site.
- Create a network of interconnected open spaces throughout the site to serve existing and new communities.

Environmental Health:

- Consideration should be given to Controlled Waters as a receptor to potential ground contamination.

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the topography of the site with particular attention to those areas which are highly intervisible;
- areas which share characteristics with or create the setting for the Chilterns AONB;
- the variation in landscape sensitivity within the parcel;
- conserving enhancing or restoring the hedgerows and field patterns and boundaries;
- conserving and enhancing the historic sunken lanes and PRoW;
- the vernacular, use of materials and setting of the existing farmsteads; and
- the characteristic ridgelines and tree-lined skylines of the area.

Biodiversity and Green Infrastructure:

- Undertake a project level Habitats Regulations Assessment to ensure that no significant adverse effects take place on designated/European sites where pathways exist.
- Deliver Suitable Alternative Natural Greenspace (SANG) on-site to offset potential adverse effects on the Chilterns Beechwoods SAC arising from recreational pressure. The scale and form of this SANG will need to be agreed with Natural England in advance of the submission of an outline planning application.
- Use the new landscape structure to develop a series of new green and blue infrastructure corridors through the site and connect with existing green networks in the area.

Historic environment and Cultural Heritage:

- Investigate the effect of development on five listed buildings within the site and ensure that their setting is conserved and/or enhanced. Further guidance on how this can be achieved will be provided through the Masterplan.
- Ensure the setting of the scheduled monument The Aubreys Camp to the east of the site (in St. Albans City and District Council) is conserved.

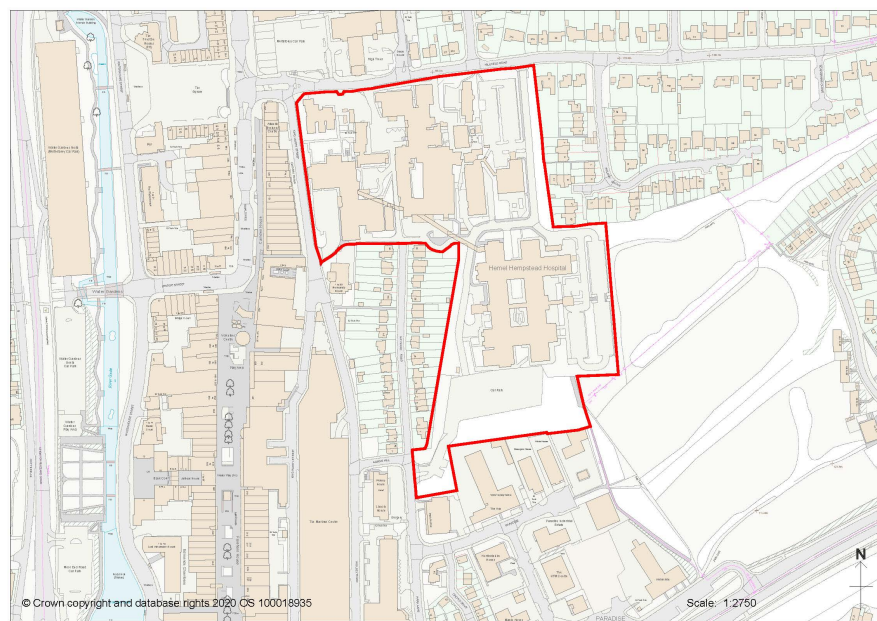
Flood Risk and Drainage:

- Modelling of small watercourses will need to be completed to determine the extent of flood risk across the site.

Hemel Hempstead Town Centre Allocations

Growth Area HH03: Hospital Site (previously MU/2)

Map 3



Size (Hectares)	5.93ha
Allocated for (key development and Land use requirements)	<ul style="list-style-type: none"> • Around 450 dwellings, subject to masterplanning; • A new primary school (3ha) • Public open space; and • A new / revised hospital hub
Site Specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings. 	
Access, Highways, and Sustainable Transport:	
<ul style="list-style-type: none"> • Primary access is to be provided from Hillfield Road with secondary access from Maynard Road; • Provide suitable foot and cycle paths to connect the site to the town centre and public footpath 47/paradise fields as well as connections to bus stops and nearby services and facilities, as well as neighbouring development. 	
Social and Community:	
<ul style="list-style-type: none"> • Provide three hectares of land for and deliver a new 2FE primary school. • Consolidate and enhance the existing healthcare provision on site. 	
Environmental Health:	
<ul style="list-style-type: none"> • Consideration should be given to possible ground contamination from previous uses. 	
Biodiversity and Green Infrastructure:	
<ul style="list-style-type: none"> • Development will need to have regard to the Tree Preservation Orders located within the site; • Mitigate against possible impacts to the designated wildlife site to the south; 	

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including enhancements to the public open space and wildlife site.

Growth Area HH04: Paradise/Wood Lane (previously MU/3)

Map 4



Size (Hectares)	2.92ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> Around 350 dwellings, subject to masterplanning. Employment generating uses (including offices) at ground floor level, where viable. Replacement DENS food bank. Public open space.

Site-specific requirements

Urban Design Principles:

- Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Primary road access is to be provided from Park Lane

Environmental Health:

- Consideration should be given to possible ground contamination from previous uses.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including the adjacent public open space and wildlife site

Flood Risk and Drainage:

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH05: Market Square

Map 5



Size (Hectares)

0.53ha

Allocated for (key development and land use requirements)

- Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level.
- Around 130 dwellings on upper floors, subject to masterplanning.

Site-specific requirements

Urban Design Principles:

- Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings.
- Encourage active frontages at ground floor level.
- Retain key pedestrian desire lines across the site where possible.

Access, Highways and Sustainable Transport:

- Primary access to be provided from Waterhouse Street.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including the adjacent Water Gardens.
- Incorporate mature trees located on the periphery of the site into development proposals, unless other material considerations indicate that these trees should not be retained.

Historic, Environment and Cultural Heritage:

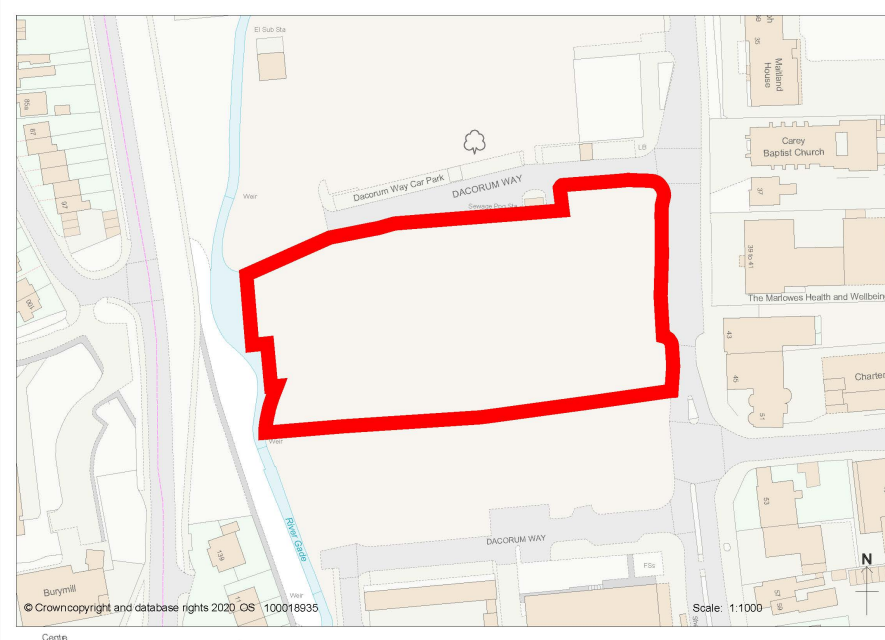
- Development should reflect the cultural importance of the site as the original market square for the New Town, and enhance the setting of the Water Gardens immediately to the north, a locally registered park and garden.
- Development should consider potential impacts on nearby listed buildings and structures on Marlowes.

Flood Risk and Drainage:

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH06: Civic Centre Site

Map 6



Size (Hectares)	0.86ha
Allocated for (Key development and land use requirements)	<ul style="list-style-type: none"> • Around 200 dwellings; • Public open space; and • No built development should take place within Flood Zones 2 and 3 on the western edge of the site.

Site-Specific requirements

Urban Design Principles:

- Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Access is to be provided on Dacorum Way.

Environmental Health:

- Consideration should be given to Controlled Waters as a receptor to potential ground contamination.

Biodiversity and Green Infrastructure:

- Retain and enhance existing buffer between the site and the River Gade;

- Development will need to have regard to the Tree Preservation Orders on the edge of the site.

Historic, Environment and Cultural Heritage:

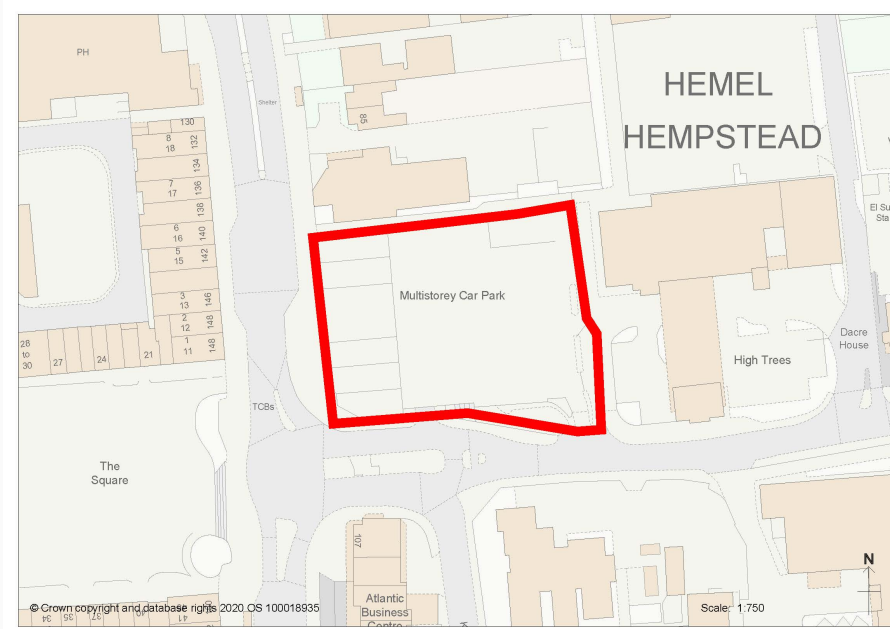
- Conserve and where possible enhance the setting of listed buildings on Marlowes

Flood Risk and Drainage:

- No built development should take place within Flood Zones 2 and 3;
- Surface water run-off rates as a result of development of the site should not exceed existing rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH07: NCP Car Park, Hillfield Road

Map 7



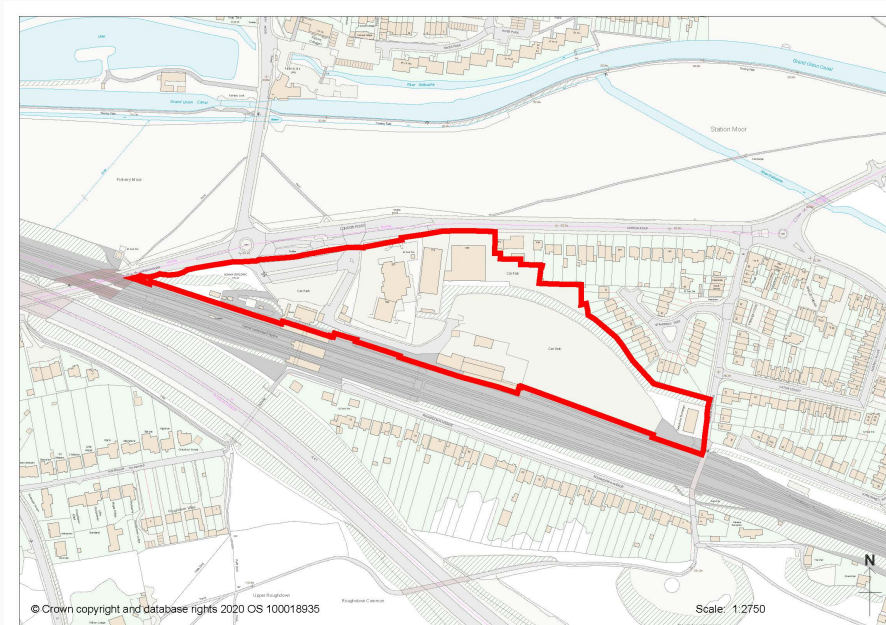
Size (Hectares)	0.22ha
Allocated for (Key development and land use requirements)	<ul style="list-style-type: none"> • Around 100 dwellings, subject to masterplanning. • Retail and other town centre uses at ground floor level.
Site-Specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Building heights should be maximised in this location. Proposals for tall and taller buildings will be considered in accordance with Policy DM41 - Heights of Buildings. • Encourage active frontages at ground floor level. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Primary access to be provided from Hillfield Road. 	
Historic, Environment and Cultural Heritage:	

- Conserve the Rowland Emmet mural on the southern elevation of the current structure (Grade II listed) and seek to incorporate into any future development proposals on this site.
- Conserve and where possible enhance the setting of listed buildings on Marlowes.

Two Waters Allocations

Growth Area HH08: Station Gateway

Map 8



Size (Hectares)

3.87ha

Allocated for (key development and land use requirements)

- Regeneration of the existing train station and car park;
- Other uses that are ancillary to the main use of the site as a strategic transport hub, including but not limited to retail, food and drink establishments, offices and a hotel;
- Multi-modal transport interchange;
- Around 360 dwellings, subject to masterplanning; and
- New public realm.

Site-specific requirements

Urban Design Principles:

- Development should normally be between four and eight storeys. Proposals for taller buildings in excess of this may be considered in accordance with Policy DM41 - Heights of Buildings.
- The multi-storey car park should be designed/landscaped in a manner which minimises its impact on immediate and wider views.

Access, Highways and Sustainable Transport:

- Primary access to be provided from London Road to serve all users of the site;
- Pedestrian and cycle facilities should deliver new and/or enhanced connections with the Town Centre and Maylands Business Park;

- Deliver a multi-modal transport interchange that maximises the use of sustainable modes of transport.

Social and community:

- Proposals that include retail provision will need to be considered for their potential to impact upon the vitality and viability of the town centre, depending on the scale of development proposed.
- The new public realm should act as a gateway to the train station, and be supported by a range of active uses at ground floor level that are compatible with its intended use as a key transport hub.

Environmental Health:

- Undertaken ground contamination surveys and ensure that the site is safe for its intended uses.

Landscape Considerations:

- Development should positively respond to the adjacent moors, a locally designated park and garden;
- Any landmark building (around eight stories in height) should be focussed to the western part of the site, as part of or immediately adjacent to the existing station;
- A landscape and visual impact assessment is required to accompany a planning application for this site.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including where possible to the adjacent moors.

Historic, Environment and Cultural Heritage:

- Archaeological investigations are required to be undertaken prior to the submission of a planning application.

Growth Area HH09: National Grid Land

Map 9



Size (Hectares)	3.41ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 400 dwellings, subject to masterplanning; and • Public open space.
Site-specific requirements	

Urban Design Principles:

- Development should normally be between four and six storeys. Proposals for taller buildings in excess of this may be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Access to be provided from London Road;
- Enhance pedestrian and cycle links with Station Gateway, the town centre, and key employment sites where possible.

Environmental Health:

- No residential development should take place within the exclusion area associated with high pressure gas pipelines.
- Undertake ground contamination surveys and ensure that the site is safe for its intended uses;
- Investigate possible noise and air quality issues from the neighbouring employment sites and from the railway, and where necessary, identify appropriate mitigation measures to address any adverse impacts from these.

Landscape Considerations:

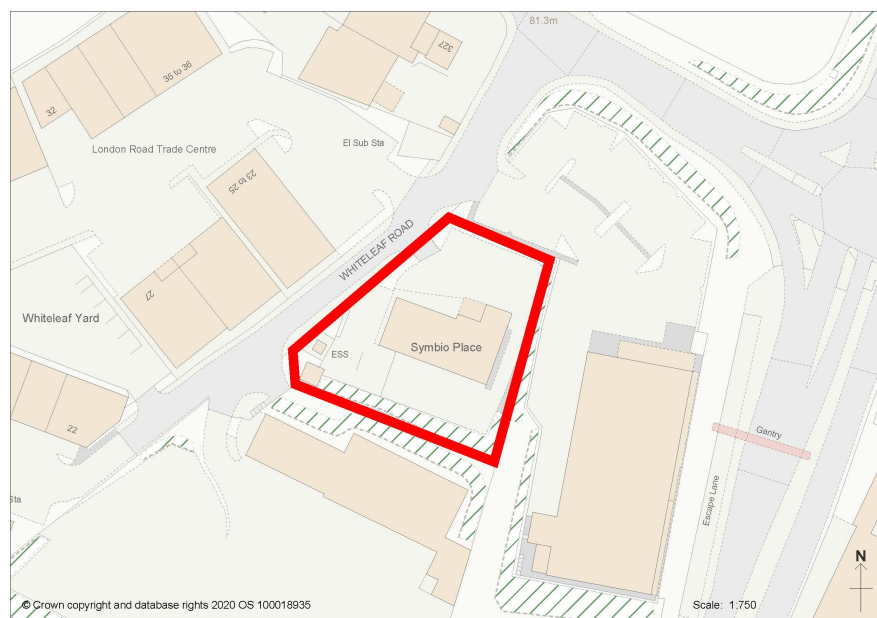
- Development should positively respond to the adjacent moors, a locally designated park and garden.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including where possible to the adjacent moors.

Growth Area HH10: Symbio Place, Whiteleaf Road

Map 10



Size (Hectares)

0.22ha

Allocated for (key development and land use requirements)

- Around 180 dwellings, subject to masterplanning; and
- Public open space.

Site-specific requirements

Urban Design Principles:

- Building heights are acceptable up to 16 storeys (residential). Proposals for taller buildings in excess of this will be considered in accordance with Policy DM41 - Heights of Buildings.

Access, Highways and Sustainable Transport:

- Access to be provided from Whiteleaf Road;
- Enhance pedestrian and cycle links with Station Gateway, the town centre, and key employment sites where possible.

Environmental Health:

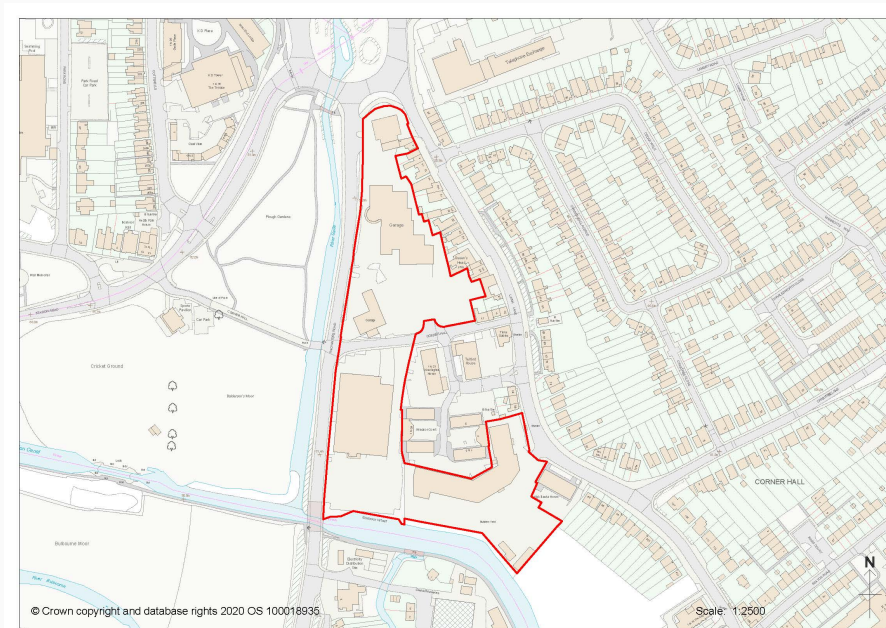
- Undertake ground contamination surveys and ensure that the site is safe for its intended uses;
- Investigate possible noise and air quality issues from the neighbouring employment sites and from the railway, and where necessary, identify appropriate mitigation measures to address any adverse impacts from these.

Landscape Considerations:

- Development should positively respond to the adjacent moors, a locally designated park and garden.

Growth Area HH11: Two Waters North

Map 11



Size (Hectares)

2.8314ha

Allocated for (key development and land use requirements)

- Around 350 dwellings, subject to masterplanning;
- Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability;
- Food and drink uses encouraged close to Grand Union Canal; and
- Public open space, including high quality public realm adjacent to Grand Union Canal.

Site-specific requirements

Urban Design Principles:

- Building heights should be maximised across the site, taking into account neighbouring uses, including any sensitive uses and public open space. A landmark building of around 16 storeys may be permitted at the northern end of the site (Corner Hall). Lower building heights may be necessary close to existing residential areas.

Access, Highways and Sustainable Transport:

- Access to be provided between Two Waters Road, Corner Hall and Lawn Lane.
- No through traffic will be allowed from Lawn Lane onto Two Waters Road, unless a more suitable approach to managing transport flows and impacts can be agreed with Hertfordshire County Council prior to submitting a planning application.
- Enhance pedestrian and cycle links with the town centre, *Station Gateway*, and key employment sites where possible.

Environmental Health:

- Undertaken ground contamination surveys and ensure that the site is safe for its intended uses.

Landscape Considerations:

- Development should positively respond to the adjacent moors, a locally designated park and garden.
- A landscape and visual impact assessment is required to accompany any proposals that include a landmark building on this site.

Biodiversity and Green Infrastructure:

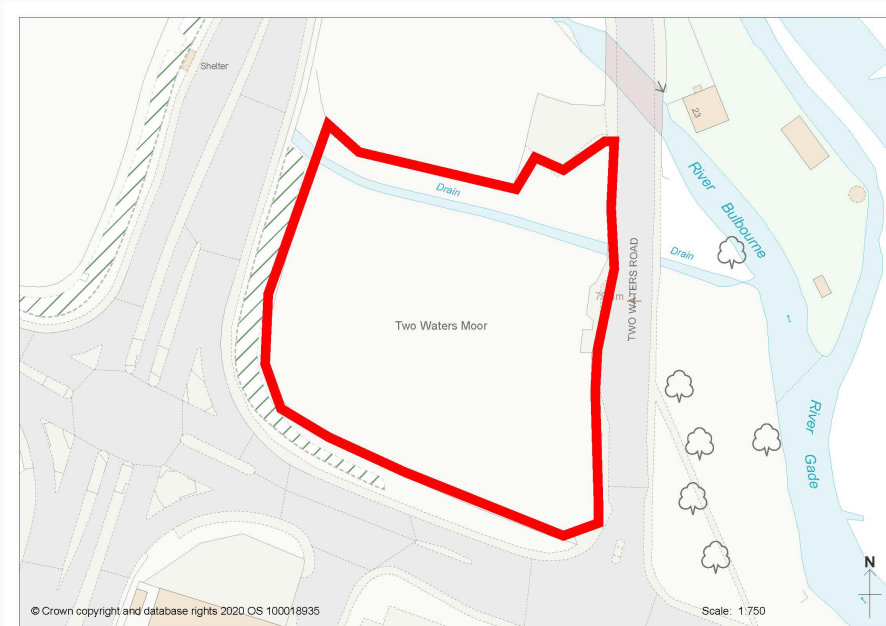
- As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including to the adjacent moors and the Grand Union Canal corridor.

Flood risk and Drainage:

- Development should avoid areas of higher flood risk where possible.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH12: Two Waters/London Road

Map 12

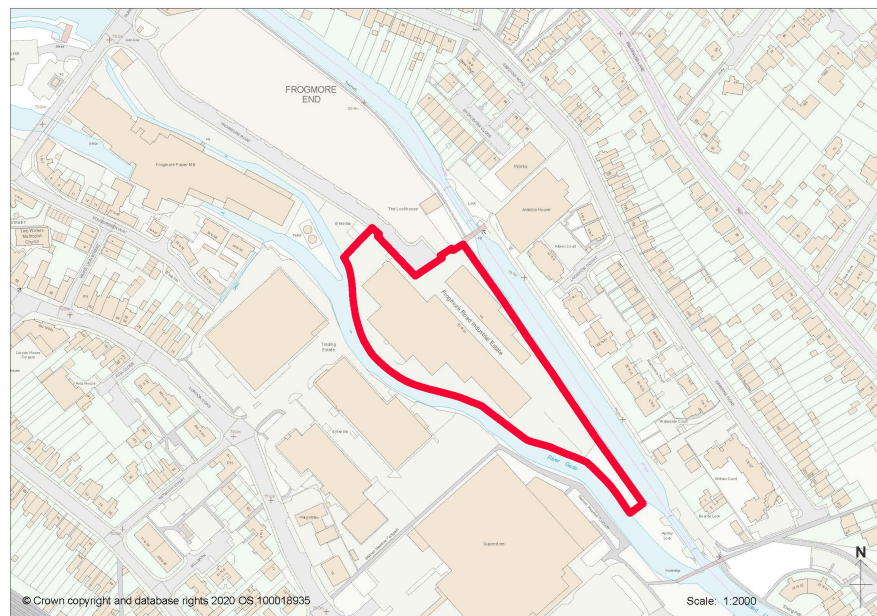


Size (Hectares)	0.62ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 60 dwellings, subject to masterplanning; • Public open space;
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development should normally be between four and six storeys. Proposals for taller buildings in excess of this may be considered in accordance with Policy DM41 - Heights of Buildings. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Primary road access is to be provided through the Two Waters Road on the eastern side of the site. • Enhance pedestrian and cycle links with the town centre, Growth Area HH08 Station Gateway, and key employment sites where possible. 	
Biodiversity and Green Infrastructure:	
<ul style="list-style-type: none"> • As part of delivering a net gain in biodiversity, utilise new landscape mitigation measures and structure to connect with green corridors in the area, including where possible to the adjacent moors. • Development will need to have regard to the Tree Preservation Order on the northern boundary of the site. 	
Historic Environment and Cultural Heritage:	
<ul style="list-style-type: none"> • Conserve and where possible enhance the setting of The Bell Inn, a listed building (currently in use as a fast food restaurant) to the south east of the site. • Development should seek to reflect the cultural heritage of Box Moor, which is a locally registered Park and Garden. This could be achieved through appropriate street naming. 	
Flood risk and Drainage:	
<ul style="list-style-type: none"> • No built development should take place within Flood Zones 2 and 3 on the northern edge of the site. 	

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH13: Frogmore Road

Map 13



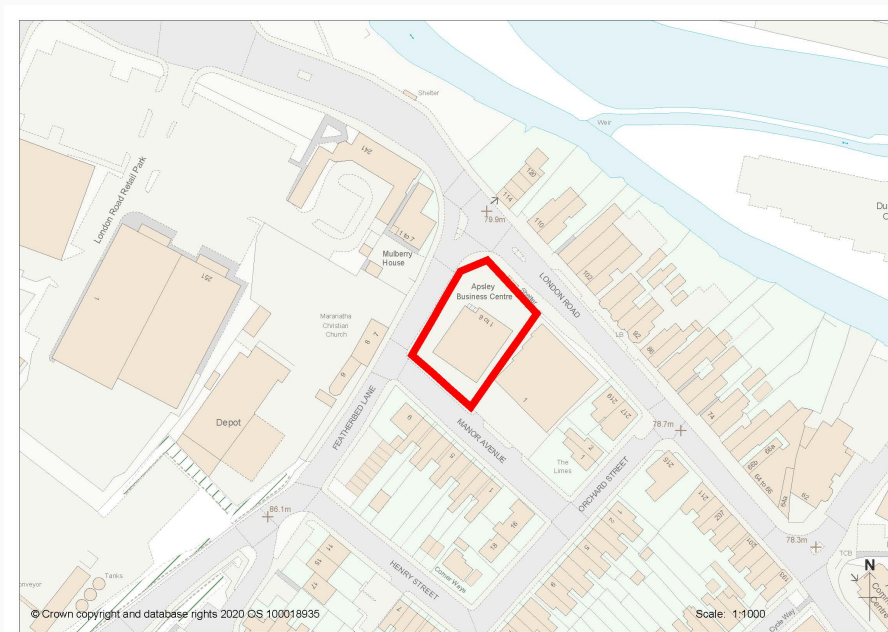
Size (Hectares)	1.17ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> Around 170 dwellings, subject to masterplanning; and Public open space;
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> Development should normally be between three and four storeys, taking into account neighbouring uses. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> Provide a new pedestrian bridge across the River Bulbourne to access key services and facilities; Retain and enhance the existing cycle and footpath links in the area, including those that link to the nearby towpath and bridge. 	
Environmental Health:	
<ul style="list-style-type: none"> Undertake ground contamination surveys and ensure that the site is safe for its intended use. 	
Biodiversity and Green Infrastructure:	
<ul style="list-style-type: none"> Development will need to have regard to the Tree Preservation Order on the northern boundary of the site. As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including to the adjacent water corridor. 	
Historic, Environment and Cultural Heritage:	
<ul style="list-style-type: none"> Conserve and where possible enhance the setting of the Offices of the British Paper Company Limited, a listed building to the west of the site. 	

Flood risk and Drainage:

- No built development should take place within Flood Zones 2 and 3 on the edges of the site
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH14: 233 London Road

Map 14



Size (Hectares)	0.1ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 10 dwellings
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development should normally be three storeys in height and designed sensitively to respond to the existing residential character of the Apsley area, including on Manor Avenue. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Highway access to be provided from Manor Avenue, unless a more appropriate solution is identified and agreed with Hertfordshire County Council prior to the submission of a planning application. 	
Environmental Health:	
<ul style="list-style-type: none"> • Investigate possible noise and air quality issues from the neighbouring employment sites and from road traffic emissions, and identify appropriate mitigation measures to address any identified impacts. 	
Historic, Environment and Cultural Heritage:	
<ul style="list-style-type: none"> • Conserve and where possible enhance the setting of the Bell Inn, a listed building in close proximity to the site. 	
Flood risk and Drainage:	
<ul style="list-style-type: none"> • Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site. 	

Growth Area HH15: Ebberns Road

Map 15



Size (Hectares)	0.38ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> ● Around 30 dwellings, and ● Public open space;

Site-specific requirements

Urban Design Principles:

- Development should normally be up to four storeys in height, having regard for neighbouring building heights.

Access, Highways and Sustainable Transport:

- Access to be retained from Ebberns Road;
- Retain and enhance existing cycle and footpath links through the site to the towpath and bridge.

Social and community:

- Provide an element of public open space;
- Communal gardens are preferred around the locks

Environmental Health:

- Undertake ground contamination surveys and ensure that the site is safe for its intended use.

Landscape Considerations:

- Building design and layout must respect the canal frontage, with strengthened planting along the boundary in this location.

Biodiversity and Green Infrastructure:

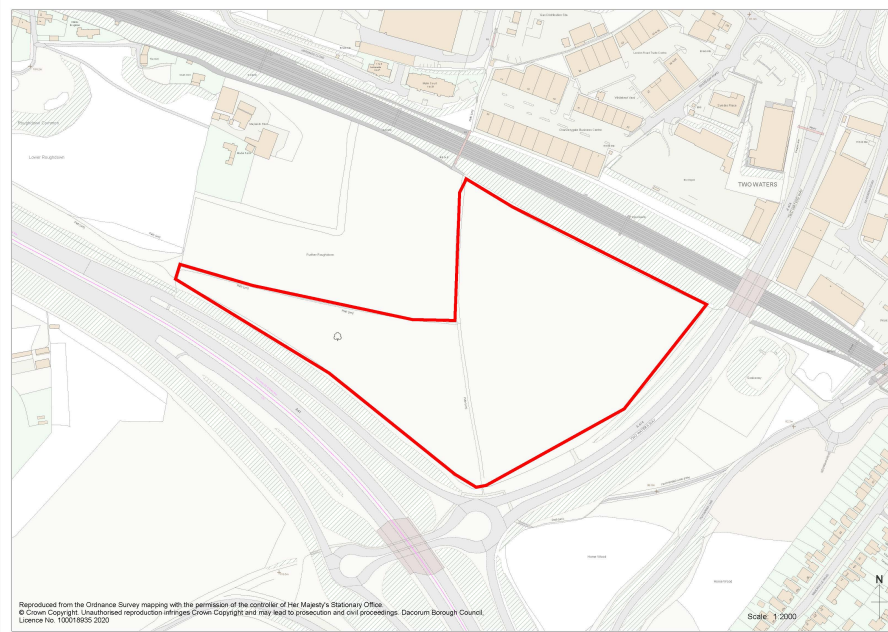
- As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the wildlife site on the southern boundary of the site.

Flood Risk and Drainage:

- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

Growth Area HH16: Two Waters Road / A41 Junction Employment Site

Map 16



Size (Hectares)	5.6 ha. (5.0 ha. net)
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Employment development for industrial , storage and distribution and office use - providing around 20,000 sq. metres gross internal floorspace. • The development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres.

Site-specific requirements:

Access, Highways and Sustainable Transport:

- Road access should be taken from Two Waters Road.
- Satisfactory pedestrian and cyclist access should be provided.

Landscape Considerations:

- Landscaping should be strengthened, if necessary, to ensure that the development is not visible from the countryside beyond the A41.

Biodiversity and Green Infrastructure:

- The Roughdown Common (designated SSSI) nature reserve to the west of the site will be protected and development on the site will take full consideration of and be sympathetic to the nature reserve.
- Measures to enhance the nature reserve should be brought forward, in liaison with the Box Moor Trust.

Maylands Allocations

Growth Area HH17: Cupid Green Depot

Map 17



Size (Hectares)	2.9ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 360 dwellings subject to master planning. • Public open space.

Site-specific requirements

Urban Design Principles:

- Development should normally be between three and five storeys, taking into account neighbouring uses, including any sensitive uses. Lower building heights may be necessary close to existing residential areas to the north.

Access, Highways and Sustainable Transport:

- Primary access is to be retained from Redbourn Road, with secondary access from Eastman Way.
- Provide direct and convenient foot and cycle paths to connect to existing development and The Nickey Line located on the southern boundary of the site.

Environmental Health:

- Undertake ground contamination surveys and ensure that the site is safe for its intended use.
- Investigate possible noise issues from the neighbouring employment sites and electric substation and where necessary, identify appropriate mitigation measures to address any adverse impacts.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the wildlife site (Nickey Line) adjacent to the southern boundary of the site.

Historic, Environment and Cultural Heritage:

- Conserve and where possible enhance the setting of the Corner Farmhouse, a listed building to the west of the site.

Growth Area HH18: Kier Park

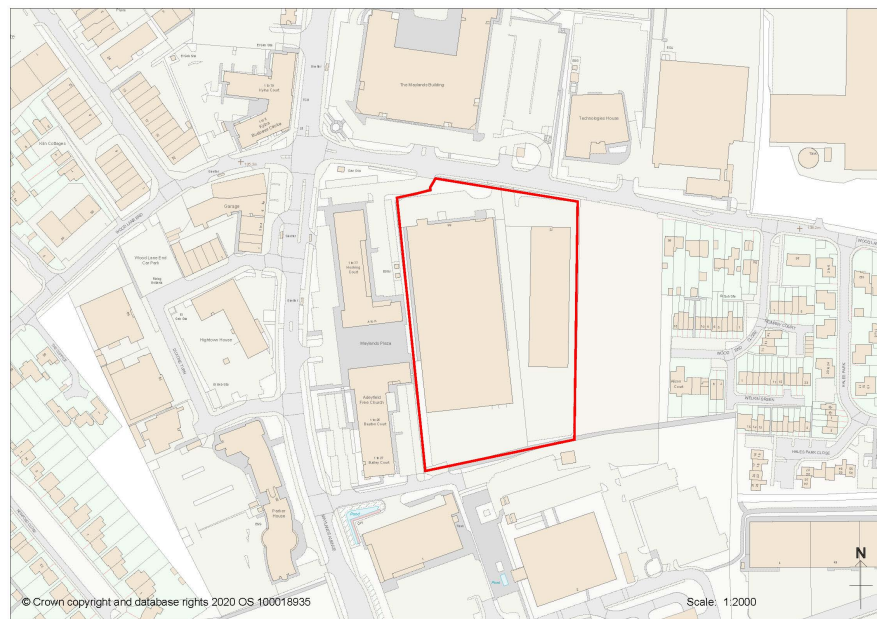
Map 18



Size (Hectares)	1ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 250 dwellings subject to master planning. • Around 1,400 square metres of office floorspace. • Public open space.
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Building heights should be maximised in this location, taking into account neighbouring uses, including any sensitive uses, including the well-established residential neighbourhood to the west. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • Primary access is to be provided onto Maylands Avenue, utilising the existing road through the site. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Undertake ground contamination surveys and ensure that the site is safe for its intended use. <p>Flood Risk and Drainage:</p> <ul style="list-style-type: none"> • Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site. 	

Growth Area HH19: Wood Lane End

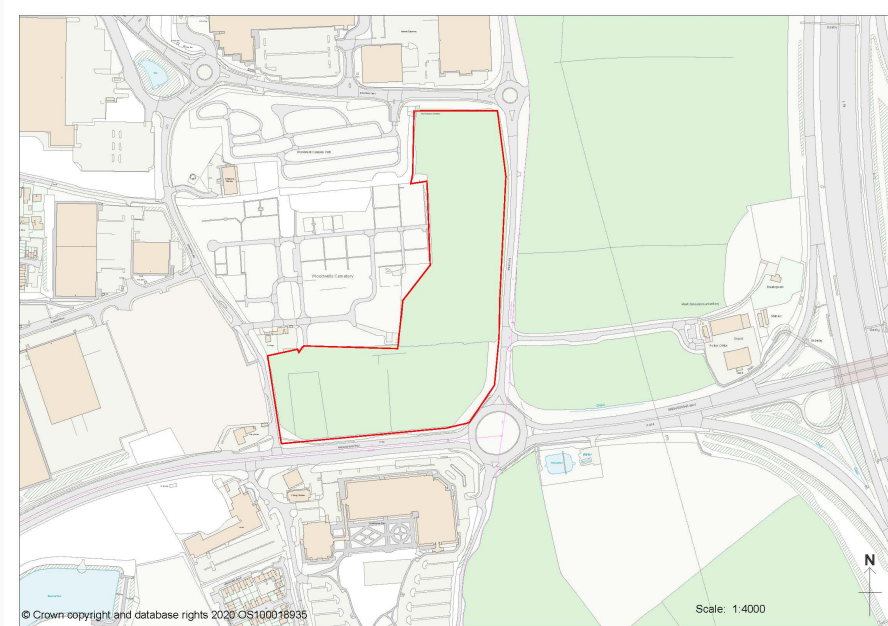
Map 19



Size (Hectares)	1.88ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 160 dwellings • Public open space.
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Building heights should be maximised in this location, taking into account neighbouring uses, including any sensitive uses. Lower building heights may be necessary close to existing residential areas to the north. Proposals for tall and taller buildings will be considered in accordance with in accordance with Policy DM41 - Heights of Buildings. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • Primary access is to be provided onto Wood Lane End, utilising the existing road through the site. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Undertake ground contamination surveys and ensure that the site is safe for its intended use. • Investigate possible noise issues from the neighbouring employment sites and electric substation and where necessary, identify appropriate mitigation measures to address any adverse impacts. 	

Growth Area HH20: Breakspear Way / Green Lane / Boundary Way, Maylands Gateway

Map 20



Size (Hectares)

6.60 ha

Allocated for (key development and land use requirements)

- Employment development for offices, industrial and storage or distribution use - providing around 48,000 sq. metres gross internal floorspace of offices, 24,000 sq. metres of industrial space or a mix of the two.
- The site is located in the Hertfordshire Innovation Quarter Enterprise Zone and development (unless complying with points 3 and 4 below) should consist of uses consistent with the aims of the enterprise zone.
- Land on the corner of the site fronting Breakspear Way/Green Lane should be developed for offices, unless market evidence shows that there is no commercial interest in such development.

Site-specific requirements

Urban Design Principles:

- Office development fronting Breakspear Way should provide high quality design in one or more buildings, up to six storeys in height.
- If office development fronting Breakspear Way is shown to be unviable, any industrial development there should provide an active frontage to Breakspear Way, including the office element.

Access, Highways and Sustainable Transport:

- Access is to be provided from Green Lane
- Pedestrian/cycle access is also to be provided from Buncefield Lane and Boundary Way.

Environmental Health:

- Undertake ground contamination surveys and ensure the site is safe for its intended use

- Investigate possible noise issues from neighbouring employment sites and main roads adjacent and, where necessary, identify appropriate mitigation measures to address any adverse impacts.
- Development of the northern half of the site will need to have regard to the requirements of the consultation zone for Buncefield.

Landscape considerations:

- Using indigenous species, incorporate screening between the site and the adjacent cemetery, so as to not cause any visual harm.

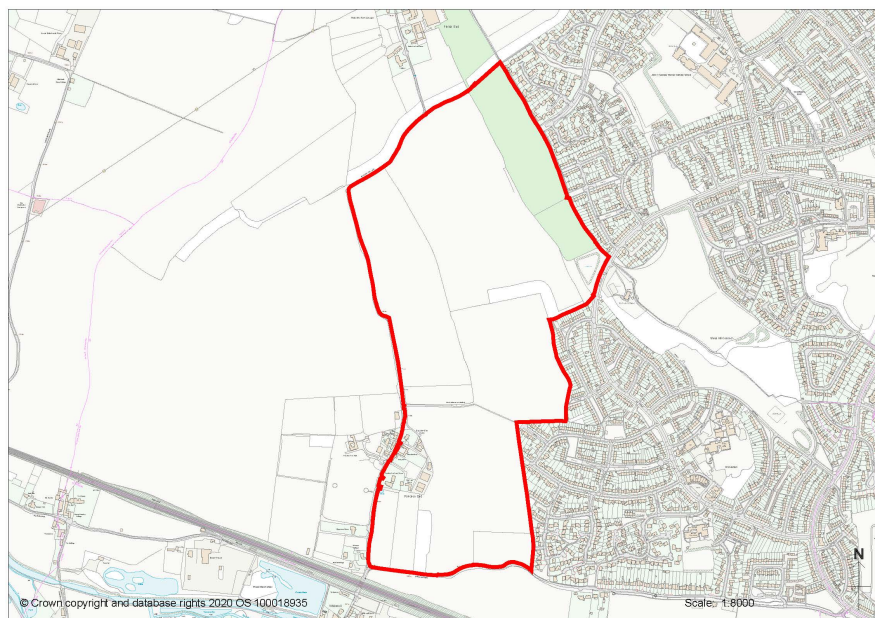
Historic, Environment and Cultural Heritage:

- Archaeological investigations are required prior to a planning application

Rest of Hemel Hempstead Allocations

Growth Area HH21: West Hemel Hempstead

Map 21



Size (Hectares)	55.64ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 1,150 dwellings, subject to masterplanning. • A community hub. • A new primary school (3ha). • A Gypsy and Traveller site for 7 pitches. • Public open space. • Extension of Shrubhill Common Nature Reserve.
Site-specific requirements	
Development of up to 1,100 homes to be delivered in accordance with hybrid permission (REF: 4/03266/18/MFA), unless material considerations indicate otherwise.	
Urban Design Principles:	

- Optimise the potential for views across the Bulbourne valley.
- Limit buildings to two storeys normally.
- Design the development to the highest sustainability standards possible.
- Take the character of buildings in the Chilterns area as a guide to high quality attractive design.
- Use traditional materials, such as red brick, clay tiles and timber boarding, where feasible.
- Arrange buildings and routes to achieve natural surveillance, good pedestrian access to facilities and an attractive relationship to open spaces.
- Design, layout and landscaping to mitigate the impacts on the archaeological, heritage and ecological assets within and adjoining the site and safeguard those adjoining the development.

Access, Highways and sustainable Transport:

- Primary access from Long Chaulden and The Avenue.
- Accommodate a bus route within the new neighbourhood.
- Provide pleasant footpath and cycle access through the site to link with Chiltern Way, Hertfordshire Way, the Grand Union Canal and the Chilterns AONB.
- Plan good pedestrian and cycle access between neighbourhoods and to key services, such as bus stops and community facilities.

Social and Community:

- Provide public spaces in different parts of the development.
- Provide a central focus with a “community square”, hall, shop and other commercial spaces, linked to a bus service.
- Locate the new 2 form entry primary school at the centre.
- Design and manage the open space for clear, identifiable purposes.
- Use open space to define different parts of the neighbourhood and help distinguish it from Chaulden.
- Arrange the open space to ensure a pleasant, coherent and wildlife-friendly networks throughout the neighbourhood.
- Ensure that the layout and design of new sports provision is fit for purpose.
- Support the enlargement of the Parkwood doctors’ surgery (either financially or within the new neighbourhood).

Environmental Health:

- Protect groundwater from pollution.

Landscape Considerations:

- Soften views of housing from the countryside by use of tree planting, by retaining appropriate tree belts and by siting open space carefully (particularly for views from Little Heath and Westbrook Hay).
- Provide a soft edge to the countryside and ensure visual and physical separation from Potten End and Winkwell.
- New strategic landscaping should mitigate the impact on the Bulbourne Valley.

Biodiversity and Green Infrastructure:

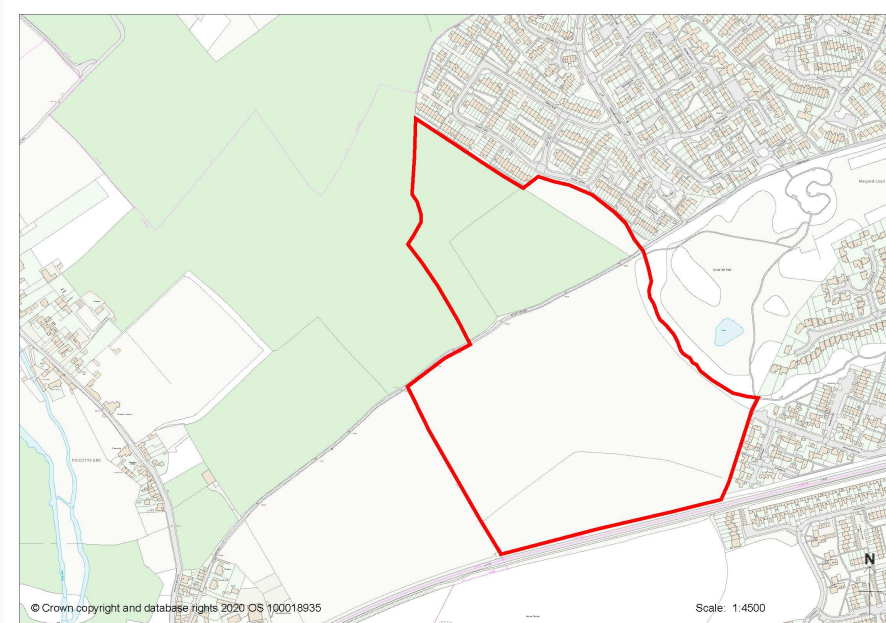
- Retain hedgerows and trees.
- Use native species in planting schemes.
- Development will need to have regard to the Tree Preservation Orders located both within and on the edge of the development area.

Historic Environment and Cultural Heritage:

- Protect the amenities and character of Pouchen End hamlet.
- Protect the character of the listed Pouchen End Hall, which is in close proximity to the site.

Growth Area HH22: Marchmont Farm

Map 22



Size (Hectares)	19.15ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 385 new homes subject to Masterplanning. • A Gypsy and Traveller site for 5 pitches. • Public open space.

Site-specific requirements

Urban Design Principles:

- Development should normally be two storeys in height, except where a higher element would create interest and focal points in the street scene and is appropriate in terms of topography and visual impact.

Access, Highways and Sustainable Transport:

- Primary access is to be provided from the Link Road (A4147)
- Plan good pedestrian and cycle access to Henry Wells Square and to key services, such as bus stops and community facilities.
- Gypsy and Traveller pitches should have good access to the primary road network.

Social and community:

- Enlarge Margaret Lloyd Park; arrange the open space to ensure a pleasant, coherent and wildlife-friendly network linking to Hunting Gate Wood and Howe Grove.

Landscape Considerations:

- Soften views of housing from the countryside by use of planting, by retaining appropriate hedges and by siting open space carefully.
- Provide a soft edge to the countryside to ensure visual and physical separation from Piccotts End.

Flood Risk and Drainage:

- Incorporate a sustainable drainage system throughout the site including the use of green space as a basin.

Growth Area HH23: Old Town

Map 23



Size (Hectares)	2.71ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 90 dwellings subject to Masterplanning and: • Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend.

Site-specific requirements**Urban Design Principles:**

- Development should normally be two storeys in height. Heights of up to four storeys could be considered acceptable where they would create interest and focal points in the street scene, and would not be harmful to the historic character of the area.
- Built form should act as a transition between the Old Town and the New Town.
- Arrange new housing to provide active and attractive frontages to the main area of open space and Fletcher Way.

Access, Highways and Sustainable Transport:

- Primary access to be provided from Fletcher Way.
- Improve the east-west and north-south public footpaths.

Landscape Considerations:

- Respect the landscape setting and character of the site.
- Soften views of the development from across the valley and open countryside by the use of carefully designed planting.

Biodiversity and Green Infrastructure:

- Retain the existing important trees at the top of the hill adjacent to The Bounce and Townsend and as many other trees as possible.

Historic, Environment and Cultural Heritage:

- Development should conserve and where possible enhance the character of the Old Town Conservation Area and the setting of its listed buildings, taking account of the steeply sloping nature of the site.

Flood Risk and Drainage:

- Incorporate a sustainable drainage system throughout the site including the use of green space as a basin.

Growth Area HH24: Land at Turners Hill

Map 24



Size (Hectares)

0.7ha

Allocated for (key development and land use requirements)

- Around 60 dwellings, subject to masterplanning; and
- Public open space;

Site-specific requirements

Urban Design Principles:

- Development should normally be between three and five storeys, taking into account neighbouring uses, including and sensitive uses and public open space.

Access, Highways and Sustainable Transport:

- Access is to be provided from Wood Lane.
- Retain existing footpaths and provide new link between the site and Albion Hill.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the woodland to the east (Tree Preservation Order) and the wildlife site to the north.

Growth Area HH25: Land to R/O St Margarets Way / Datchworth Turn

Map 25



Size (Hectares)	1.13ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 50 dwellings, subject to masterplanning; and • Public open space;
Site-specific requirements	
Urban Design Principles:	
<ul style="list-style-type: none"> • Development should normally be between two and three storeys in height, taking into account the established residential areas to the east and west of the site. 	
Access, Highways and Sustainable Transport:	
<ul style="list-style-type: none"> • Primary access to be provided from Green Lane. 	
Biodiversity and Green Infrastructure:	
<ul style="list-style-type: none"> • As part of delivering a net gain in biodiversity, utilise new landscape measures and structure to connect with green corridors in the area, including the retained open space to the north of the site. 	

Growth Area HH26: South of Green Lane

Map 26



Size (Hectares)	2.03ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Around 80 dwellings, subject to masterplanning; and • Public open space;
Site-specific requirements	
<p>Urban Design Principles:</p> <ul style="list-style-type: none"> • Development should normally be between two and three storeys in height, taking into account the prevailing nature of development in the area, including development proposed to the east (in St. Albans City and District Council). <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • Primary access to be provided from Westwick Row, unless a more appropriate solution is identified and agreed with Hertfordshire County Council prior to the submission of a planning application. <p>Historic Environment and Cultural Heritage:</p> <ul style="list-style-type: none"> • Archaeological investigations required to be undertaken. 	

Growth Area HH27: Jarman Park - Out of centre retail allocation

Map 27



Size (Hectares)	2ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Retail led development, including a possible foodstore. • Food and drink uses, leisure uses and a hotel also acceptable on part of the site. • The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit.
<p>Site-specific requirements</p> <p>Urban Design Principles:</p> <ul style="list-style-type: none"> • The nature and scale of development should aim to maximise the use of the site and ensure no significant adverse impact on Hemel Hempstead town centre. • Prominent frontages onto St. Albans Road/Jarman Way require high quality design and landscaping. <p>Access, Highways and Sustainable Transport:</p> <ul style="list-style-type: none"> • A traffic study may be required and road works should accommodate traffic generation. <p>Environmental Health:</p> <ul style="list-style-type: none"> • Undertake ground contamination surveys to ensure that the site is safe and suitable for the intended use. 	

Growth Area HH28: Bunkers Park - crematorium allocation

Map 28



Size (Hectares)	12.3ha
Allocated for (key development and land use requirements)	<ul style="list-style-type: none"> • Cemetery, crematorium and associated infrastructure; and • Public open space.

Site-specific requirements

Urban Design Principles:

- The site should be comprehensively masterplanned to co-ordinate uses across the site.
- Development should be single storey.
- Design sensitive to character of rural buildings within wider area.

Access, Highways and Sustainable Transport:

- Access from Bedmond Road.
- Minimise private vehicle access through the site.
- New pedestrian and cycle links to be provided.
- Retain bridleways, and public and permission rights of way.

Social and community:

- Provide a new Chapel crematorium and remembrance chapel with a memorial garden.

Environmental Health:

- Provide air quality assessment, including mitigation and monitoring measures as required.

Landscape Considerations:

- Screen building and car parking from views to the south.
- Use landscaping proposals to enhance Green Belt.

Biodiversity and Green Infrastructure:

- Retain hedgerow and woodland boundaries.
- As part of delivering a net gain in biodiversity, create new native woodland and natural planting areas.
- Prepare an open space management plan.

Historic, Environment and Cultural Heritage:

- Protect listed buildings on Bunkers Lane from impact of development.

Flood risk and Drainage:

- Incorporate a sustainable drainage system throughout the site including the use of detention pond.