



# **Development Brief for New Lodge, Bank Mill Lane Berkhamsted**



**Adopted  
November 2007**

這刊物向你諮詢有關New Lodge, Bank Mill Lane, Berkhamsted建屋新區的設計、建築分佈及規格。如果你需要以你的母語寫成的資料，或有任何問題需要聯絡政府，請致電 01442 867212 查詢。

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

आ प्रकाशन, न्यू लोज, बेन्क मिल लेईन, बर्कहमस्टेडमां नवा रडेकाशना विकास माटे, रडेकाशना आकार, नकशा अने जरुरियातो विषे तमारा अभिप्रायो जाशवा मागे छे. जो तमने तमारी भाषामां आ माडिती मेणववी डोय अथवा बीछकोई बाअत माटे कार्मिसलनो संपर्क साधवो डोय तो, मडेरबानी करीने टेलिफोन नंअर 01442 867212 उपर डोन करो.

जो तमने आ माडिती जुडी रीते मेणववी डोय तो द. त. मोटा अक्षरो अथवा ओडीयो टेप, तो मडेरबानी करीने 01442 228660 अथवा मात्र भीनी डोम 01442 867877 उपर डोन करो.

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

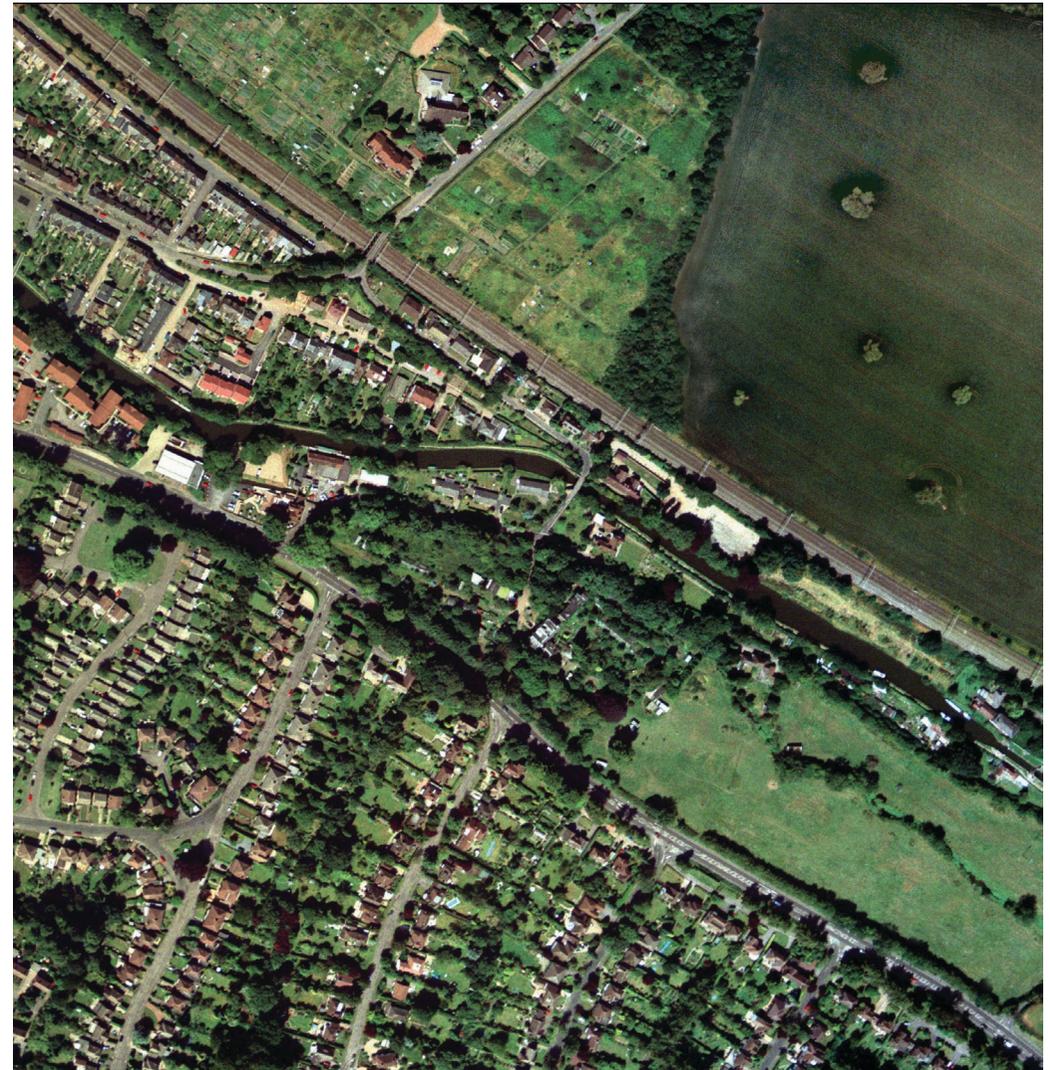
This publication seeks your opinions about the design, layout and requirements for new housing development at New Lodge, Bank Mill Lane, Berkhamsted. If you would like this information, or you would like to contact the Council in any language not listed above, please call 01442 867213.

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

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## 1. Introduction

- 1.1 This Development Brief is for the New Lodge site at Bank Mill Lane, Berkhamsted. It has been jointly prepared by Barton Willmore and Dacorum Borough Council, on behalf of the developer who is Henry Homes Plc.
- 1.2 In April 2007, a workshop was undertaken with the local community and stakeholders. The feedback from this exercise has helped to shape the layout and key principles for this site, providing a landscape led design. This is expanded upon further in Section 8 and 9.
- 1.3 The draft Development Brief was published for public consultation purposes for a period of 6 weeks, from 6 August until 14 September 2007.
- 1.4 This final version has taken into account comments made by the public and the stakeholders during the consultation period. These comments have also helped to shape the final layout and key development principles.
- 1.5 The adoption of the brief on 27 November 2007 by Dacorum Borough Council as a Supplementary Planning Document (SPD) will provide: a planning policy framework; and the context for the comprehensive development of this site.



Aerial view of New Lodge Site

- 2.1 The site has been taken out of the Metropolitan Green Belt and is allocated in the Dacorum Borough Local Plan (adopted) 2004 Schedule of Housing Proposal Sites, Part II, for development in the period post April 2006.
- 2.2 It is identified in the Schedule of Housing Proposal Sites as site H36, and is shown on the Local Plan Proposals Map. The indicative capacity of the Local Plan housing site allocation is for 50 dwelling units, including 40% of the units to be provided as affordable housing.



### 3. Spatial Visions and Objectives

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3.1 The spatial vision for the development is to create a socially integrated, sustainable development, through the provision of local homes built to a high quality of architectural and urban design. It will recognise the importance of the site, its community and location at the gateway to the town and adjoining Metropolitan Green Belt.

3.2 The objectives of the brief required to achieve the spatial vision are as follows:

- To provide supplementary guidance to the developer and interested parties on the planning and design requirements for the development.
- Identify the constraints and opportunities of the site, to ensure that a high standard of sustainable development is achieved, that recognises the interests of local residents and the wider community.
- Deliver a suitable mix of dwellings types and sizes including the delivery of affordable homes.
- Protection of the River Bulbourne, including identification of mitigation measures and enhancement of the river corridor, through the promotion of biodiversity and the protection of habitats.
- Provision of safe and convenient access for vehicles, cyclists and pedestrians, including satisfactory arrangements for vehicle, cycle parking and pedestrian routes.
- To identify the development principles of the site, in order that appropriate form and layout of new buildings including scale, height, massing and materials can be considered.
- To assess the context of the site in relation to the character of the local area and adjacent properties, to ensure integration of new buildings with their surroundings.
- Identification of the infrastructure and services required for the development to ensure its integration within the local community, without placing any additional burden on local residents.