

Place Strategies



19. Introduction to Place Strategies

- 19.1 Place strategies have been prepared for each of the borough's towns and large villages, together with the wider countryside. The role of these strategies is to take forward the settlement hierarchy (Table 1) and broad planning policies, and highlight particular characteristics and future requirements for each place. These requirements range from the provision of particular items of infrastructure to the protection or enhancement of key features or character that give the place its unique identity.
- 19.2 A series of place workshops¹ informed the development of the strategies. The workshops brought together local residents and representatives from a range of public, private and voluntary organisations to help identify local issues and develop 'Place Visions.' The completed place strategies then bring together the main policy threads for each place, explaining to those communities how the planning policy framework relates to their place.
- 19.3 Each place strategy is set out in a similar format:
- 1) Vision
 - i.e. what the place will be like in 2031
 - 2) Local Objectives
 - i.e. the objectives which need to be met to achieve the vision: the local objectives supplement the strategic objectives of the Core Strategy and provide more precise targeting
 - 3) Delivering the Vision
 - (a) the overall strategy
 - (b) policy for specific locations, sites and allocations
 - (c) vision diagram(s).

The place strategy explains how the Council and other agencies will achieve the vision and objectives for that place. Each place strategy is supported by the general policies of the Core Strategy: it will also be supplemented by other documents that make up the local planning framework (e.g. the Site Allocations DPD). Elements of the strategies are elaborated in paragraphs 19.4 to 19.10.

¹ A summary of the results of these place workshops can be found in the Core Strategy Report of Consultation – Volume 3.

Local Objectives

19.4 The place strategies share a set of common local objectives:

- Accommodate growth which promotes sustainable patterns of development.
- Secure more affordable housing and a balanced mix of housing types.
- Ensure new housing is balanced by school capacity and matched by additional community facilities and local infrastructure.
- Provide a variety of employment opportunities for local people.
- Maintain and enhance the character, built heritage, natural environment and leisure assets of each settlement and the wider countryside.
- Safeguard existing leisure assets such as open space, outdoor leisure space, rivers and the Grand Union Canal and create stronger green links throughout the borough.
- Support the retention of existing services, facilities and jobs.
- Improve access for pedestrians, cyclists, users of passenger transport and motorists to services, facilities and places of work and leisure.
- Reduce peak-time traffic congestion and its effects.

19.5 In addition, each place strategy identifies local objectives that are specific to that particular place. All development is expected to contribute positively towards meeting the objectives.

19.6 The expected overall housing supply within the borough is shown in Table 7 (in Section 14). In order to show how this housing supply would be distributed across the borough, each place strategy sets out an indicative housing objective². These figures are intended to give an indication of the levels of new development expected, rather than be treated as an exact figure or target.

Specific Locations

19.7 Policies are set out for the two key regeneration areas in Hemel Hempstead. They will be amplified in separate planning documents (i.e. Hemel Hempstead Town Centre Master Plan and East Hemel Hempstead Area Action Plan).

19.8 Two strategic sites are identified;

- 1) Land at Durrants Lane / Shootersway, (Egerton Rothesay School) Berkhamsted; and
- 2) Hicks Road, Markyate.

The relevant place strategy gives a broad outline of the planning principles for each site and how its development will be delivered. These planning principles are underpinned by detailed master plans that set out in more detail the nature and timing of the proposal, the mix, distribution and scale of uses, and the requirement for new infrastructure.

² These figures relate to the total housing programme (provision for the travelling community is included in the Countryside category). They are cumulatively higher than the housing target in Policy CS17. This is because the housing supply includes an assumption for windfalls, based on recent trends. Government advice requires windfall assumptions to be excluded from the overall housing target for the first ten years.

- 19.9 A number of local allocations have also been identified. Their broad locations are identified, together with key planning principles. Detailed requirements for these sites will be established through the Site Allocations DPD.

Vision Diagrams

- 19.10 Vision diagrams illustrate key features and urban design zones for each place. The vision diagram for Hemel Hempstead is subdivided into the built and natural environment, with separate detailed diagrams covering the two key regeneration areas – the town centre and Maylands Business Park. The vision diagrams are found at the end of each place strategy. More detailed guidance on urban design is given in Section 10.

Local Community Plans

- 19.11 Neighbourhood plans and village/parish plans may be prepared by local communities. Both can be helpful documents to shape local development and service provision. Neighbourhood plans will need to conform with the Core Strategy and show how they support the delivery of the place strategies. Village/parish plans may include planning matters as well as local service issues, and will be supported by local appraisals. In all cases close co-operation with the Borough Council is advised.

