

Appendix I

Planning Policy

Development plan

The development plan comprises the Hertfordshire Structure Plan 1991 to 2011, adopted in April 1998 and the Dacorum Borough Local Plan, adopted in April 2004.

The Structure Plan requires the provision of 65,000 dwellings in the county over the period 1991 to 2011. The provision for Dacorum Borough is 7,200 dwellings including 1,000 dwellings on the edge of Hemel Hempstead. The Structure Plan EIP Panel in March 1997 concluded that the Manor Estate would be appropriate as a housing allocation to contribute towards meeting the structure plan requirements for Hemel Hempstead.

The earlier Dacorum Borough Local Plan of 1995 identified the Manor Estate as countryside outside the urban area and within the Green Belt. In 1996 Dacorum Borough Council published the Two Waters and Apsley Study. Reasons for undertaking the Study were stated in paragraph 3:

"There are significant pressures and factors pointing towards development and change at Two Waters and Apsley; the combination is probably stronger than exists elsewhere in Hemel Hempstead. The particular set of circumstances is the older industrial base, the position of the main road network and railway line, the presence of undeveloped or open land, the attraction of the Grand Union Canal and localised environmental problems where new investment could be beneficial."

A range of objectives were stated:

- To maintain the environmental integrity and open character of the Bulbourne and Gade Valleys and, in particular, the setting of the Grand Union Canal.
- To enhance the immediate environment of Two Waters Way, to create an attractive route into the town and the town centre.
- To limit the environmental impact of road building and traffic.
- To realise opportunities for development, new building and/or uses, which would benefit the town.
- To ensure the future pattern of development is properly related to the highway network.

The study assessed land uses, constraints, strengths, policy designations and options to inform a future planning strategy, recognising the need to ensure a balance between meeting housing needs and maintaining the existing Green Belt boundaries in the longer-term.

Paragraph 7 of Part 6 concluded that about 260 houses could be built around the Manor Estate and identified the sites covered by this brief. It was recognised that development would bring benefits to the local area including:

- Significant improvements to traffic conditions into the Manor Estate from London Road, an opportunity which would be more easily achieved with a larger allocation
- Positive management of Home Wood and adjoining fields, with related leisure proposals, which would overcome the existing local open space deficiency.

The objectives and main recommendations of the Two Waters and Apsley Study were incorporated into the Deposit Draft Dacorum Local Plan, October 1998 Part 4, Section 7: Two Waters and Apsley Inset. This sets out the reason for the Manor Estate allocation.

The housing proposals for the Manor Estate reflected the Two Waters and Apsley Study with allocations of 30 dwellings on Manorville Field (TWA3) and 230 dwellings on Maxted/A41 Fields (TWA4).

Following the Local Plan Inquiry the Inspector confirmed that the sites should remain as allocations in Part 1 of the Local Plan's Schedule of Housing Proposal Sites (i.e. they are suitable for immediate release), subject to detailed wording changes.

In June 2003 the Council accepted the Inspector's recommendations, confirming the principle of housing development at the Manor Estate and increasing the number of dwellings to 300. Work progressed on the development brief later in the year.

Proposals in the Local Plan provide the framework for the brief, particularly:

- Proposal TWA3 and 4 - housing
- Proposal TWA14 - improvements to Featherbed Lane and junction with London Road;
- Proposal TWA15 - demolition of 235 and 237 London Road and widening of the Featherbed Lane/London Road junction;
- Proposal TWA21 - land adjoining Featherbed Lane and A41;
- Proposal TWA22 - land between Featherbed Lane, Two Waters Way and A41.

Government Policy

The Government issued the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 which requires Local Authorities to consult the Secretary of State before granting planning permission for development involving the provision on greenfield land of 150 or more houses or 5 hectares or more. This threshold should be calculated taking into account the capacity of any adjoining land of which the scheme forms a part.

PPG13 re-states and up-dates the guidance in PPG1 and PPG3 on the location of new development within the objective of reducing the need for and length of journeys, especially by car. It stresses that people should come before traffic. Development proposals should be accompanied by transport assessments which illustrate accessibility to the site by all modes, the likely modal split of journeys and details of proposed measures to improve access by public transport, walking and cycling.

PPG24 gives guidance to Local Authorities on the use of their planning powers to minimise the adverse impact of noise. Although the guidance is quite broad in scope, its principal aim is to give advice on the determination of planning applications for residential or other noise sensitive developments that will be exposed to existing noise sources. In order to comply with the requirements of PPG24 an Environmental Noise Survey has been undertaken. PPG24 sets out advice for assessing proposals for residential development by referring to noise exposure categories (NEC).

