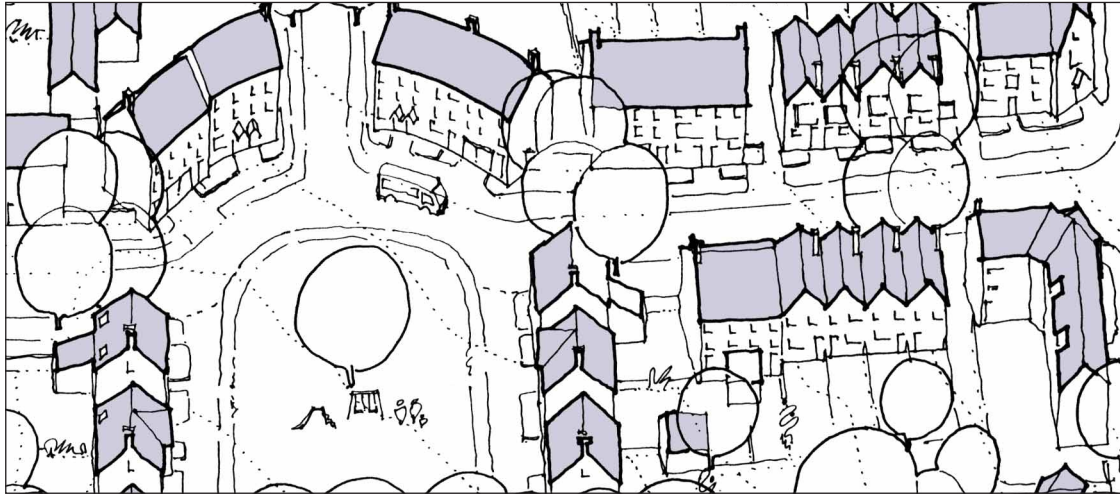


Section One

Overview



1.0 Vision and objectives

The overall vision and objective for this development, as guided by this brief, is to create a sustainable place that is friendly, welcoming, promotes a sense of community to the wider area and is safe and secure.

The new place will be an expanded neighbourhood and should maximise the potential of the site by providing new spaces and buildings in a way that contributes positively to the surrounding area. The development aims to add value to the:

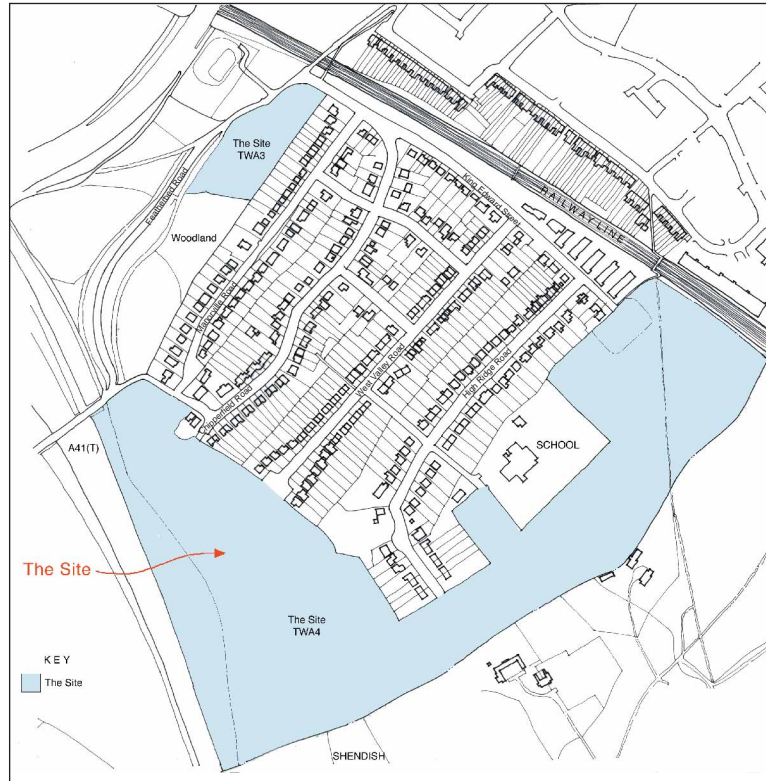
- Building stock
- Quality within a distinctive environment
- Experience of living in the wider Hemel Hempstead area.

The development and design objective for the Manor Estate is to create a quality environment that:

- Acknowledges and enhances the character of the area
- Provides an attractive focus to the wider urban area
- Is a place that people will enjoy living in.



Existing play space on site overlooked by housing off King Edward Street



Site context

1.1 Site and location

The site covered by this development brief comprises a number of fields, cut off from the main farming land by the A 41 bypass, wrapping around the existing residential development of The Manor Estate. The site is bounded by the A41T to the west, Featherbed Lane to the north and the mainline railway to the east. Two Waters Infants and Junior School is located adjacent to the existing urban area and indents into the site. To the south the site is bounded by Shendish Manor Country Club and Golf Course and a number of residential properties.

The two eastern parcels of land (Maxted Fields) slope down from broadly west to east. The boundary immediately abuts the railway line and rear gardens of dwellings fronting on to High Ridge Road. A playground is located within the site at the end of King Edward Street. The two south-western fields (A41 fields) level out on higher ground. These fields wrap around the existing residential development of High Ridge Road, West Valley Road and Chipperfield Road.

To the north-west of these fields is an area of open land to be retained between the site and the A41T. A further area backing on to the rear gardens of dwellings on Manorville Road is to be retained as Green Belt . To the north of this is Home Wood East. Further north again is a second small development site (TWA3) forming part of the brief site. This is bordered by Featherbed Lane and the rear gardens of dwellings fronting on to Manorville Road. The northern boundary of this smaller site meets the junction of King Edward Street and Featherbed Lane.

1.2 Objectives of the brief

The aims of this development brief are to:

- provide supplementary guidance to the developer and interested parties on the planning and design requirements of the Borough Council
- respond to the land form, visibility and features of the site and identify key areas where particular attention needs to be paid to the scale, massing and orientation of development
- establish the infrastructure requirements of the development and its phasing including safe and attractive cycle and pedestrian routes
- identify measures intended to integrate the new and existing development in the locality
- provide a mix of dwelling types and sizes and allow for integration of affordable housing within the community
- provide the context for a comprehensive development
- create a landscape setting that provides amenity for residents, protects and encourages ecological diversity and meets engineering needs for sustainable drainage systems
- meet the recreational needs of the residents in safe and accessible places
- ensure that the development conforms with Local Plan policies.

1.3 Planning context

Development plan

The planning policy context for the Brief is set by national policy guidance and the development plan, which comprises the Hertfordshire Structure Plan and the Dacorum Borough Local Plan. More details on these documents is contained in the appendices.

Proposals for extension of The Manor Estate have evolved from the Two Waters and Apsley Study published by Dacorum Borough Council in 1996. The Council concluded that about 260 houses could be built at the Manor Estate on the sites covered by this Brief. These proposals were subsequently included in the Deposit Draft Dacorum Borough Local Plan, 1998 and supported by the Local Plan Inquiry. The Borough Council supported the development of the Manor Estate sites in the proposed modifications to the Local Plan published in August 2003. Some minor changes to the policy framework were introduced in line with the Inspector's recommendations. The key components for the development of the sites are:

- provision of approx. 300 dwellings on two sites, 270 on land south-west and south-east of The Manor Estate (TWA4) and 30 on land adjoining Manorville Road (TWA3);
- the area is to be planned comprehensively to include off-site highway improvements, improved railway crossings, a contribution towards education facilities, affordable housing, provision of public open space, retention of Home Wood and other environmental and ecological enhancements.

1.4 Public consultation

The production of this development brief has been subject to extensive public involvement, including two workshops and public exhibitions. The development brief has been influenced by this process and by technical and site constraints.

A separate report provides a summary of public consultation.