

Section Four

Community benefits

The following facilities and improvements will be provided by the developer:

- The funding of major road improvements to the London Road, including a pedestrian pelican crossing, which will be implemented prior to the commencement of residential development at the Manor Estate. (see Section 3.6)
- Improvements to Featherbed Lane (Section 3.6) which will be implemented prior to the commencement of residential development at the Manor Estate.
- The improvement of the footbridge over the railway line at Kents Avenue to allow easier access.
- Junction improvement of Featherbed Lane with King Edward Street.
- The funding and provision of a new railway crossing at Featherbed Lane in line with the preferred Option 3 – the twin bridges. Implementation of a solution based on Option 3 will be secured through a Section 106 agreement, which will have a trigger threshold for commencement of the bridge works (Section 3.6).
- Financial contribution for provision of local medical facilities.
- Land/financial contribution for community facilities and possible local shop
- An interim solution of a traffic-light controlled junction at King Edward Street and Featherbed Lane which will be implemented on day 1 prior to the commencement of residential development at the Manor Estate.
- The provision of a bus service into the existing residential area as well as the new development. A developer contribution is required to subsidise its operation in the early years.
- Construction traffic will be regulated on King Edward Street, and Featherbed Lane will be the key access to the development (Section 3.6).
- Surface improvements will be made to the existing ‘snickets’ within the Manor Estate, providing agreement can be reached with residents and owners.
- The provision of about 33% of the total units as affordable housing. The mix will comprise of social rented, shared equity properties and key worker housing. There will be further lower-priced housing in the form of small units.
- The provision of significant public open space, including land and play equipment for existing and proposed residents.
- Existing footpaths will be retained and improved. Some diversion may be necessary but these will result in extended footpaths.
- A comprehensive landscape design for the development.
- Retention and enhancement of Home Wood, with access and management arrangements for the woodland and open land.
- An archaeological evaluation.
- The School is one-form entry, and may need to be expanded to a two-form entry school. There will be a financial contribution for education provision and an area of land by Two Waters School, will be safeguarded as a reserve development site for possible school expansion.
- Improved access and parking to Two Waters School from the new development including a drop off point for cars and buses.



The development will need to be well integrated into the public transport network

The council will seek a liaison committee or similar arrangement to be set up between residents representatives and the developers to enable any reasonable problems to be identified and promptly resolved.

All these facilities and improvements will be secured by way of a legal agreement between Dacorum Borough Council, the developers and landowners. This will help ensure that at certain stages of the development, the required facilities and improvements will be provided.



New high quality open spaces will be required and need to be well supervised by housing