

# Place Strategies

# Place Strategies

## How have we got to this point?

Your consultation responses have told us that you support our approach to developing place strategies. This has focused on the results of workshop consultation for each of the places and different community sectors.

## 20. Introduction

- 20.1. A series of Place Strategies have been developed 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 attributes that give the place its unique identity.
- 20.2. Of particular importance in informing these strategies was a series of place workshops<sup>1</sup>. They brought together local residents and representatives from a range of public, private and voluntary organisations to help identify local issues and develop 'Place Visions.'

### Common Local Objectives

- 20.3. 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 in balance with housing development.
- Maintain and enhance the character, built heritage, natural environment and leisure assets of each settlement and the wider countryside.
- Guide the local design principles within the Urban Design Supplementary Planning Document.
- 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 dependence on car use.

<sup>1</sup> A summary of the results of these place workshops can be found in the Core Strategy Consultation Report – Volume 3 (June 2009).

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

### **Strategic Sites and Local Allocations**

- 20.4. Two strategic sites are identified in the place strategies;
- 1) Land at Durrants Lane / Shootersway, (Egerton Rothesay School) Berkhamsted; and
  - 2) Hicks Road, Markyate.

The relevant place strategies give a broad outline of the planning principles for each development and how the site will be delivered. These planning principles are underpinned by detailed masterplans 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.

- 20.5. 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. These local allocations only apply to Housing Option 2 (see below).

### **Local Housing Objectives**

Two alternative housing programmes are put forward in Table 7 (in the section on Providing Homes). In order to show how the two different housing programmes would be distributed across the borough, the Place Strategies set out an indicative housing objective for each place for both Option 1 and Option 2<sup>2</sup>. These figures are intended to give an indication of the levels of new development expected, rather than be treated as an exact figure.

#### Option 1:

The figure includes all sites within the town/village that are expected to come forward for development, together with an assumption for windfall based on recent trends. The programme includes an assumption for rural exception schemes in the Countryside.

#### Option 2:

The figure adds the sites identified as local allocations to Option 1.

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<sup>2</sup> These figures relate to the total housing programme (less provision for the travelling community). They are cumulatively higher than the housing targets for each option in Policy CS17. This is because the housing programme 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.

## Vision Diagrams

- 20.6. Vision diagrams have been produced for each of the places to illustrate key aspects of the place strategies. The diagrams for Hemel Hempstead have been sub-divided to separate the built and natural environment, with separate detailed diagrams covering the two key regeneration areas, i.e. the town centre and Maylands Business Park. These diagrams can be found at the end of each place strategy.

### Question 15

Do you support the common local objectives set out in Section 20?

**Yes/No**

If **not**, please state what you disagree with, giving your reasons:

Please also specify the changes you think should be made: