

Evaluation

03.10.1

Constraints Summary

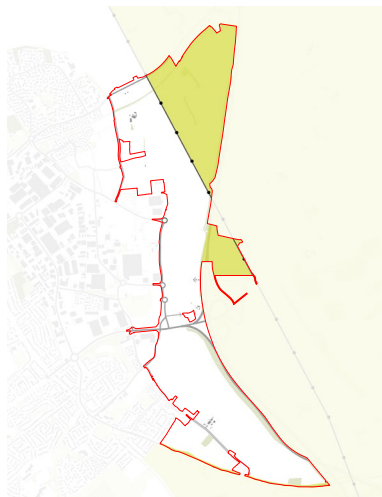
The following pages summarise the Site context and constraints and characteristics which structure the masterplan and create opportunities for placed-based responses.

Policy Framework

SADC Local Plan policy designations and constraints shaping the layout and distribution of uses on the Site.

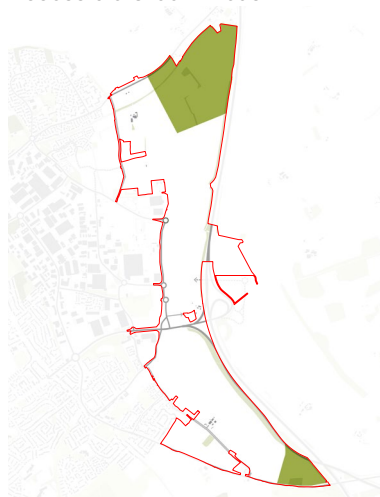
Greenbelt

Policy LG5 - Green Belt



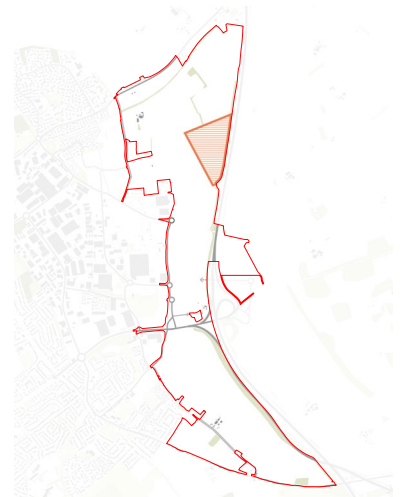
Open Space

Policy NEB4 - Significant Publicly Accessible Green Areas



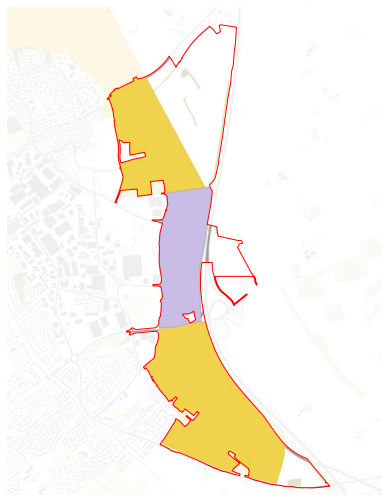
Secondary School

Policy COM1 - Education Sites



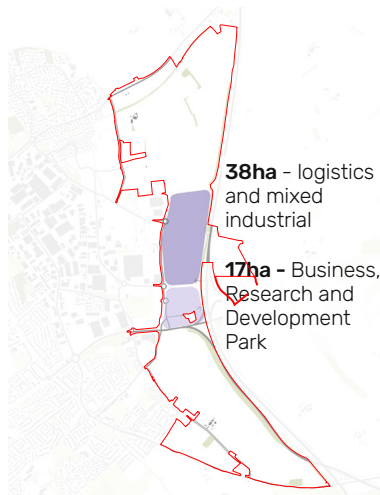
Allocations

Policies H2, H3, H4



Employment Zoning

H3 - East Hemel Hempstead (Central)

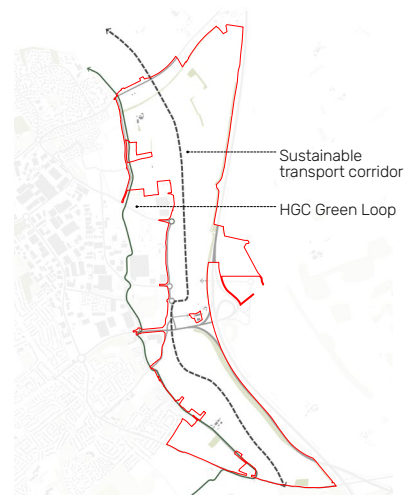


38ha - logistics and mixed industrial

17ha - Business, Research and Development Park

STC + HGC Green Loop

Policy TRA2 - Major Transport Schemes



Sustainable transport corridor

HGC Green Loop

Fixed Constraints

Physical constraints and designated landscape and built areas, some of which have statutory protection. **Considered not suitable for new built development, but can be sensitively integrated into the open space and movement networks.**

Listed buildings



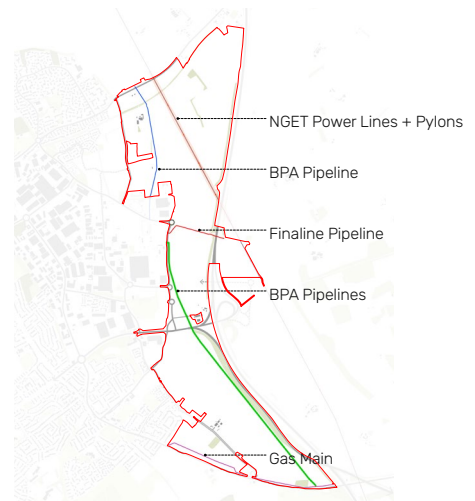
Buncefield clearance zones

HSE Development Proximity Zone (DPZ)



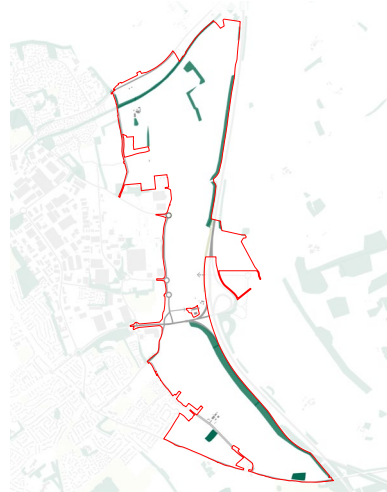
Utilities easements

National Grid, oil, gas



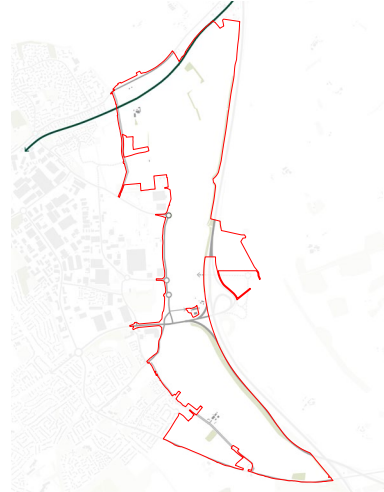
Woodland

Including LWS and potentially ancient woodland at Westwick Row

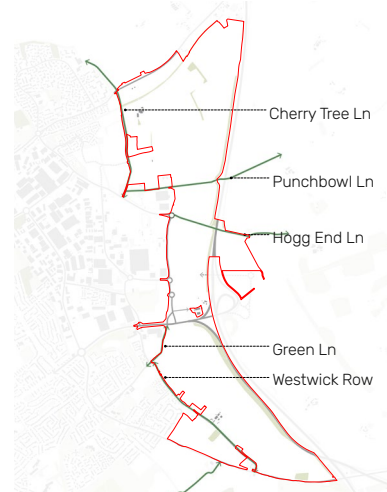


Nickey Line

Local Wildlife Site + Significant Publicly Accessible Green Areas

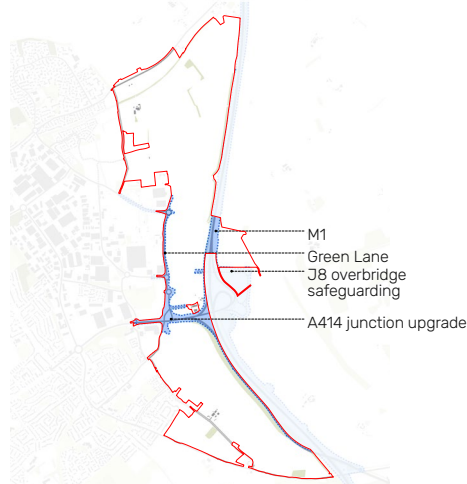


Historic Lanes



Roads in and surrounding the Site

Including A414 junction and J8 improvement safeguarding



Further detail can be found in the full-page plans in this chapter.

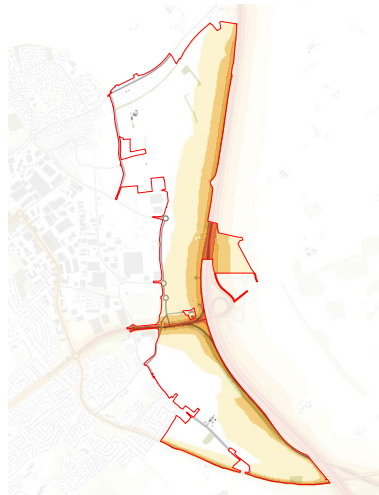
Flexible Constraints

Site features or designations that have implications to the structure of the masterplan, but can be addressed and incorporated into the design and layout of the natural and built environment.

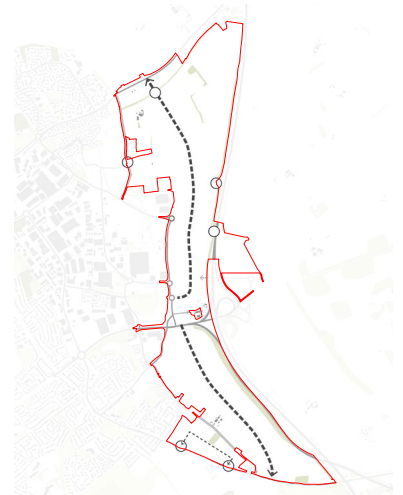
Buncefield clearance zones
HSE Inner, Middle, Outer Zones



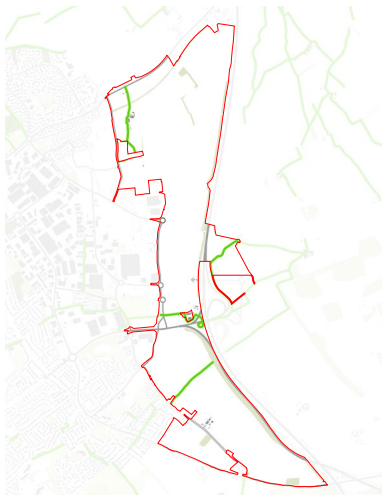
Noise
60, 65, 70, 75+ dB



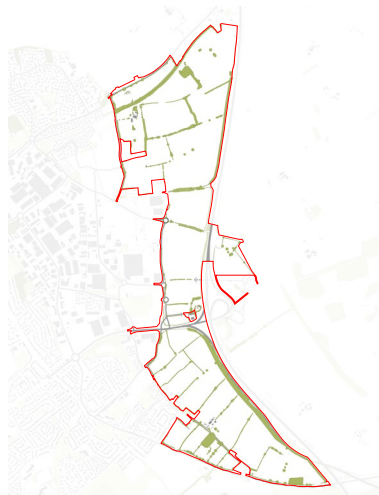
Flexible roads & access points



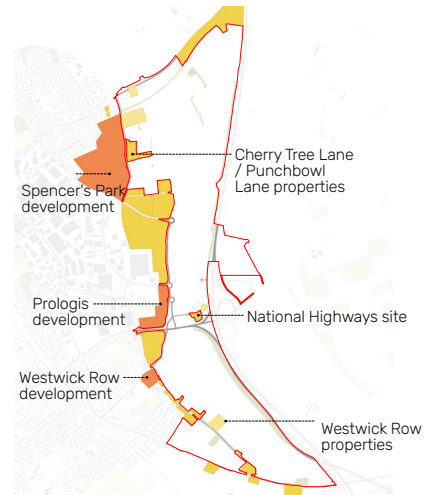
Public Rights of Way



Hedgerows and trees
Root protection areas



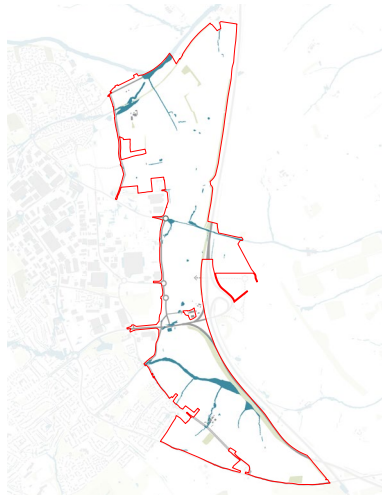
Properties in and surrounding the Site



Topography
Slopes greater than 1:10



Surface water flooding
1 in 100 year event overland flow routes



03.10.3



























Composite Constraints

Key physical constraints, landscape features and policy designations impacting the areas suitable for development as well as the design direction of the masterplan include:

- **Topography** – There is an undulating topography throughout most of the Site, with the exception of two plateaus in the central area and north of Punchbowl Lane. The steepest areas are in the north, descending towards the Nickey Line, as well as sloping into to the southern linear valley. In these areas, topography will impact the form of development but is not steep enough to preclude development.
- **Woodlands, trees and ecology** – The Site includes valuable hedgerows, mature trees and small areas of woodland which require careful protection and offsetting where necessary. While largely arable fields, the Site has valuable habitats. A range of birds, badgers, and bats have been recorded on site. To support local wildlife, habitats must be retained and integrated into the masterplan.
- **Access and movement** – The A414 bisects the Site, and requires an upgrade to the A414 junction to support the HGC growth programme. Several historic lanes run through and adjacent to the Site, and four PRoWs provide protected pedestrian connections.
- **Drainage and flood risk** – Two important overland flow routes traverse the Site—one in the north around the Nickey Line, and one in the south from Green Lane to the M1—whose drainage function must be preserved.
- **Heritage** – There are six listed buildings on site, reflective of the area's long and rich agricultural history. These must be protected and their settings carefully considered. There are additionally numerous listed buildings alongside a Aubrey's Camp Scheduled Monument and Gorhambury Registered Park and Garden within 1km of the Site.
- **Infrastructure** – The Site is adjacent to Buncefield Oil Terminal, which imposes restrictions on the form and type of development in its proximity, and also means

there are nationally significant oil pipelines traversing the Site whose easements must be kept free of development. There are additionally National Grid overhead power lines and pylons which must be retained.

- **Green Belt** – SADC draft Local Plan policy retains land east of the National Grid pylons in the green belt, therefore not developable with the exception of the secondary school site and sports hub.

	Surface water flooding
	Listed buildings
	Scheduled Monument
	Registered Park and Garden
	Buncefield DPZ 0
	Buncefield Inner Zone
	Buncefield Middle Zone
	Buncefield Outer Zone
	Woodland and 15m buffer
	Historic lanes
	Nickey Line
	Green belt (Policy LG5)
	Significant Publicly Accessible Green Areas (Policy NEB4)
	Hedgerows and Trees (root protection areas)
	Secondary school site (Policy COM1)
	Sustainable Transport Corridor (Policy TRA2)
	Public Rights of Way
	Fixed proposed roadworks
	Fixed proposed access points
	Oil pipeline easements
	Gas main easement
	National grid pylons
	National grid power line swing
	National grid 15m pylon footing easement
	0.5m contours
	Slope < 1:20

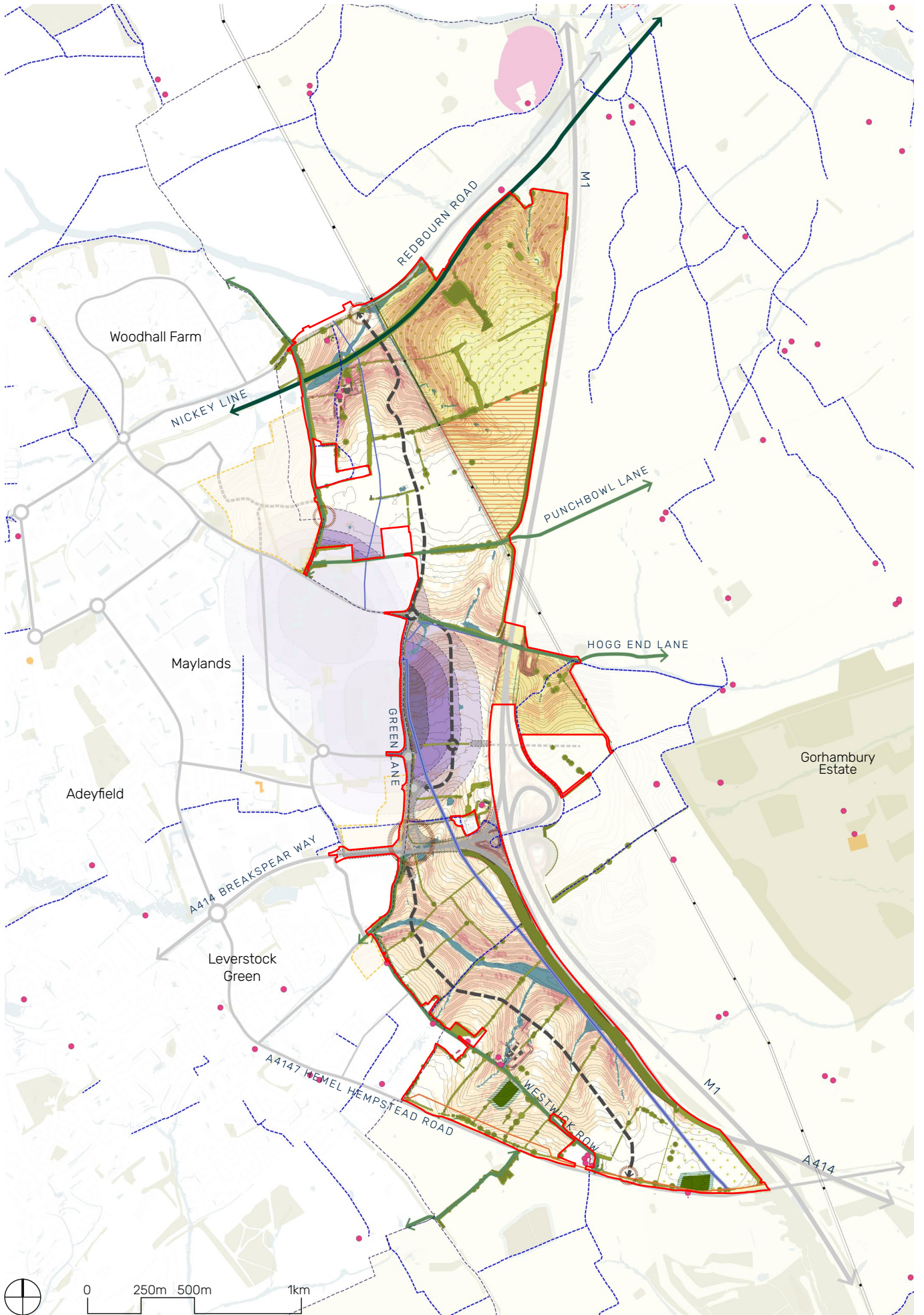




Fig 03.80 Fixed and flexible site constraints

03.10.4

Defining the Developable Area

Based on site and fixed constraints analysis, areas suitable for development have been identified. The shape of the developable area is defined by the following fixed constraints:

- SADC Local plan policies LG5, NEB4, COM1
- Listed buildings
- Buncefield Development Proximity Zone 0
- Strategic oil and gas pipeline easements
- Woodlands
- Nickey Line
- Historic lanes
- Roads in and surrounding the Site including A414 junction upgrade and M1 J8 safeguarding

-
-  Secondary school site (Policy COM1)
 -  Non-developable area
-

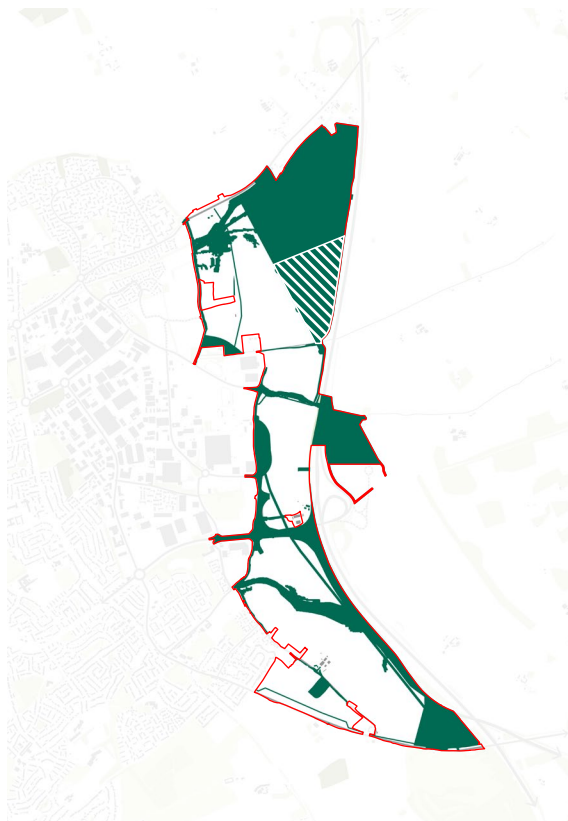





Fig 03.81 Combined fixed constraints

- Areas with greater than 1:10 slope
- Overland flow routes which originate outside the site

Areas identified as unsuitable for development will serve as provisions for green infrastructure and amenity spaces, integrating natural features as essential components of the overall development plan.

Additional constraints, though in theory flexible, including overland flow paths and steep topography, have been considered as key structuring elements of the masterplan to be retained free from development, as described in Section **03.10.3**.

	Application boundary	356.8 ha
	Developable area	192.8 ha
	Secondary school site (Policy COM1)	10.78 ha

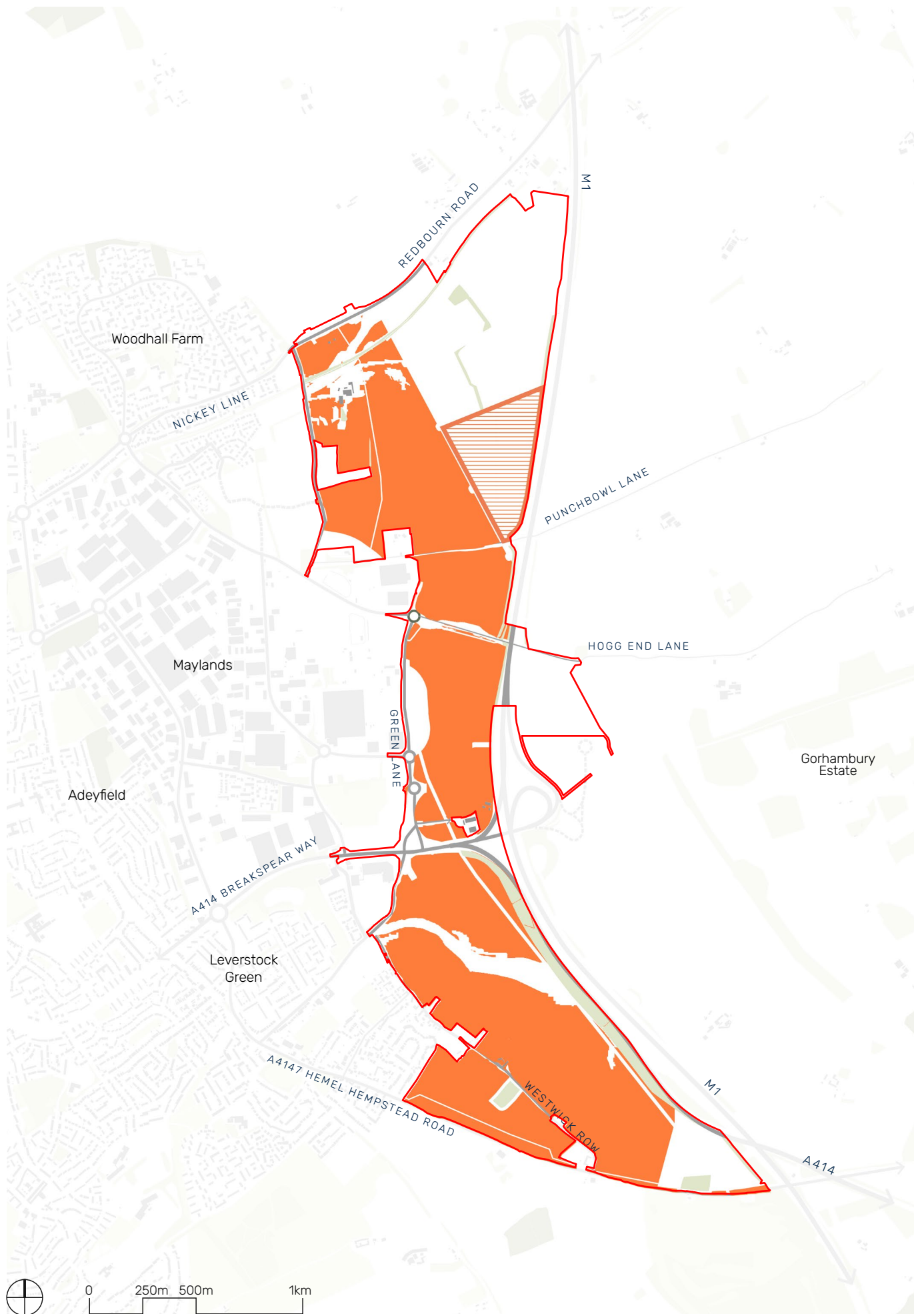


Fig 03.82 Area suitable for development to be masterplanned

03.10.5

Opportunities

Analysis of the Site—its features, immediate context as well as its context for growth—has also identified a number of key opportunities:

Landscape and Green Infrastructure

- Working with distinctive topography to build the green network, create character, protect water networks and define built form, including conservation of the Upper Ver Valley character and retention of valleys in strategic green space.
- Retention of natural assets wherever possible, integrating hedges and trees within green open space.
- Retaining existing lanes and integrating them as active travel routes and ecological corridors.
- Leverage policy designating Green Belt land as well as requirements to delivery Suitable Alternative Natural Greenspace to create a large Country Park in the north and a Valley Park in the south.
- Establishing a network of connected green and blue spaces for both people and wildlife, connecting into the wider area, retaining and enhancing valued habitats and creating new, and protecting sensitive edges and heritage assets.
- Repurposing existing historic farmsteads for new community uses.

Movement

- Reducing the severance caused by the A414 and the Redbourn Road with improved pedestrian and cyclist infrastructure and junction design.
- Strengthening connections between new and existing communities with safe, pedestrian-friendly routes.
- Supporting the creation of efficient transport links into Hemel Hempstead, Redbourn and St Albans.

Neighbourhoods and Community

- Creating a truly mixed use development, which in addition to new housing offers anchors and destinations that create an active place. Local centres complementing farmsteads and a range of schools, healthcare, community and sports facilities to support rich daily lives; a mixed commercial area offering a range of jobs and supports new economies.
- Creating distinctive, walkable intergenerational neighbourhoods that are inclusive and inviting places to live.


















	Application boundary
	Strategic links to Hemel Hempstead and Saint Albans
	Sustainable Transport Corridor
	Historic lanes
	Nickey Line
	HGC Green Loop
	Links to surrounding neighbourhoods
	Improving pedestrian and cycle access across the A414 and Redbourn Road
	Listed buildings as destinations
	Local Centres
	Woodland
	Green valleys
	Major green spaces
	Green links
	Secondary school (Policy COM1)
	Views
	Commercial area



Fig 03.83 Site opportunities

