



## Large Pre-App Report

Appraisal











MASS  
Reports




Application Address

# Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area
-  Green Belt

## Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

## Plot Boundary



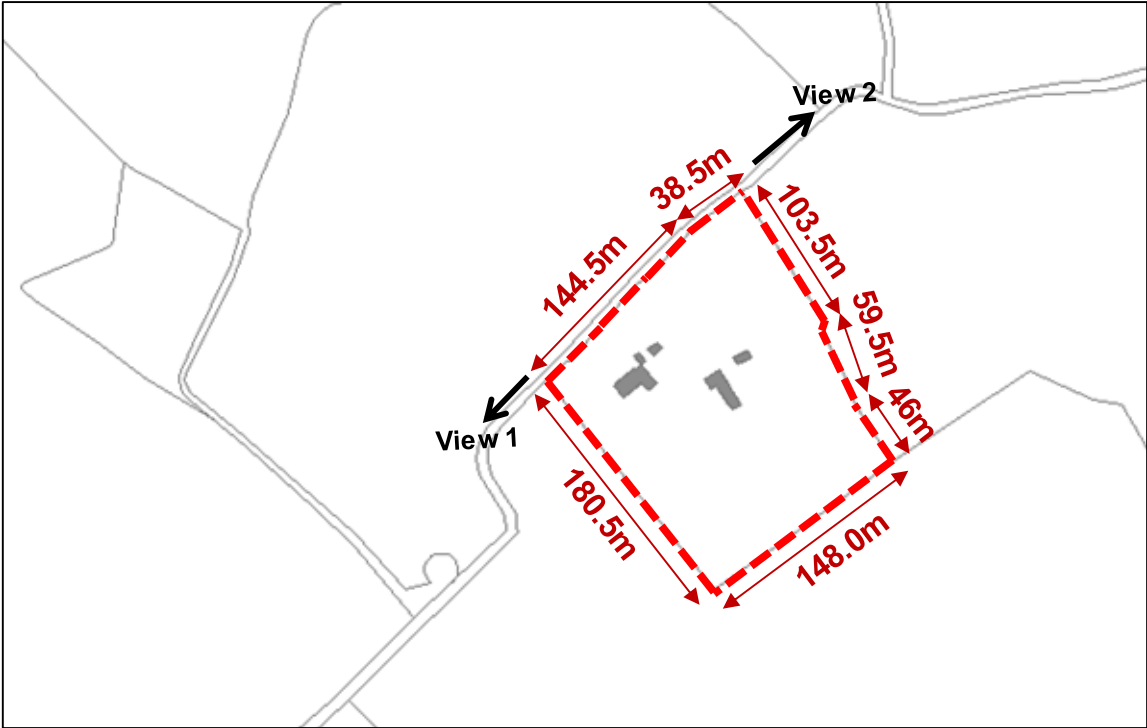
Plot Area ~8 acres (348480 sqft/ 32374.8 sqm)




Local Authority:





# Plot Area Statistics and Surroundings



Plot area	348480 sqft (32374.8 sqm)	 Plot boundary
Building Footprint	8041 sqft (747 sqm)	 Existing Building
Building Height	Height not covered by OS	 Windows

The existing property is Detached and most of the building on this road are two storeyed.

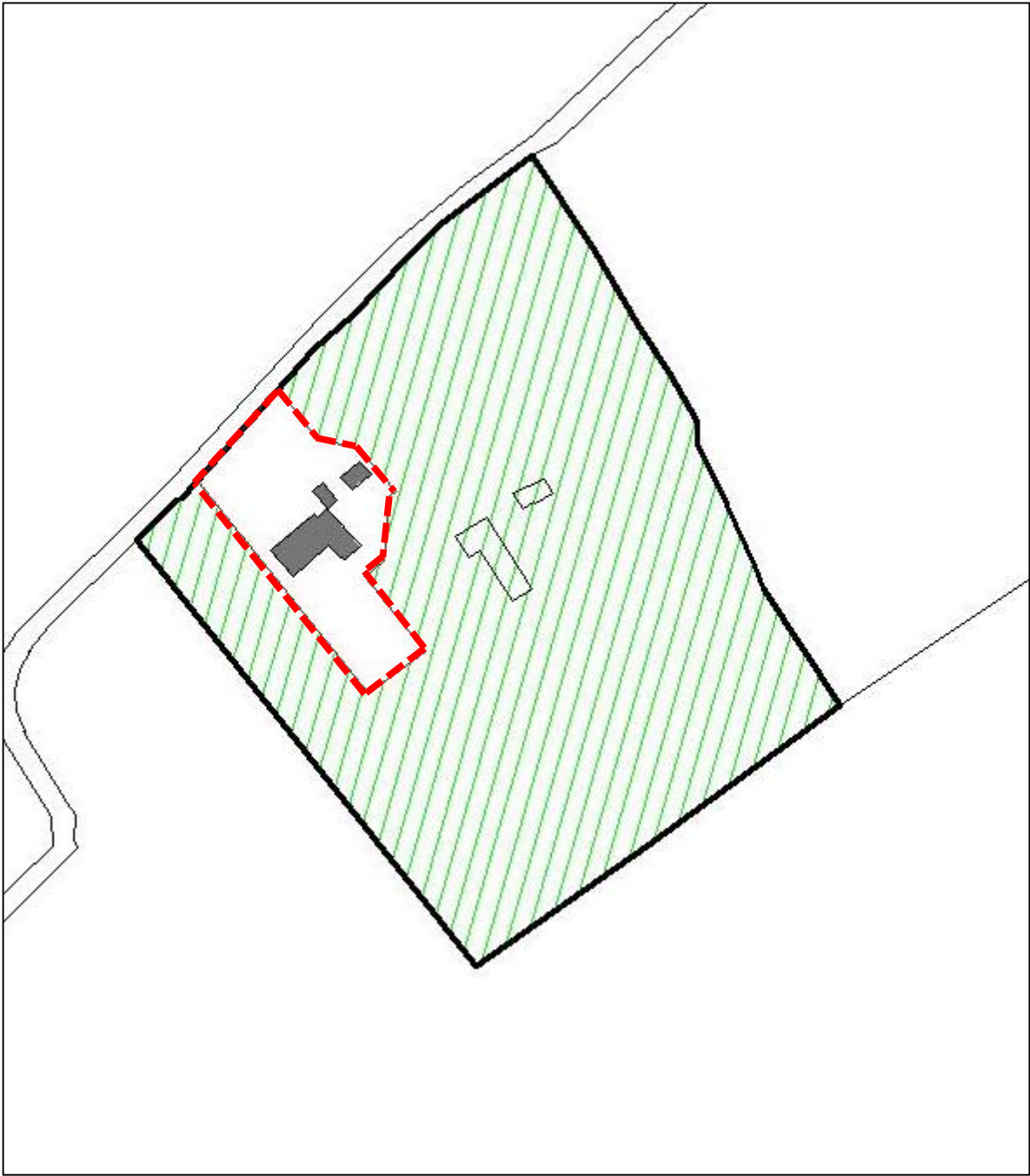


## Population Statistics

Radius	Population	Households
100m	11	5
250m	11	5
500m	139	52
750m	1220	469
1km	2328	903



# Proposed Plot Area for Development



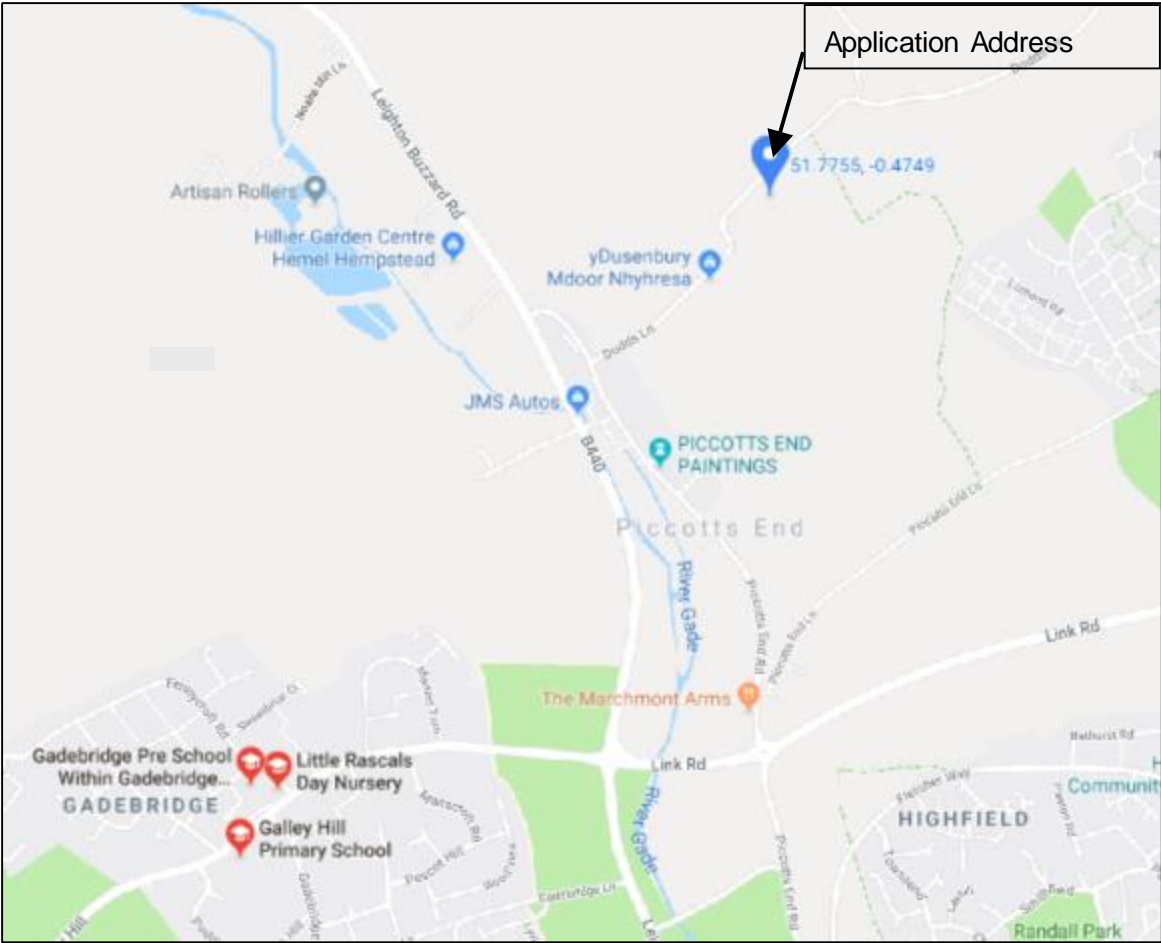
Proposed Area for Development (Total Area: 28900 sqm)






Existing Building to be retained with Surrounding Plot Area (as marked in red)



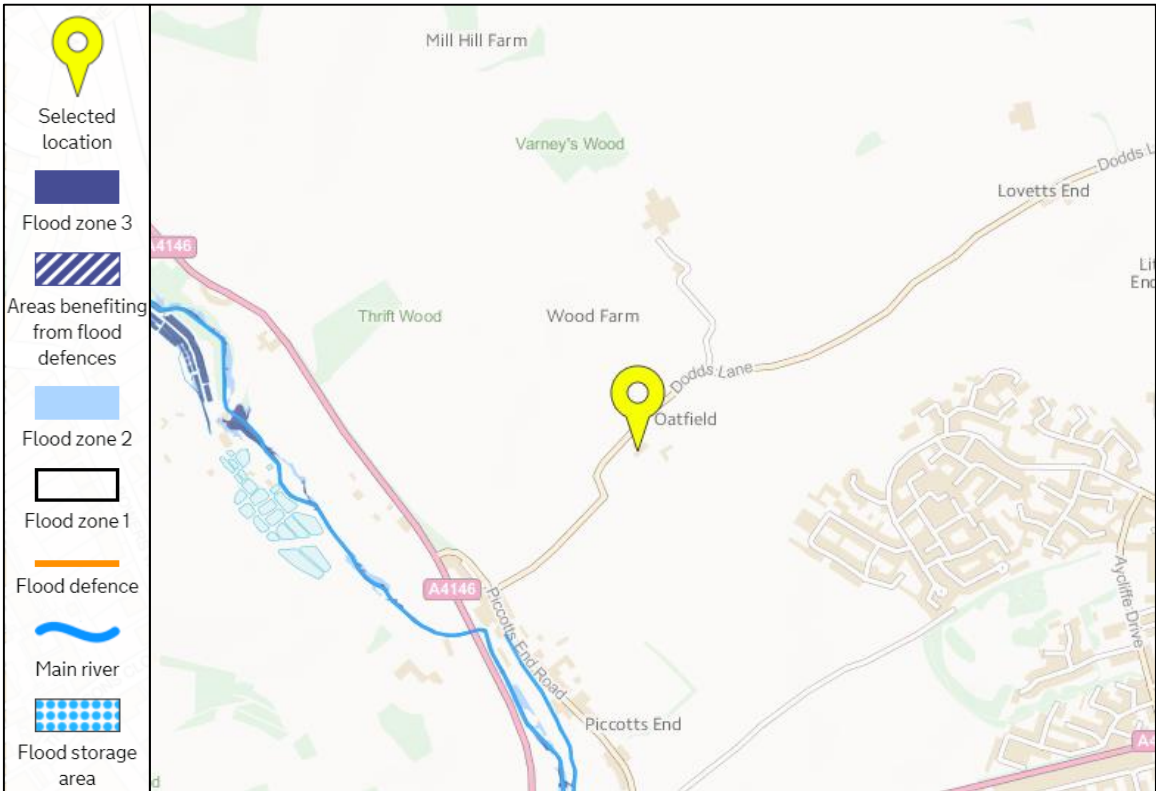
# Facilities Nearby



The map above shows nearby school locations, for more information click the links below

-  [Train Stations](#)
-  [Bus Stops](#)
-  [Schools](#)

# Planning Constraints



- Flooding**

The property does not come in flood zone

- Environmental**

AONB	The property has some relationship with the AONB (Refer page no.09)
Woodland	No Intersection
Greenbelt	Entire Intersection

- Conservation Area**

Not in Conservation Area

- Listed Building**

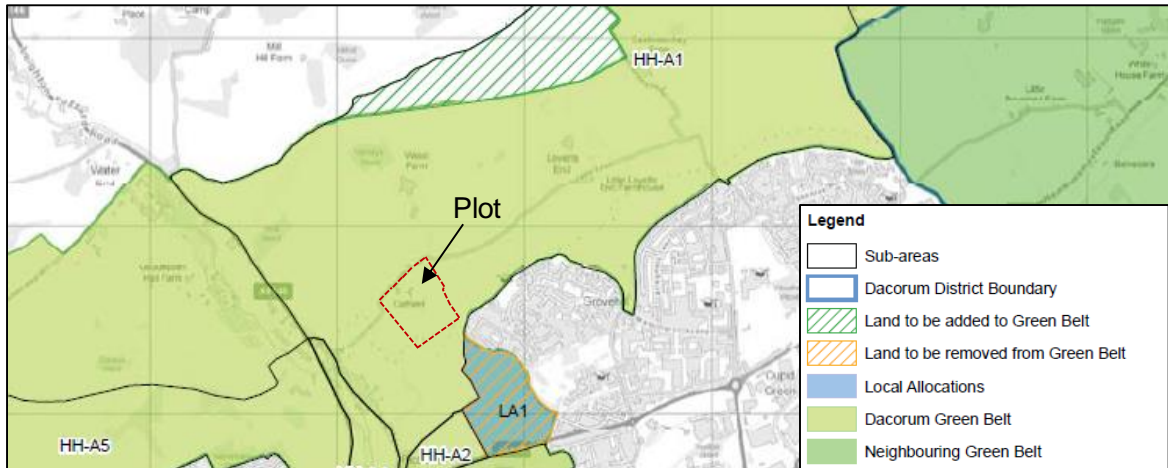
Property is not a listed building and No Listed buildings are there within 100 m

- Planning Application**

Year	Reference	Description	Link
2015	4/03116/15/ FHA - Grant	Installation Of Three Velux Windows, Front Open Porch And Single Storey Front Extension.	<a href="#">Click here for full planning application</a>



# Green Belt Review



The Property falls under Green belt (HH-A1) but The Council's own review of the Green Belt boundary has identified some locations where releases of land will be necessary to meet specific needs.

## Purposes Assessment Scores for Sub-Areas

Sub-Area	Purpose 1		Purpose 2		Purpose 3
	(a) Sub-area is at the edge of one or more distinct large built-up areas.	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.	
Hemel Hempstead	HH-A1	PASS → 3	3	5	
	HH-A2	PASS → 3+	0	3	
	HH-A3	PASS → 1+	0	2	
	HH-A4	FAIL 0	0	2	
	HH-A5	PASS → 3	3	5	

## Criterion Scores

Overall Strength of Sub-Area against criterion	Score	Equivalent Wording
	1	Weak or Very Weak
	2	Relatively Weak
	3	Moderate
	4	Relatively Strong
	5	Strong or Very Strong

For each purpose, one or more criteria have been developed using both qualitative and quantitative measures. A score out of five was attributed for each criterion.

## Summary of Sub-Areas Modified or Excluded from Further Assessment

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
HH-A1	Strong	None	Local wildlife site; Listed building (Grade I); Conservation Area; Area of Archaeological Significance	The sub-area meets Green Belt purposes strongly, however is subject to limited constraint and should be take forward for further assessment, taking into account the non-absolute constraints identified. Sub-area taken forward for further assessment.

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## Planning Policy : Green Belt

### Area of Outstanding Natural Beauty assessment for Hemel Hempstead

Aspects of the High Gade Valley within HH-A1 also have some relationship with the AONB, although this area is also much defined by the urban fringe influences associated with the A41 Leighton Buzzard Road (note Roman villa site in valley floor here, which relates to ancient settlement patterns intrinsic to the character of the AONB). Parcel HH-A1 is defined largely by eroded arable fields and 'edge' influences such as the playing fields near Grovehill.

Refined Sub-Area Overall landscape sensitivity to residential development: Judgement and comment	
<b>Hemel Hempstead</b>	
<b>HH-A1</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its elevation, openness and associated prominence, plus the visual and physical buffer it forms between Hemel Hempstead and the AONB, its representation of landscape characteristics in common with the AONB special qualities and therefore its role as part of the AONB's setting.

### ***NPPF- Reassessment***

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
HH-A1	As a result of the highly open character of the sub-area with few boundaries to contain development, its release would constitute outward sprawl of the large built-up area of Hemel Hempstead. It may also compromise the ability of surrounding Green Belt to meet this purpose and would completely erode the Green Belt on the north side of the large built-up area.	The sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement.	The sub-area retains an almost entirely unspoilt, rural and highly open character and has a strong relationship with the countryside beyond as opposed to the settlement. Its release would represent	<b><i>Sub-area would compromise the ability of the wider Green Belt to meet its purposes. Exclude from further consideration .</i></b>

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# Hemel Garden Communities



Collaborating as a partnership Dacorum Borough Council, St. Albans City and District Council and The Crown Estate together with Hertfordshire County Council, the Hertfordshire Local Enterprise Partnership and the Hertfordshire Enviro-Tech Enterprise Zone are working to deliver a large scale housing-led mixed use development providing around 10,000 homes and 10,000 jobs. The partners are developing a strategic approach that ensures these homes, employment opportunities and new infrastructure is transformative to the town as a whole and the wider area.

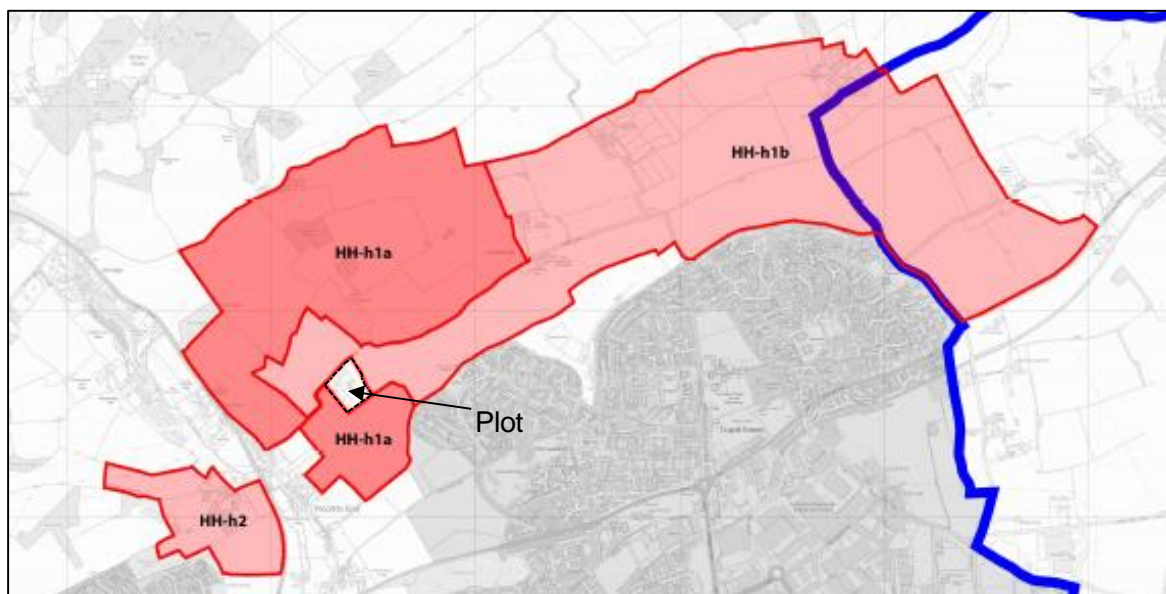
The location of the new Garden Communities presents an exceptional opportunity. A combination of excellent access to infrastructure, jobs and the countryside provide the raw materials for creating a remarkable place. Along with its strategic position within the UK, Enterprise Zone status and employment opportunities, the design of Hemel Hempstead as a Mark One New Town presents an opportunity to further develop the legacy of creating innovative new settlements.

[Click here for Local Council Policies](#)





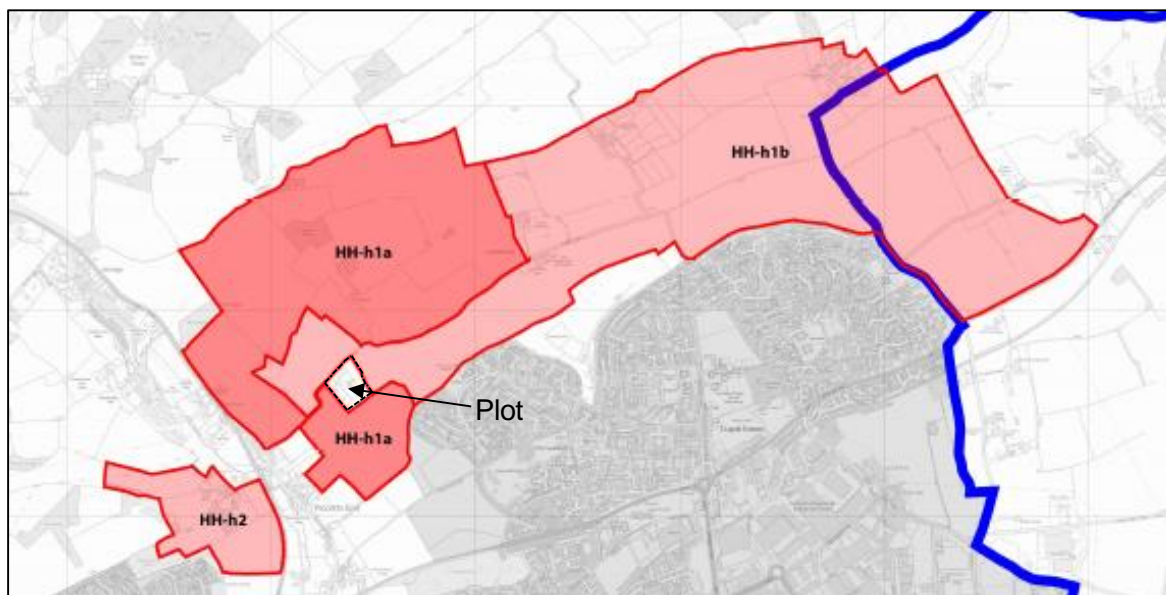
## Surrounding Site Appraisals



St Albans City and District Council are also looking at the potential of land to the east of Hemel Hempstead (which lies within their district) to provide new homes, employment land and associated uses. This is a matter that St Albans will be considering further through their own new Local Plan, although we will be liaising closely with them, as what happens on this land will obviously have a big impact upon our residents.

<b>Site Reference</b>	HH-h1a
<b>Site Address:</b>	North Hemel Hempstead (Phase 1)
<b>Area (ha) (gross)</b>	154 ha
<b>Current Use(s)</b>	Agriculture, woodland
<b>Proposed Use(s)</b>	A mixed use residentially led development.
<b>Potential housing capacity / density (dwellings per hectare)</b>	1,750 homes at 30 dwellings per hectare. The Crown Estate is in discussions with adjoining landowners regarding a larger phase 1 with potentially a total of 2,250 homes.
<b>Stage 2 Green Belt Review and Landscape Appraisal conclusions:</b>	<ul style="list-style-type: none"><li>• Recommendation taking into account Green Belt function, constraints and landscape appraisal- Exclude from further assessment and retain as Green Belt.</li><li>• Summary of landscape appraisal (landscape sensitivity)- High</li></ul>
<b>Sustainability Conclusion</b>	Significant loss of greenfield land and potential impact on Ancient Woodland, the CAONB, built heritage and archaeology. Development could affect the Chilterns Beech woods SAC which may require the provision of SANGS to help take some of the recreational pressure off the SAC. The scheme could provide for a parkland buffer between the proposed development edge and the CAONB. This could include a compensatory SANGS area.





<b>Site Reference</b>	HH-h1b
<b>Site Address:</b>	North Hemel Hempstead (Phases 1 and 2)
<b>Area (ha) (gross)</b>	422 hectares
<b>Current Use(s)</b>	Agriculture, woodland and farm buildings
<b>Proposed Use(s)</b>	A mixed use residentially led new community
<b>Potential housing capacity / density (dwellings per hectare)</b>	4,500 homes at 30 dwellings per hectare. The Crown Estate is in discussions with a range of adjoining landowners regarding site assembly and delivery.
<b>Stage 2 Green Belt Review and Landscape Appraisal conclusions:</b>	<ul style="list-style-type: none"><li>• Green Belt parcel number -HH-A1</li><li>• Recommendation taking into account Green Belt function, constraints and landscape appraisal-Exclude from further assessment and retain as Green Belt.</li></ul>
<b>Sustainability Conclusion</b>	Significant loss of greenfield land and potential impact on CAONB, Ancient Woodland, built heritage and archaeology. Development could affect the Chilterns Beechwoods SAC which may require the provision of SANGS to help take some of the recreational pressure off the SAC. The scheme could provide for a parkland buffer between the proposed development edge and the CAONB. This could include a compensatory SANGS area.

[Click here for Site Appraisals](#)



## Housing size and type

Our SHMA estimates that the following mix of new house sizes is needed over the 2013-2036 period across South West Hertfordshire to meet the areas needs:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Open market homes	5-10%	25-30%	40-45%	20-25%
Affordable homes	30-35%	30-35%	25-30%	5-10%
All homes	15%	30%	40%	15%

The Landscape Character Assessment describes the main types of landscapes across Dacorum and gives advice about the management and planning of these. The majority of Dacorum falls within the 'Chilterns' national character area. A large section of this is protected as part of the Chilterns Area of Outstanding Natural Beauty (CAONB). Its special qualities, which we are required to help conserve and enhance, include the steep chalk escarpment with areas of flower rich chalk downland, beech woodland, commons, tranquil valleys, chalk streams and villages with their distinctive brick and flint houses

### Buildings Design Guide : AONB

#### Multiple plots

Large-scale building of new estates will be rare in the Chilterns AONB. More common will be the development of sites which can accommodate a small number of houses. Because of the general shortage of housing land there is a tendency to try and build as many dwellings as possible on the Chapter 3: Designing new buildings site, whether they are so called suburban style 'executive homes or smaller more affordable market, rented or social housing. The main priority must be to ensure the buildings relate well to one another, as well as to neighbouring plots within a wider context.

#### Space between buildings

The space between buildings should be positively designed as part of the overall development, including space within individual plots and any shared areas. It is important to plan the layout and density so as to accommodate green space provision and strengthen the network of green spaces and links. The designer should aim to make roads and parking areas within the overall development subordinate to gardens, buildings and shared space

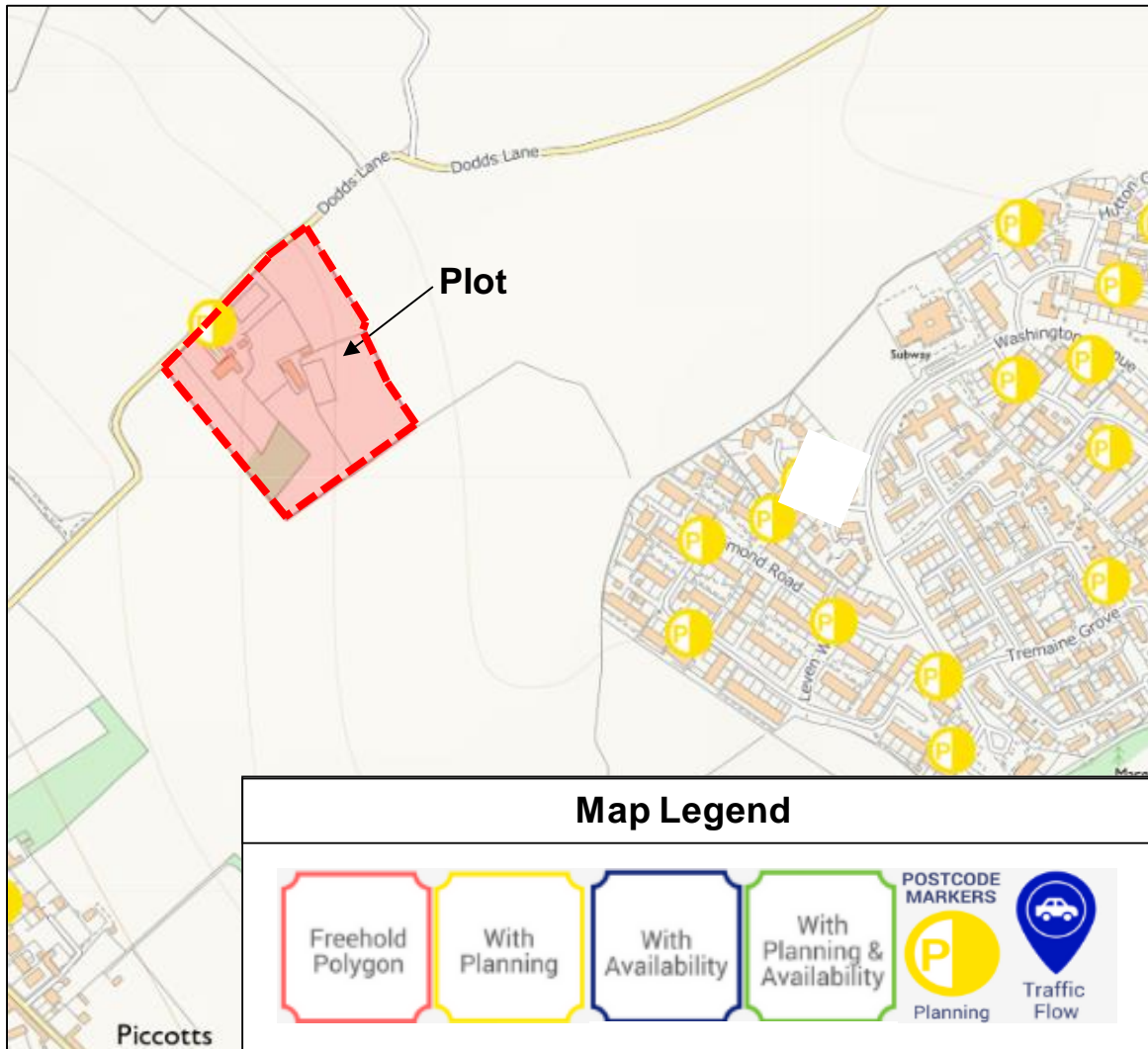
#### Access, parking and garages

- Parking areas/driveways should be located at the side of building
- Drives down the side of the building, with the garage located to the side or rear of the dwelling, help to reduce the prominence of the garage and parked cars
- Avoid creating parking areas which dominate the front of the building, in full view of the street
- Front gardens should not be turned into parking areas
- Avoid building large double garages with pyramid shaped roofs, dormers or rooflights
- Avoid large garage courts, especially if they are isolated from the main building
- Do not set garages forward of the main dwelling

[Click here for Local Council Rules and Regulations](#)



## Comparable Planning Applications



There are no relevant Planning Applications since 2000 within 0.62 miles of Dodds Lane, Hemel Hempstead, However, there are Prospective Site Appraisal for the Surrounding Properties.

S.No.	Address	Link
1	North Hemel Hempstead (Phase 1)	<a href="#">Click here for Site Appraisals</a>
2	North Hemel Hempstead (Phases 1 and 2)	<a href="#">Click here for Site Appraisals</a>

## Massing studies

**Type 1**—Total 102 no. of Dwelling Units (1 bed flats and 2, 3 & 4 bed)

[Click here for site layout](#)



Total Site area : 3.23 hectares (8 acres/ 32374.8 sqm)

Area for new development : 2.89 hectares (7.14 acres/ 28900 sqm)

Density : No. of units per hectares

= 102 / 2.89

= 35.29



### Legend

- 1 Bed flat
- 2 Bed dwelling
- 3 Bed dwelling
- 4 Bed dwelling
- Garage
- Parking
- Roads
- Bin stores
- Cycle stores
- Pedestrian
- Green area

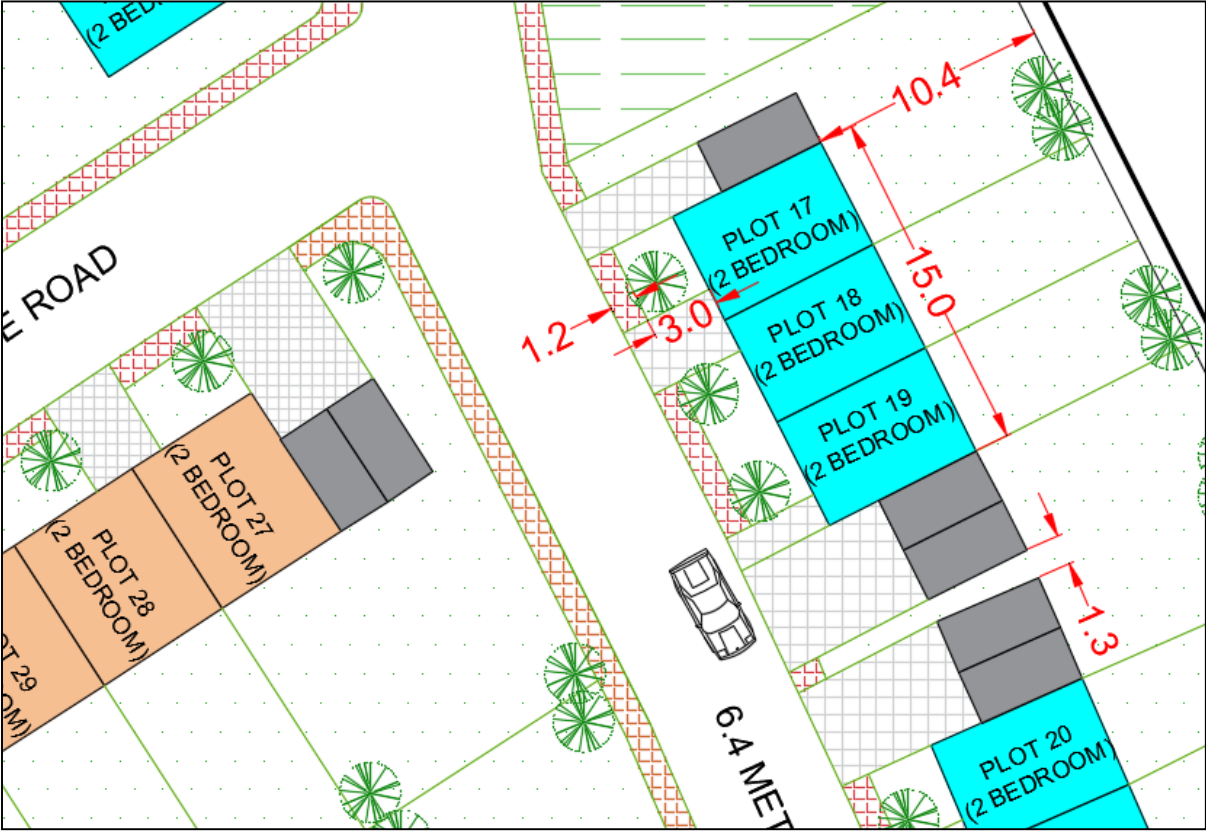
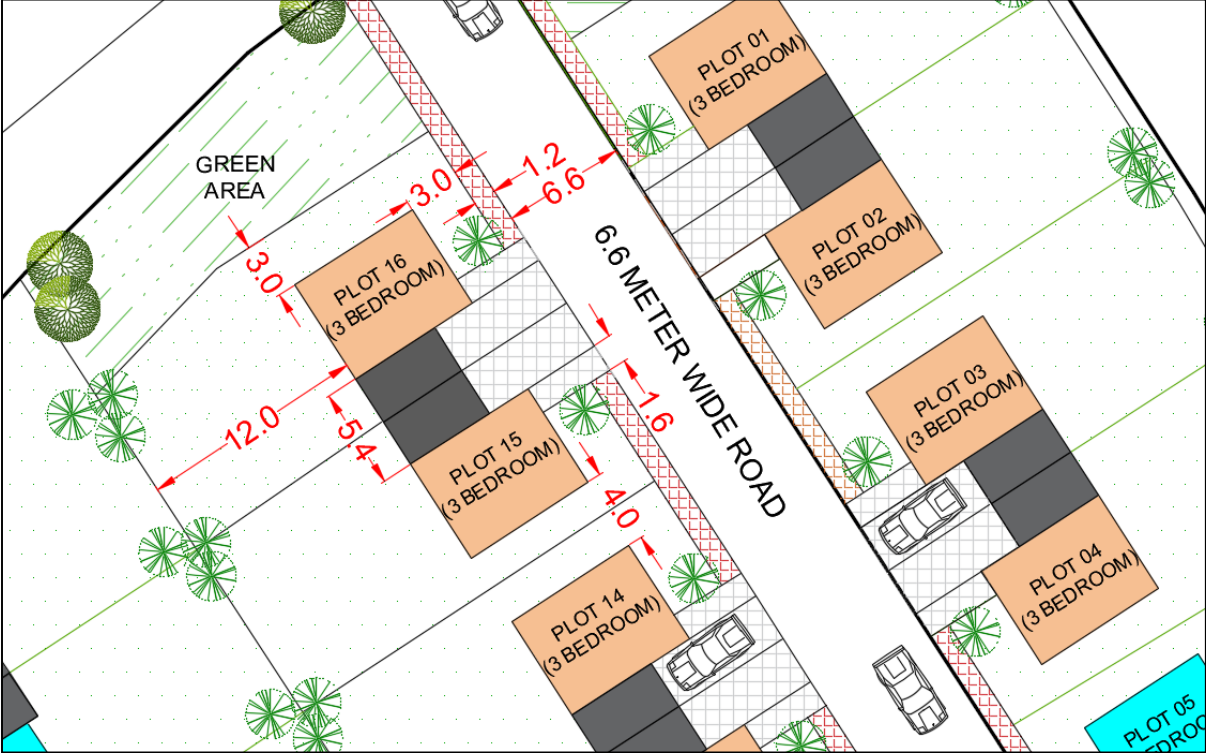
Total No. of Dwellings – 102

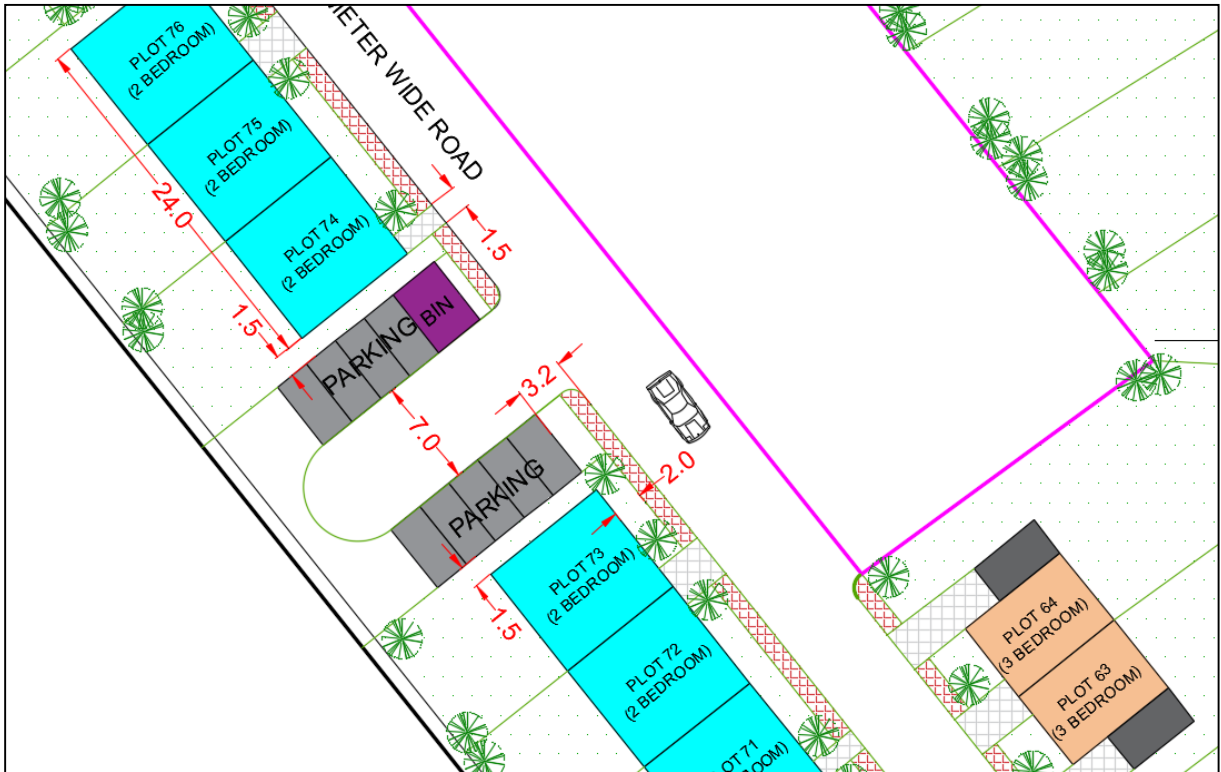
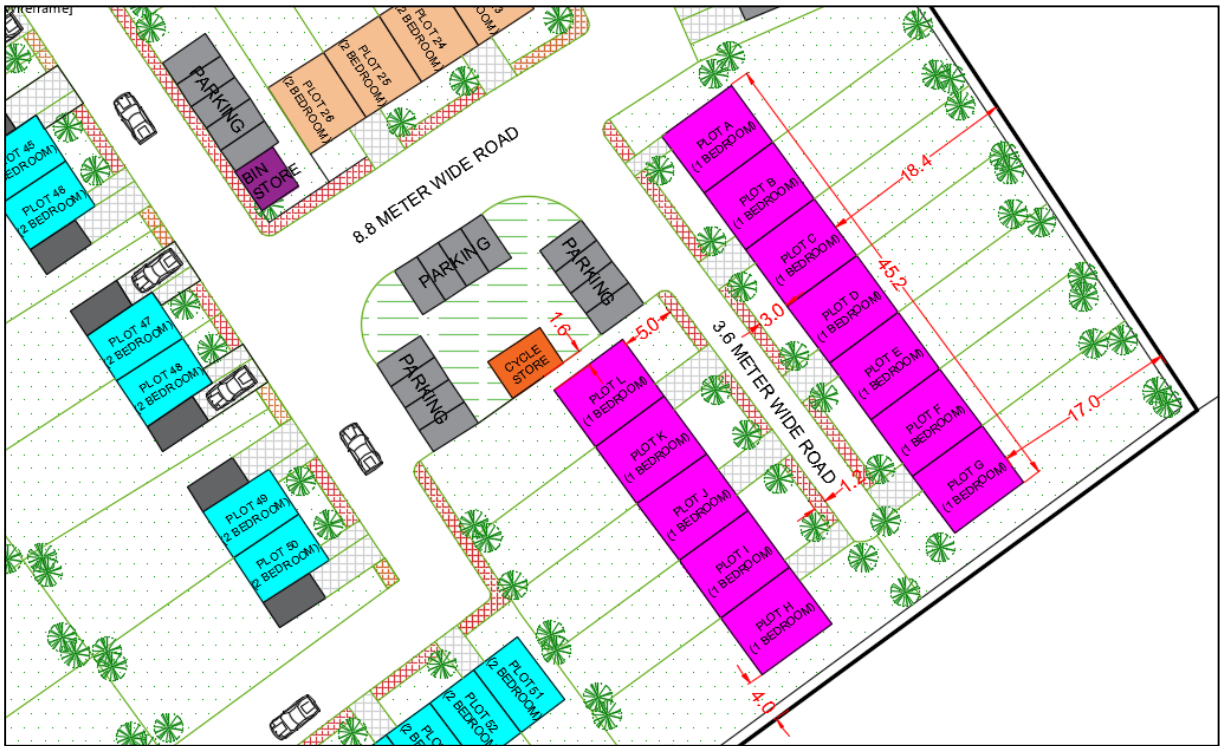
1 Bed flats	– 24
2 Bed dwelling	– 52
3 Bed dwelling	– 24
4 Bed dwelling	– 02
Garage	– 50
Open Parking	– 52
Habitable rooms	– 208

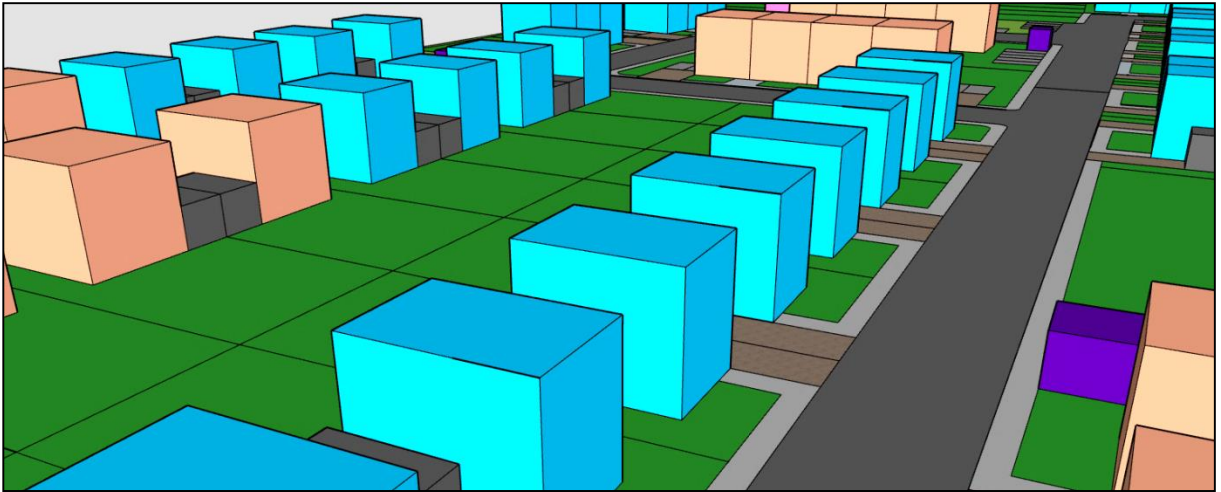
### Area Chart

1 Bed flat	– 538 ft <sup>2</sup>
2 Bed dwelling	– 753 ft <sup>2</sup>
3 Bed dwelling	– 926 ft <sup>2</sup>
4 Bed dwelling	– 1076 ft <sup>2</sup>
Garage	– 145 ft <sup>2</sup>
Footprint	– 48190 ft <sup>2</sup>
GEA	– 84163 ft <sup>2</sup>
Density: No. of units per hect.	
= 102 / 2.89	
= 35.29	





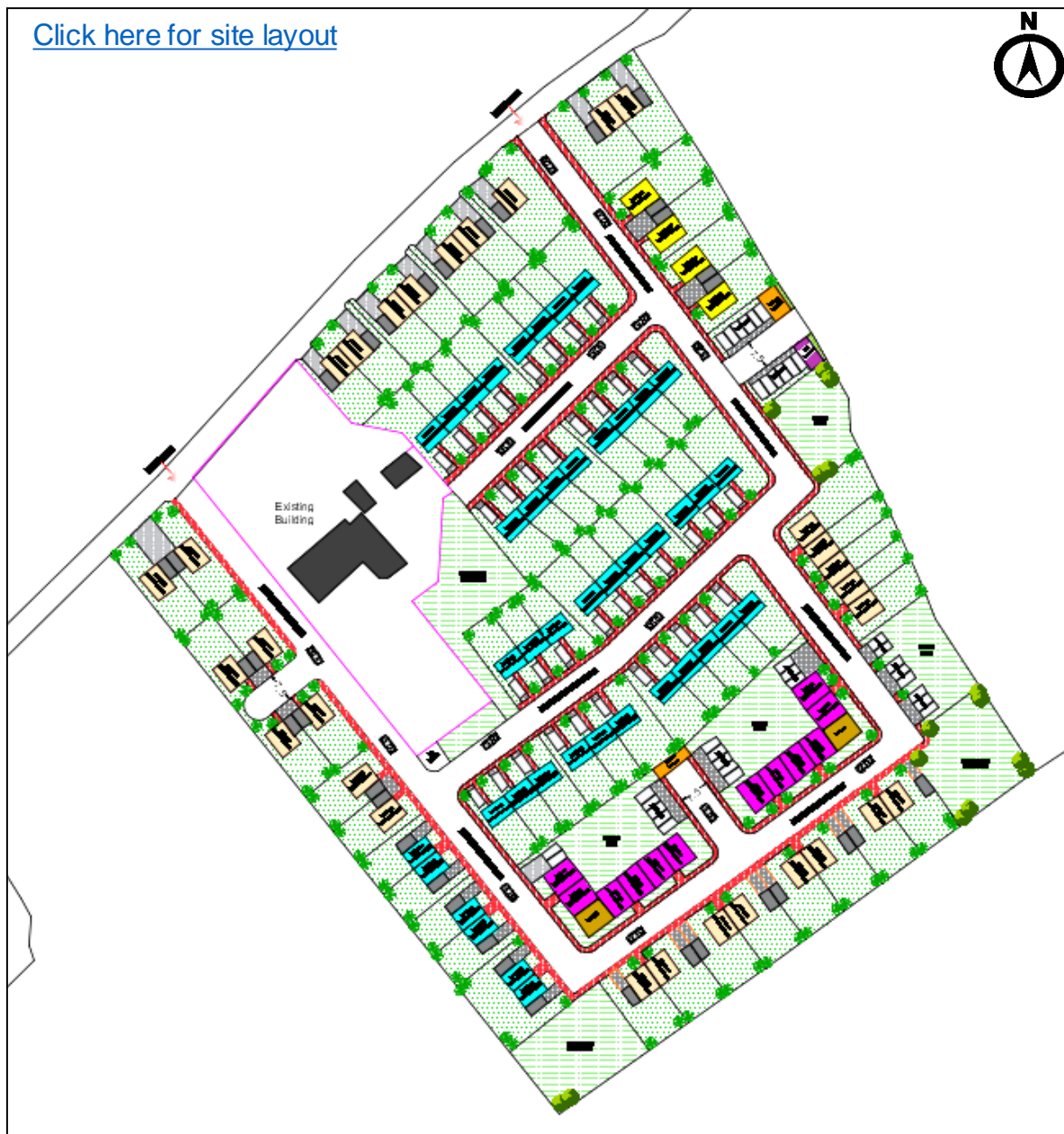






## Type 2—Total 101 no. of Dwelling Units (1 bed flats and 2, 3 & 4 bed)

[Click here for site layout](#)



Total Site area : 3.23 hectares (8 acres/ 32374.8 sqm)

Area for new development : 2.89 hectares (7.14 acres/ 28900 sqm)

Density : No. of units per hectares

$$= 101 / 2.89$$

$$= 34.94$$







### **Legend**

- 1 Bed flat
- 2 Bed dwelling
- 3 Bed dwelling
- 4 Bed dwelling
- Garage
- Parking
- Roads
- Bin stores
- Cycle stores
- Pedestrian
- Green area

Total No. of Dwellings – 101

1 Bed flats	– 24
2 Bed dwelling	– 43
3 Bed dwelling	– 30
4 Bed dwelling	– 04
Garage	– 35
Open Parking	– 72
Habitable rooms	– 240

### **Area Chart**

1 Bed flat	– 538 ft <sup>2</sup>
2 Bed dwelling	– 753 ft <sup>2</sup>
3 Bed dwelling	– 926 ft <sup>2</sup>
4 Bed dwelling	– 1076 ft <sup>2</sup>
Garage	– 145 ft <sup>2</sup>
Footprint	– 44859 ft <sup>2</sup>
GEA	– 84631 ft <sup>2</sup>

Density: No. of units per hect.  
 = 101 / 2.89  
 = 34.94

