



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1381/92

Tesco Stores Ltd
Tesco House
P O Box 18, Delamare Road,
Cheshunt
Herts

Development Planning Ptnrs
21 The Crescent
Bedford
MK40 2RT

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land at Stag Lane/High St, Berkhamsted & Gossoms End,

RETAIL FOODSTORE, PETROL FILLING STATION, PARKING, ACCESS & ASSOCIATED ROAD WORKS
(OUTLINE) RESUBMISSION

Your application for *outline planning permission* dated 20.10.1992 and received on 26.10.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 01.04.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1381/92

Date of Decision: 01.04.1993

1. Central Government advice states that retail development should not normally be allowed on land designated for other uses such as industry in an approved development plan. The Country Structure Plan requires local planning authorities to make provision for business, general and special industrial uses and warehousing as defined by Classes B1-B8 in the Use Classes Order 1987. The application site is identified for industrial purposes in the adopted Dacorum District Plan and as a General Employment Area in the Dacorum Borough Local Plan Deposit Draft and therefore its use for a food retailing store and petrol filling station is contrary to Policy 46 of DDP, Policy 29 of the DBLP and both PPG6 Major Retail Development and Draft Revised PPG6 Town Centres and Retail Development. No exceptional circumstances have been advanced to justify a departure from these policies.
2. Berkhamsted town centre would find it difficult to support its existing levels of prosperity without a strong food shopping attraction. The provision of a large food store at Stag Lane would have a substantial trade impact on the existing town centre food stores, raising concern at the level of trade diversion from these foodstores leading to a general diminution of town centre trade which would seriously undermine the vitality and viability of the town centre and be detrimental to its role as a multipurpose centre providing retail, service and community facilities readily accessible by all forms of transport. Furthermore in the absence of a retail impact study no special quantitative justification has been advanced to suggest this appraisal is incorrect.
3. The application site would create an "out of town centre" separate from the established shopping facilities of Berkhamsted town centre. The Development Plan Strategy in the Structure Plan and the Borough Local Plan Deposit Draft indicates that "out of town" shopping facilities will only be permitted where such facilities cannot be accommodated within an existing centre due to a general shortage of space, damage to historic and architectural character or environment, the roads, car parks and servicing arrangements within the centre are already overloaded and their improvement is unlikely within the plan period. Additional shopping facilities can be accommodated within Berkhamsted town centre as a site has been identified (known as Kingsgate) where development which is not detrimental to the character or environment is possible. Furthermore, this development would complement existing facilities and provide an improvement to car parking and servicing.
4. Development adjoining the Grand Union Canal is expected to make a positive contribution to the canalside environment. The plans accompanying the application indicate little positive enhancement to this important feature contrary to Policy 106 of the Dacorum Borough Local Plan Deposit Draft.
5. On the basis of information provided up to the date of decision it is not clear that the need to assess, and possibly ameliorate, the cumulative impact of increased traffic volumes and changed traffic routing in the town has been properly addressed by the application proposals (specifically in relation to the application proposal, established town centre shopping proposals in the emerging Development Plan, and new initiatives to improve the traffic and street environment of Berkhamsted (Berkhamsted Bypass Demonstration Project)).