

# **Dacorum Local Plan (2024 - 2040) Revised Strategy for Growth Consultation**

**We are consulting on our new direction of travel for the Dacorum Local Plan. Have your say on the changes we are proposing to make to our Strategy for Growth for the Borough.**

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# 1. Introduction

## Dacorum Borough Council is preparing a new Local Plan

- 1.1. In 2020, we asked you to have your say on our '**Emerging Strategy for Growth**', a draft Local Plan. We received over 16,000 comments from over 4,000 people.
- 1.2. We are now proposing to make changes to the strategy we consulted on in 2020, that we hope address the key issues raised by the community and providing a clear vision for our borough. These changes include
  - a. Reducing the levels of housing growth, considering our unique constraints and pressures on infrastructure;
  - b. Ensuring growth is more proportionate for our market towns;
  - c. Maximising urban capacity in sustainable locations; and
  - d. Exploring further opportunities for regenerating Hemel Hempstead's employment and retail areas.
- 1.3. **We want to invite you to have your say on these proposed changes before we finalise and publish our emerging Local Plan.**

## More about this consultation

[Insert Link to video]

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- 1.4. The Local Plan is an important document that looks ahead and plans for the needs of the future. It establishes a vision and strategy for the growth and development of the Borough.
- 1.5. It also provides the Council with a set of policies that will be used when dealing with planning applications. All Councils' are required to produce these policies to guide their decision making.
- 1.6. Taking part in this process matters to you and your community as this is where the big decisions on the future of communities and land are being made, not just for now, but also for the next 16 years.
- 1.7. Local Plans are prepared in stages:
  - a. Plan Preparation (Regulation 18)
  - b. Publication (Regulation 19)
  - c. Submission
  - d. Examination in Public
  - e. Adoption

- 1.8. We began preparing our new Local Plan in 2017, with our 'Issues and Options' Regulation 18 consultation.
- 1.9. Following this consultation in 2017 we undertook further detailed evidence gathering and analysis throughout 2018 to 2020. We then consulted on our Draft Local Plan, titled – 'the Emerging Strategy for Growth' in 2020. We received over 16,000 comments from over 4,000 people.
- 1.10. We are now proposing to make changes to the strategy we consulted on in 2020 that we hope address **the key issues raised by the community** during that exercise. We want you to have your say on these proposed changes before we finalise and publish our emerging Local Plan.
- 1.11. **You said:** The Council should consult on a housing target that is lower than the 'Standard Method', to take into account Dacorum's unique constraints.
- 1.12. **So we have:** Reviewed our approach to assessing site allocations, placing more emphasis on protecting the impact of the Chilterns Area of Outstanding Natural Beauty, The European Protected habitats at Ashridge and the Green Belt. We are proposing a strategy that delivers around 900 homes a year, whereas the Government sets us a target of 1,018.
- 1.13. **You said:** The levels of growth proposed for Tring and Berkhamsted is disproportionate in comparison to their size and infrastructure.
- 1.14. **So we have:** re-distributed growth towards Hemel Hempstead - Dacorum's largest and most sustainable town, where the most transformative change can be delivered. This will be delivered via the 'Hemel Garden Communities' programme, guided and underpinned by the Hemel Spatial Vision. In 2020 29% of the Borough's growth was proposed in Berkhamsted and Tring, whereas in 2023 this is now 13%.
- 1.15. **You said:** The council needs to maximize urban capacity, because the impacts of COVID-19 could mean more opportunity to review retail and employment centres for housing.
- 1.16. **So we have:** Undertaken another call for brownfield/urban sites, and explored opportunities for the regeneration of Hemel Hempstead's commercial floorspace (through the Hemel Hempstead Town Centre Vision and the Two Waters Opportunity Area) – meaning urban capacity is being maximised in the most sustainable locations. We are now proposing to deliver 950 more homes than we proposed in 2020 in Hemel Hempstead Town Centre and Two Waters – a 34% increase of homes than what was proposed in 2020.
- 1.17. Our consultation is running from the 30<sup>th</sup> of October. We would love to hear what you think of our proposal. The time for influence is now. Join the thousands of others who'll have their say.

**1.18. You have until the 11<sup>th</sup> December to have your say and put your mark on your place.**

1.19. To find out more about the Local Plan: Revised Strategy for Growth, and to share your views on it, visit: [letstalk.dacorum.gov.uk/localplan2023](http://letstalk.dacorum.gov.uk/localplan2023)

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## **What is the scope of the consultation?**

1.20. Please note that we are consulting on the key changes that we are proposing to the 'Emerging Strategy for Growth' consultation (published 2020).

1.21. Unless it is stated in this consultation, please assume all other aspects of the Emerging Strategy for Growth, including the draft policies and infrastructure requirements, are currently retained. These will be reviewed after this consultation.

## **2. Hemel Hempstead**

### **More about Hemel Hempstead**

#### **About Hemel Hempstead**

- 2.1 Hemel Hempstead is the largest settlement in the borough, and has a combination of excellent access to infrastructure, jobs and the countryside. It is the borough's focus for key services and facilities including employment, shopping, health and leisure.
- 2.2 The town is situated within close proximity of London, is served by two mainline railway stations, and has good access to major roads such as the M1 and A414. Hemel Hempstead also benefits from being within close proximity to London Luton Airport.

#### **Hemel Garden Communities**

- 2.3 Much of our planned approach to growth and change in Hemel Hempstead will be guided by the Hemel Garden Communities (HGC) programme. It seeks to transform and grow the town.
- 2.4 Hemel Garden Communities is a joint project, which involves Dacorum Borough Council, St Albans City and District Council, Hertfordshire County Council, Hertfordshire Local Enterprise Partnership, Hertfordshire Innovation Quarter, Homes England, The Crown Estate and other key landowners.
- 2.5 The Hemel Garden Communities proposal has been recognised by the Government, which awarded Hemel Hempstead 'Garden Town' status and a grant in 2019.
- 2.6 Overall, the project proposes a highly sustainable urban expansion to the east and north of Hemel Hempstead. The proposals will bring around 11,000 new homes in total. It is also proposed to deliver 10,000 new jobs and a range of other facilities including green spaces, shops, schools, community facilities, healthcare and improved walking, cycle and public transport routes, to be delivered up to 2050.
- 2.7 You can find out more by visiting [www.hemelgardencommunities.co.uk](http://www.hemelgardencommunities.co.uk).
- 2.8 5,500 of the new homes proposed in the neighbouring St Albans council area - you can read their proposals in their draft Local Plan [www.stalbans.gov.uk/new-local-plan](http://www.stalbans.gov.uk/new-local-plan).

## Changes to the Strategy for Hemel Hempstead

2.9 In Hemel Hempstead, we are planning to deliver 11,742 new homes from 2024 to 2040, a 10% increase from our proposal in 2020. This growth will support the wider transformation of the town and deliver investment where it is needed, particularly the Hemel Hempstead Town Centre.

2.10 We believe that this strategy will deliver the following key benefits for Hemel Hempstead:

- a. Around 3,500 affordable homes, including
  - I. 875 First Homes for affordable home ownership; and
  - II. 2,625 Genuinely Affordable / Social Homes to Rent.
- b. Specialist housing provision including, but not limited to, wheelchair accessible homes, provision for older people and homes for self-builders;
- c. At least 6 new primary schools and 2 new secondary schools;
- d. A new, revised hospital hub;
- e. New healthcare provision delivered through upgraded/extended GP surgeries and new health hubs;
- f. Regeneration of the town centre;
- g. Sustainable transport improvements, including
  - I. Multi-modal transport interchanges (linking different forms of passenger transport such as buses, trains, walking and cycling);
  - II. Improvements to key transport corridors;
  - III. Regeneration of Hemel Hempstead Train Station; and
  - IV. Enhanced walking and cycling routes.
- h. New outdoor sports provision (such as sports pitches); and
- i. New public green spaces, play spaces and food growing areas.

### Local Plan Proposed Allocations

2.11 In the Emerging Strategy for Growth we proposed a number of allocations in Hemel Hempstead. We are now proposing to make the following changes:

Site Reference / Name	Proposed Status (2023 Revised Strategy)
HH01/HH02: North Hemel	Retained amendments (single allocation) for 2,500 homes to be delivered in the plan period to 2040. A further 3,000 homes to be delivered after this.
HH03: Hospital Site	Retained for 450 homes
HH04: Paradise/Wood Lane	Retained for 350 homes
HH05: Market Square	Retained for 150 homes
HH06: Civic Centre Site	Retained for 200 homes
HH07: NCP Car Park, Hillfield Road	Retained for 100 homes
HH08: Station Gateway	Retained for 360 homes
HH09: National Grid Land	Retained for 440 homes

Site Reference / Name	Proposed Status (2023 Revised Strategy)
HH10: Symbio Place	Retained for 180 homes
HH11: Two Waters North	Retained for 350 homes
HH12: Two Waters/London Road	Deleted
HH13: Frogmore Road	Retained for 170 homes
HH14: 233 London Road	Deleted
HH15: Ebberns Road	Deleted
HH16: Two Waters Road / A41 Junction (Employment)	Retained for employment (Under Review)
HH17: Cupid Green Depot	Retained for 360 homes
HH18: Kier Park	Retained for 234 homes
HH19: Wood Lane End	Permissioned (no longer requires allocation)
HH20: Breakspear Way / Green Lane / Boundary Way (Employment)	Permissioned (no longer requires allocation)
HH21: West Hemel Hempstead	Permissioned (no longer requires allocation)
HH22: Marchmont Farm	Retained for 382 homes
HH23: Old Town	Retained for 90 homes
HH24: Land at Turners Hill	Permissioned (no longer requires allocation)
HH25: Land to R/O St Margarets Way / Datchworth Turn	Permissioned (no longer requires allocation)
HH26: South of Green Lane	Retained for 80 homes
HH27: Jarman Park (Out of centre retail)	Permissioned (no longer requires allocation)
HH28: Bunkers Park (Crematorium and Cemetery)	Permissioned (no longer requires allocation)
Grovehill Neighbourhood Development Plan (NDP) Henry Wells Square	Retained as per the Adopted Grovehill Neighbourhood Development Plan
Apsley Mills Retail Park	New Site for 450 homes
Riverside	New Site for 500 homes

## Windfall Allowance

2.12 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
1,710	2,167 (+457)

## Sites with Planning Permission

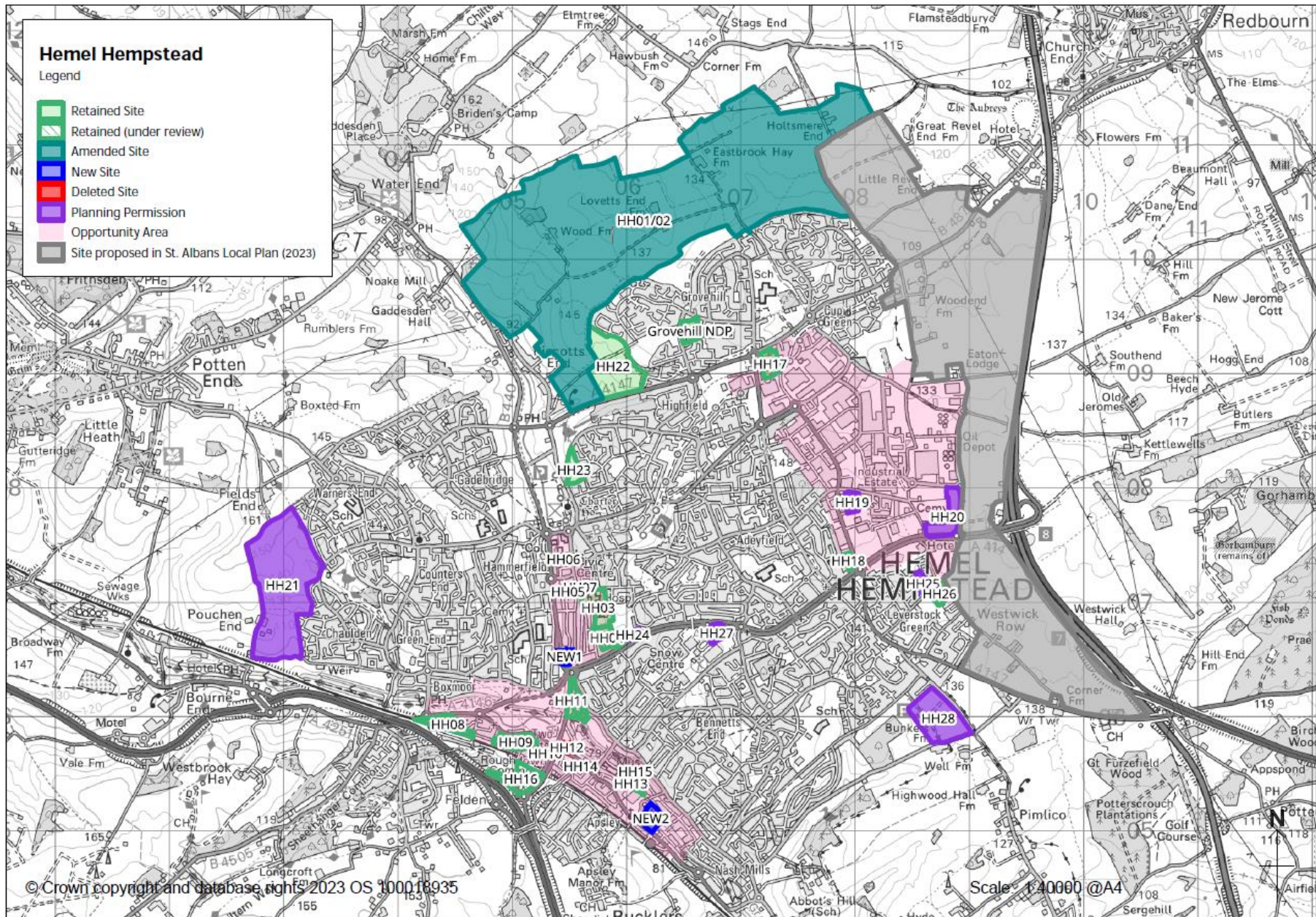
2.13 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

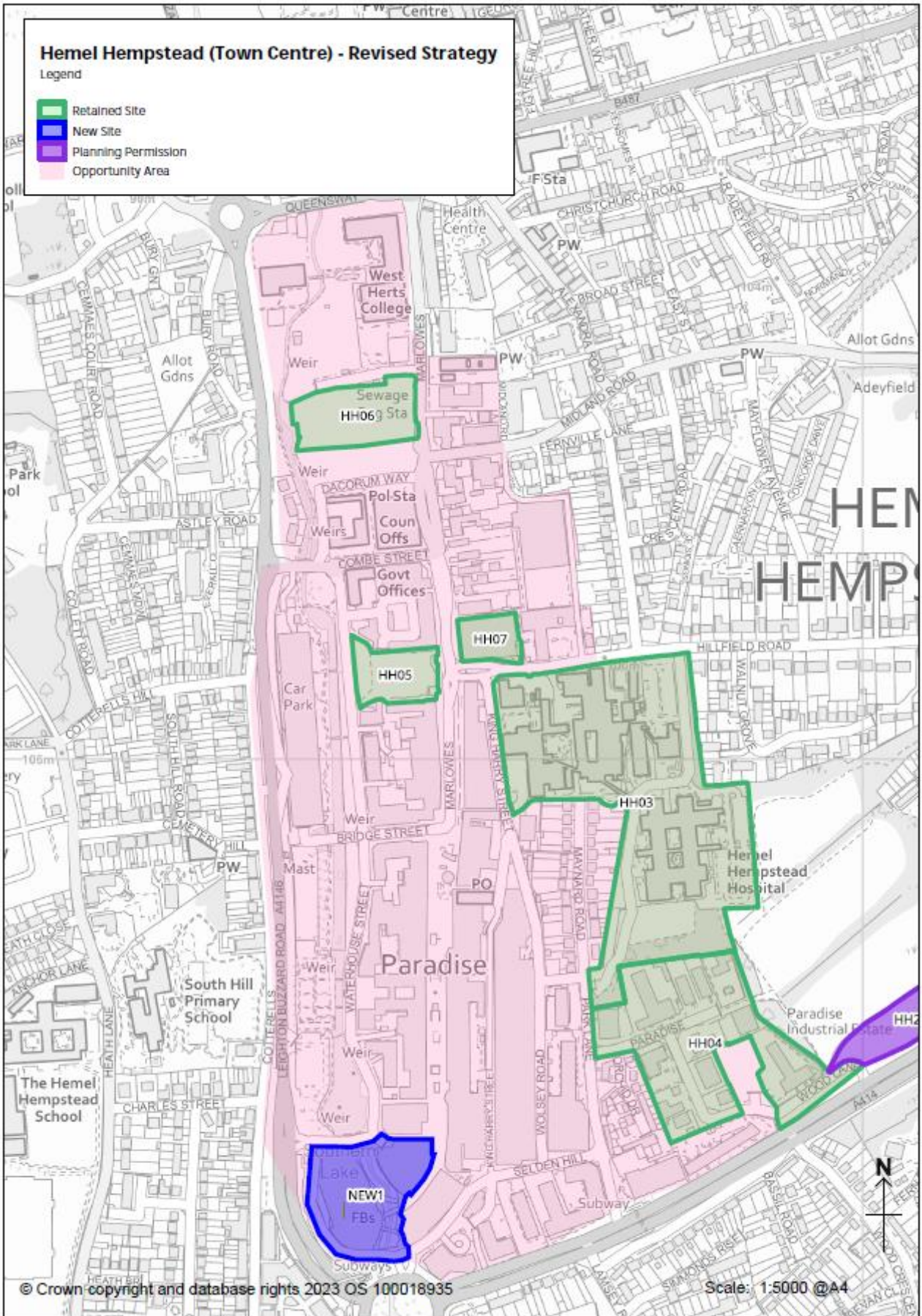


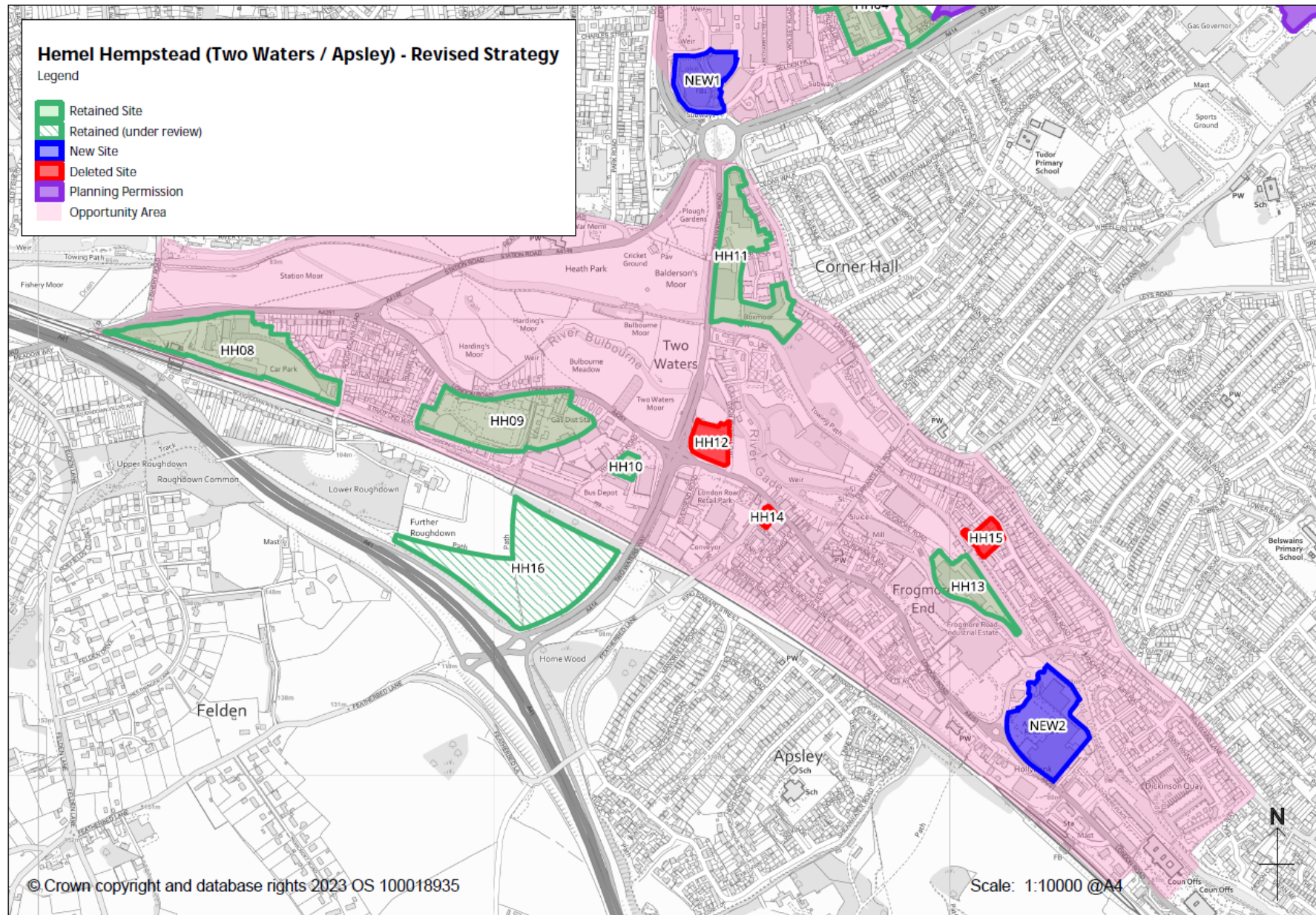
Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
1,873	1,983 (+110)

### Why are we proposing these changes?

- 2.14 Hemel Hempstead will continue to be the main focus for growth in the borough given its size and the wealth of key services and facilities available. We want to ensure that the Hemel Garden Communities programme acts as a major catalyst for the wider transformation of Hemel Hempstead.
- 2.15 Changes to the plan period and continuing progress with the Hemel Garden Communities programme means that we are now able to capture more housing delivery at North Hemel Hempstead and we propose bringing forward both phase 1 and phase 2 as a combined allocation of 2500 homes. The total number of homes that will be delivered in the area up to 2050 remains the same at 5,500 homes.
- 2.16 Hemel Hempstead provides much greater opportunities for a mix of scales of housing on brownfield sites that have better access to local facilities and sustainable travel choices. We have undertaken further work to assess the potential of Hemel Hempstead Town Centre and the Two Waters Opportunity Area and have identified new sites at Riverside and Apsley, increasing the total number of homes proposed in these areas:
- a. An additional 500 homes identified in the town centre (up from 1,250 to 1,750 homes);
  - b. A further 450 homes identified in the Two Waters and Apsley area (up from 1,550 to 2,000 homes).
- 2.17 We will continue to protect Maylands Business Park as an employment area, supported by an updated Masterplan.
- 2.18 The other provisions in the delivery strategy for Hemel Hempstead are subject to on-going technical work and the outcome of any changes to national planning policy.
- 2.19 You can view the proposed revisions and key development and land use requirements in Appendix A1.







## 3. Berkhamsted

### More about Berkhamsted

#### About Berkhamsted

- 3.1 Berkhamsted, including Northchurch, is the second largest settlement in the borough.
- 3.2 The settlement as a whole has good transport links, being served by mainline railway services, as well as being adjacent to the A41 which links the town to Hemel Hempstead, Tring and Aylesbury, and the M25.
- 3.3 It is an attractive valley and historic market town, with a rich built heritage, surrounded by the Chilterns Area of Outstanding Natural Beauty. The town is linear in character which has strongly influenced historic growth up and along the valley sides. Key transport links, the River Bulbourne and the Grand Union Canal all run along the valley floor. Berkhamsted's historic core is large, densely built-up and contains many high quality and listed properties.
- 3.4 The area is served by a town centre that provides an important district, cultural and service centre role and supports a thriving evening economy. A variety of businesses can be found there and in the employment areas around Billet Lane/Northbridge Road.
- 3.5 The Northchurch area has its own historic core and provides a complementary range of facilities, albeit on a smaller scale than the rest of the town. It supports a small local centre that provides for day-to-day shopping needs and other services for residents.
- 3.6 Berkhamsted Town Council are at an early stage in preparing a Neighbourhood Plan.

### Changes to the Strategy for Berkhamsted

- 3.7 In Berkhamsted we are planning to deliver 1,264 new homes from 2024 to 2040, a 43% decrease from our proposal in 2020.
- 3.8 We believe that this strategy will deliver the following key benefits for Berkhamsted:
  - a. Around 400 affordable homes, including
    - I. 100 First Homes for affordable home ownership; and
    - II. 240 Genuinely Affordable / Social Homes to Rent.
  - b. Wheelchair accessible homes and provision for older people.
  - c. A new local centre, with retail and community facilities.
  - d. A new primary school.
  - e. New green infrastructure, including play areas and multi-use games areas.
  - f. New outdoor sports pitches.
  - g. Improvements to the transport network, including to the station.

## Local Plan Proposed Allocations

3.9 In the Emerging Strategy for Growth we proposed a number of allocations in Berkhamsted. We are now proposing to make the following changes:

Site Reference / Name	Proposed Status (Revised Strategy 2023)
Bk01: Land South of Berkhamsted	Retained for 850 homes
Bk02: British Film Institute	Deleted
Bk03: Haslam Playing Fields	Deleted
Bk04: Land Between Hanburys and A41	Deleted
Bk05: Blegberry Gardens	Deleted
Bk06: East of Darrs Lane	Deleted
Bk07: Lock Field Northchurch	Deleted
Bk08: Rossway Farm (Land Between Shootersway and A41)	Deleted
Bk09: Bank Mill Lane	Deleted
Bk10: Hanburys, Shootersway	Permissioned (no longer requires allocation)
Bk11: Billet Lane (Jewson site)	Deleted
Bk12: Berkhamsted Civic Centre and Land to the rear of the High Street	Deleted
Bk13: Gossoms End / Billet Lane	Permissioned (no longer requires allocation)

## Windfall Allowance

3.10 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
217	275 (+ 58)

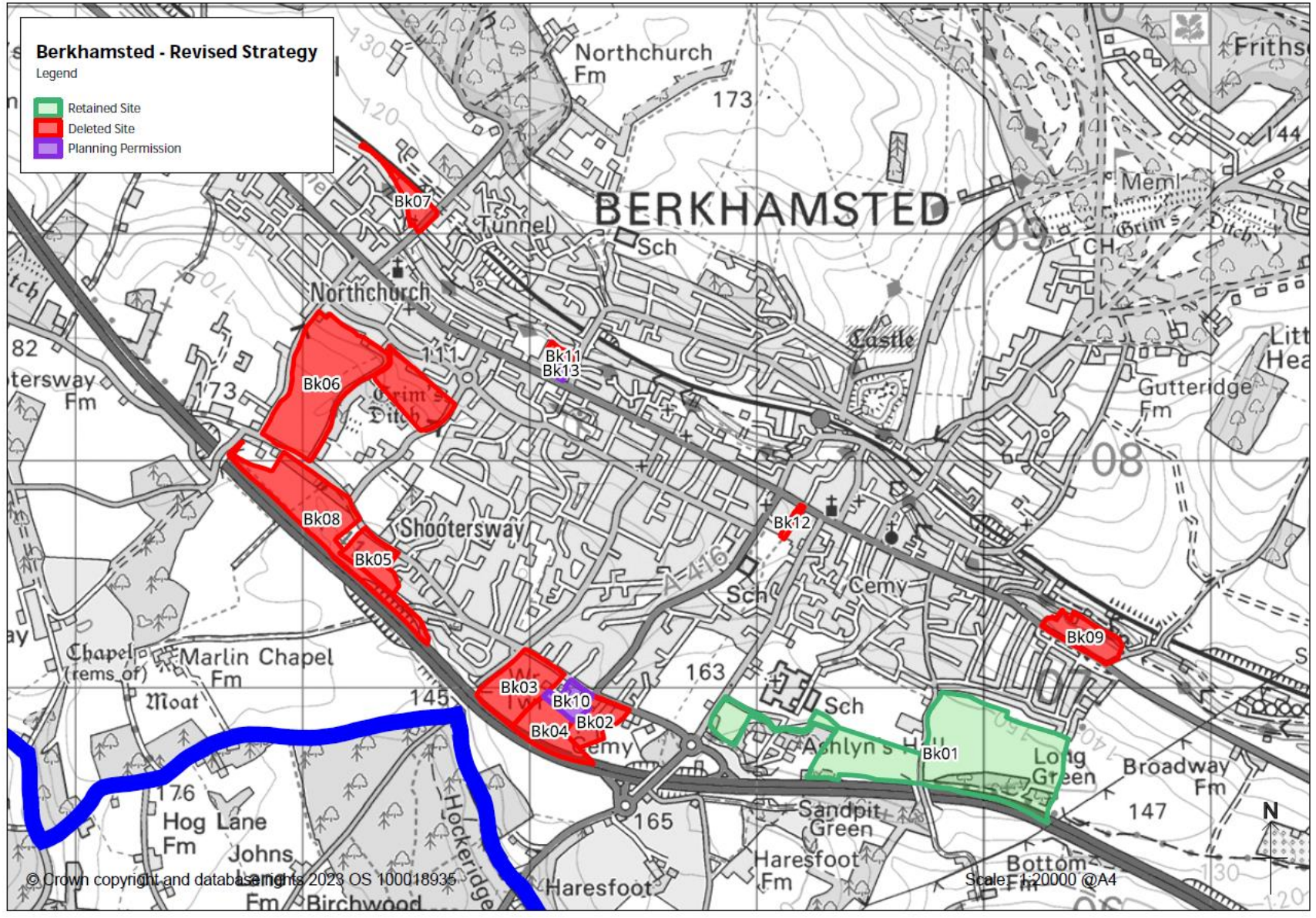
## Sites with Planning Permission

3.11 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
143	139 (- 4)

## Why are we proposing these changes?

- 3.12 The deletion of a number of Green Belt allocations at Berkhamsted reduces the overall impact of new development, particularly relating to the local road network around Shootersway, and schooling, across the south and west of the town. However, it does mean losing some flexibility in housing supply in terms of the timing, spread and variety of sites.
- 3.13 We are suggesting retaining the South Berkhamsted draft Green Belt allocation (Bk01), placing greater reliance on this major site to deliver the bulk of new homes and facilities in the town. Normally, larger sites take longer to plan for before a substantial number of homes can be built out. However, allocating one larger site rather than several smaller sites means we can better protect the rest of the town from the impact of new development.
- 3.14 The scheme would create a new neighbourhood of around 850 homes in a relatively less sensitive location in terms of the Chilterns Area of Outstanding Natural Beauty. Its larger scale will help deliver family and affordable homes, provide a package of infrastructure to encourage walking, cycling and public transport, support a more sustainable development, and secure a new primary school, alongside other community facilities and a network of green spaces. Some measures will be required to offset its impact on the local road network and reduce road noise from the A41.
- 3.15 There will still be opportunities for small to medium sites to come forward within the town boundary, but these will be generally limited given the built-up and historic character of the town and limited availability of vacant brownfield sites. We estimate that such sites will provide 414 homes to 2040. 139 homes already have planning permission and we predict further (windfall) opportunities for 275 homes.
- 3.16 The other provisions in the delivery strategy for Berkhamsted are subject to on-going technical work and the outcome of any changes to national planning policy.
- 3.17 You can view the proposed revisions and key development and land use requirements in Appendix A2.





## 4. Tring

### More about Tring

#### About Tring

- 4.1 Tring is a market town in the north-west of Dacorum and is the third largest settlement in the borough.
- 4.2 The town is surrounded by the Chilterns Area of Outstanding Natural Beauty and is set within the Tring Gap foothills, between the low-lying Aylesbury Vale and the north-west face of the Chiltern escarpment. The mainline station is located to the east of the town at Tring Station, together with the Grand Union Canal which runs north-east passing close to the Tring Reservoirs Site of Special Scientific Interest (SSSI).
- 4.3 Tring accommodates architecturally rich buildings typical of the Rothschild style. The town centre has a strong individual character with many shops and independent, small businesses along the High Street and alleyways. There is also a variety of employment areas, the largest being Icknield Way Industrial Estate to the west, and the town has a medium sized supermarket on the edge of the town centre.
- 4.4 Tring Park is an important open space on the edge of Tring, and there are playing fields and other sports facilities in the town.

### Changes to the Strategy for Tring

#### Local Plan Proposed Allocations

- 4.5 In the Emerging Strategy for Growth we proposed a number of allocations in Hemel Hempstead. We are now proposing to make the following changes:

Site Reference / Name	Proposed Status (Revised Strategy 2023)
Tr01: Dunsley Farm	Amended (number of homes reduced from 400 to 250)
Tr02: New Mill	Deleted
Tr03: East of Tring	Deleted
Tr04: Icknield Way	Deleted
Tr05: Miswell Lane	Permissioned (no longer requires allocation)
Tr06: High Street / Brook Street	Deleted

#### Windfall Allowance

- 4.6 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally

allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

<b>Windfall Allowance (Emerging Strategy 2020)</b>	<b>Windfall Allowance (Revised Strategy 2023)</b>
144	183 (+39)

### **Sites with Planning Permission**

4.7 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

<b>Homes with Planning Permission (Emerging Strategy 2020)</b>	<b>Homes with Planning Permission (Revised Strategy 2023)</b>
313	89 (-224)

### **Why are we proposing these changes?**

4.8 Removing the East of Tring (Tr03) and New Mill (Tr02) allocations will avoid significant local pressure on the open countryside, Green Belt, road network and secondary schooling, on the eastern edge of the town. However, it does mean that there will be less opportunities to deliver market and affordable homes, and other large-scale community facilities.

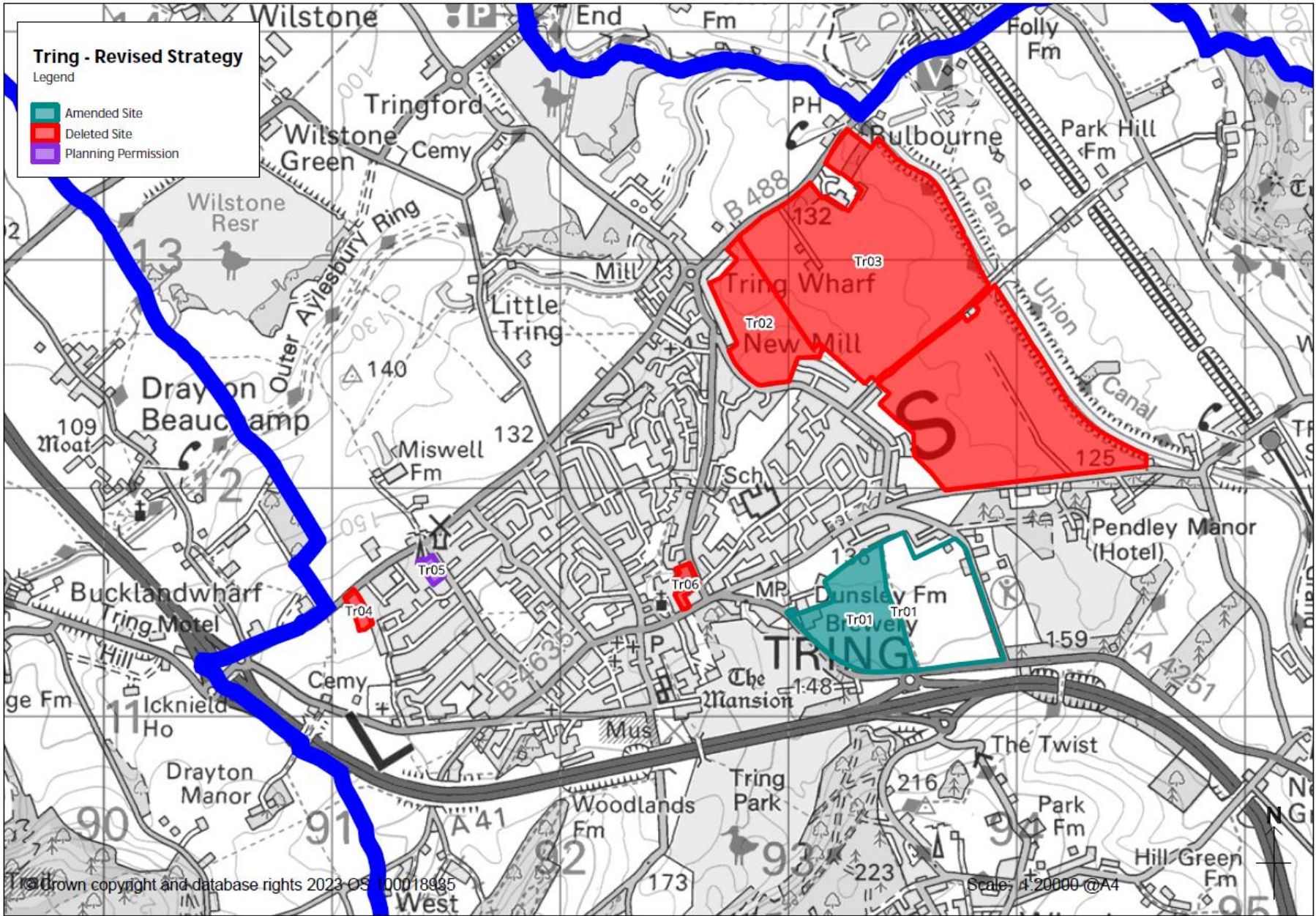
4.9 The revised strategy for growth is only seeking to retain a reduced allocation at the Dunsley Farm (Tr01) Green Belt site, it would create a planned urban extension of around 250 homes close to the edge of the town centre. The allocation has been reduced in order to retain the designated Wildlife Site within the boundary, which restricts the available developable area.

4.10 However, Dunsley Farm still provides the opportunity for a mix of development, including 40% affordable housing, a new primary school, 5ha of new employment (in addition to the existing employment on the site), new open space and enhancements to the wildlife site.

4.11 There will still be opportunities for small to medium sites to come forward within the town boundary, but these will be generally limited in number given the built-up and historic character of the town and the few vacant brownfield sites available.

4.12 The other provisions in the delivery strategy for Tring are subject to on-going technical work and the outcome of any changes to national planning policy

4.13 You can view the proposed revisions and key development and land use requirements in Appendix A3.



## 5. Bovingdon

### More about Bovingdon

#### About Bovingdon

- 5.1 Bovingdon is a relatively large but compact village, set in gently undulating farmland in the south of the borough. The village has a vibrant centre characterised by historic buildings and a reasonable provision of local shops and services. Bovingdon has good links to Hemel Hempstead and Chesham via the B405 (Chesham Road / Hemel Hempstead Road / Box Lane).
- 5.2 To the south-east of the village lies Bovingdon Green, Bovingdon Football Club and Bovingdon & Flaunden Tennis Club, which provide important sources of outdoor recreation space and sports facilities for the village. To the north-west lies HMP The Mount and Bovingdon Airfield, the latter providing employment opportunities within the film and television industry.
- 5.3 The village has also seen the broadening of the type of accommodation available to residents through the delivery of a new retirement complex on Hempstead Road.
- 5.4 A Steering Group, reporting into the Parish Council, is preparing a Neighbourhood Plan for their parish. The document is now at an advanced stage of preparation.

### Changes to the Strategy for Bovingdon

- 5.5 In Bovingdon we are planning to deliver 230 new homes from 2024 to 2040, a 5% decrease from our proposal in 2020.
- 5.6 We believe that this strategy will deliver the following key benefits for Bovingdon:
  - a. Around 70 affordable homes, including:
  - b. 18 First Homes for affordable home ownership; and
  - c. 52 Genuinely Affordable / Social Homes to Rent.
  - d. Specialist housing provision including wheelchair accessible homes and provision for older people;
  - e. Contributions to help fund new GP capacity;
  - f. New community facilities, including the provision of a new scout hut; and
  - g. New green spaces, including play areas, public parks and food growing areas.

## Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
Bv01: Grange Farm	Retained for 150 homes
Bv02: Chesham Road / Molyneux Avenue	Retained for 40 homes

## Windfall Allowance

5.7 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
24	31 (+7)

## Sites with Planning Permission

5.8 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
27	9 (-18)

## Why are we proposing these changes?

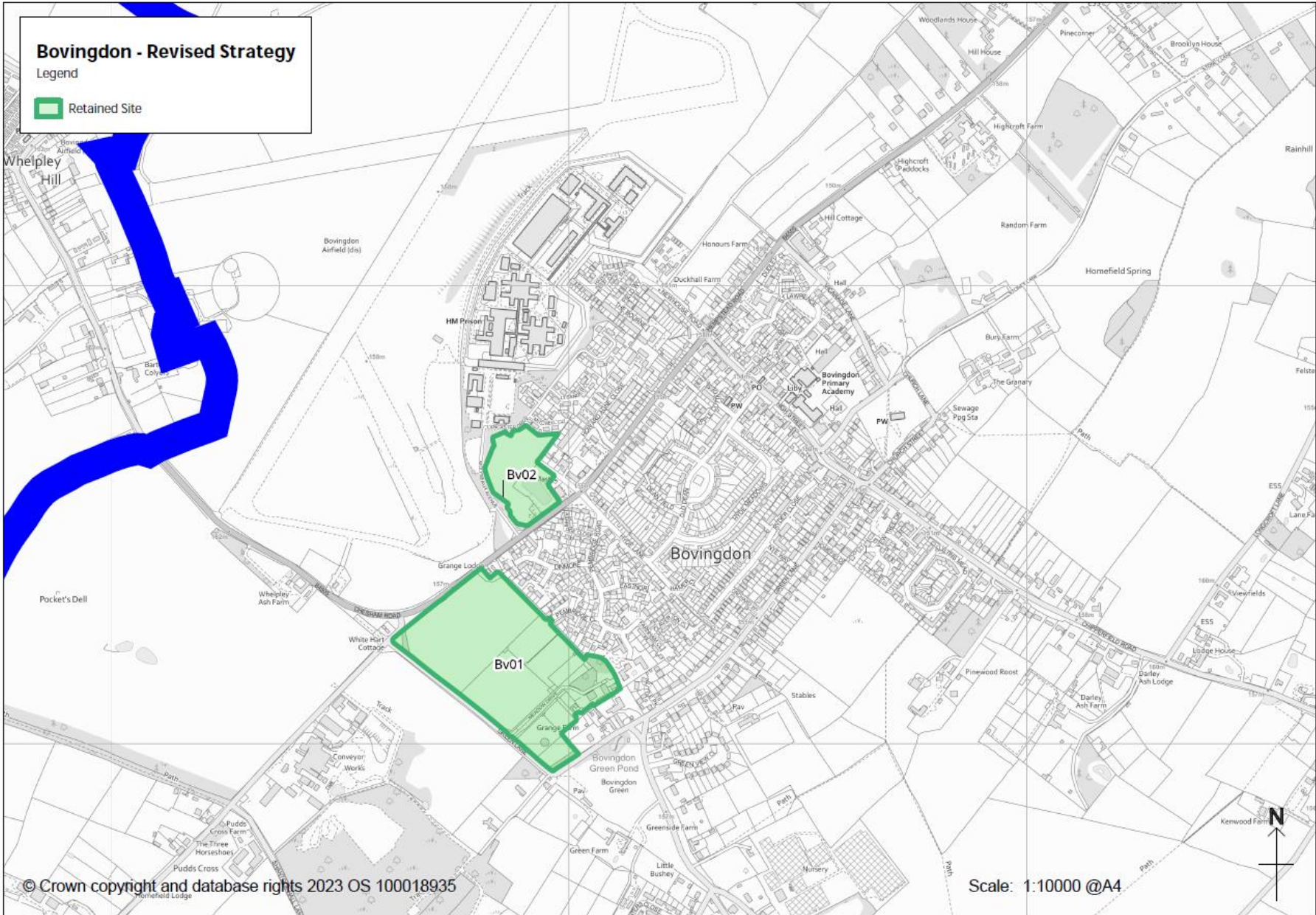
5.9 The revised strategy for growth still allows for some change in the village. We believe that this is consistent with its size, character, the facilities available and general accessibility. In all other respects, we seek to limit overall growth in Bovingdon given local infrastructure capacity, and parking and congestion problems within the village centre.

5.10 While the increased housing focus on Hemel Hempstead has allowed us to reduce the overall growth in some of the other settlements, we consider that there is merit in continuing to retain the potential draft Green Belt allocation at Grange Farm (Bv01).

5.11 We believe that the Grange Farm site continues to offer benefits for Bovingdon. It can deliver a range of housing, including family and affordable homes, community facilities and open space. There is also potential for linked local improvements within the village centre through the relocation of some existing community facilities from there to the site. The scheme also has local support in principle from Bovingdon Parish Council, subject to it delivering a number of key objectives and aspirations of their

neighbourhood plan. A planning application has been submitted on the site (Reference 23/02034/MFA).

- 5.12 Progress is being made with the existing allocation for 40 homes at Chesham Road/Molyneaux Avenue (Bv02 – previously allocated as 'LA6'). A developer is now actively seeking to bring forward the site through the submission of a planning application (Reference 23/02178/MFA).
- 5.13 The other provisions in the delivery strategy for Bovingdon are subject to on-going technical work and the outcome of any changes to national planning policy.
- 5.14 You can view the proposed revisions and key development and land use requirements in Appendix A4.



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## 6. Kings Langley

### More about Kings Langley

#### About Kings Langley

- 6.1 Kings Langley is a relatively large village, set in the Upper Gade Valley to the south-east of the borough. The village has a vibrant centre characterised by historic listed buildings and a good provision of local shops and services. Kings Langley has excellent links to Hemel Hempstead and Watford along the A4251, benefits from a train station (in Three Rivers District) and has good access to the wider strategic road network including the A41 and M25.
- 6.2 Kings Langley straddles the borough boundary, which runs along the Grand Union Canal, with the part of the village to the east of the Canal being within Three Rivers District. This is an important relationship as the area contains a mix of office and industrial premises at Home Park, Station Road and Primrose Hill, the higher education facility of West Herts College (Kings Langley Campus), and Kings Langley mainline station.
- 6.3 Kings Langley also benefits from its own Neighbourhood Plan which came into force in January 2023. This will help guide decisions, alongside other policy documents, on planning applications within the parish boundary.

### Changes to the Strategy for Kings Langley

- 6.4 In Kings Langley we are planning to deliver 68 new homes from 2024 to 2040, a 75% decrease from our proposal in 2020.

#### Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
KL01: Coniston Road	Permissioned (no longer requires allocation)
KL02: Rectory Farm	Deleted

#### Windfall Allowance

- 6.5 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.



<b>Windfall Allowance (Emerging Strategy 2020)</b>	<b>Windfall Allowance (Revised Strategy 2023)</b>
48	61 (+13)

### **Sites with Planning Permission**

6.6 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

<b>Homes with Planning Permission (Emerging Strategy 2020)</b>	<b>Homes with Planning Permission (Revised Strategy 2023)</b>
27	9 (-18)

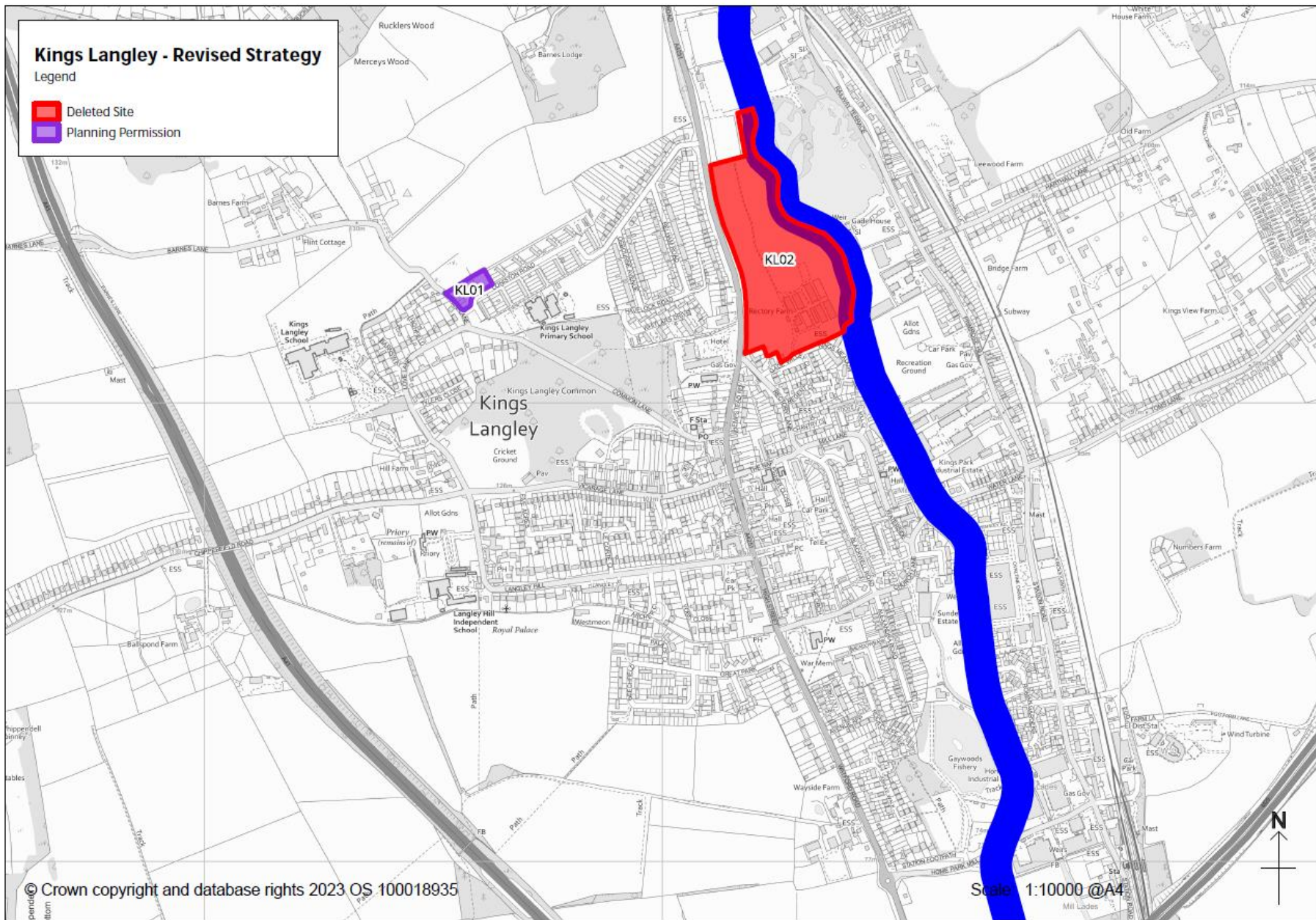
### **Why are we proposing these changes?**

6.7 The revised strategy for growth seeks only minor change for the village, that will arise from small to medium sized sites with planning permission (a total of 7 homes) and other (windfall) opportunities (a total of 61 homes). The village has also recently experienced new housing development on its northern edge at Rectory Farm.

6.8 We believe that this approach is consistent with its size, character, and the limited practical development opportunities available. It would reduce impacts on the village, particularly in relation to congestion and the capacity of local infrastructure. However, it will mean less opportunities for family and affordable homes to meet local need, and to deliver other local facilities.

6.9 The other provisions in the delivery strategy for Kings Langley are subject to on-going technical work and the outcome of any changes to national planning policy.

6.10 You can view the proposed revisions and key development and land use requirements in Appendix A5.



## 7. Markyate

### More about Markyate

#### About Markyate

- 7.1 Markyate is a relatively large village located to the north of the borough, although smaller in size than Kings Langley and Bovingdon.
- 7.2 The village contains a limited range of local services and facilities that also serve the nearby village of Flamstead and the adjoining rural area. The village has good links to the nearby settlements of Luton/Dunstable to the north-west and St Albans/Harpenden to the south-east via the A5183.
- 7.3 There is no neighbourhood plan in place for the village.

### Changes to the Strategy for Markyate

- 7.4 In Markyate we are planning to deliver 53 new homes from 2024 to 2040, a 75% decrease from our proposal in 2020.

#### Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
Mk01: South of London Road	Deleted
Mk02: Corner of Hicks Road / High Street	Deleted
Mk03: Watling Street	Retained for 20 homes

#### Windfall Allowance

- 7.5 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
24	31 (+7)

#### Sites with Planning Permission

- 7.6 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
8	2 (-6)

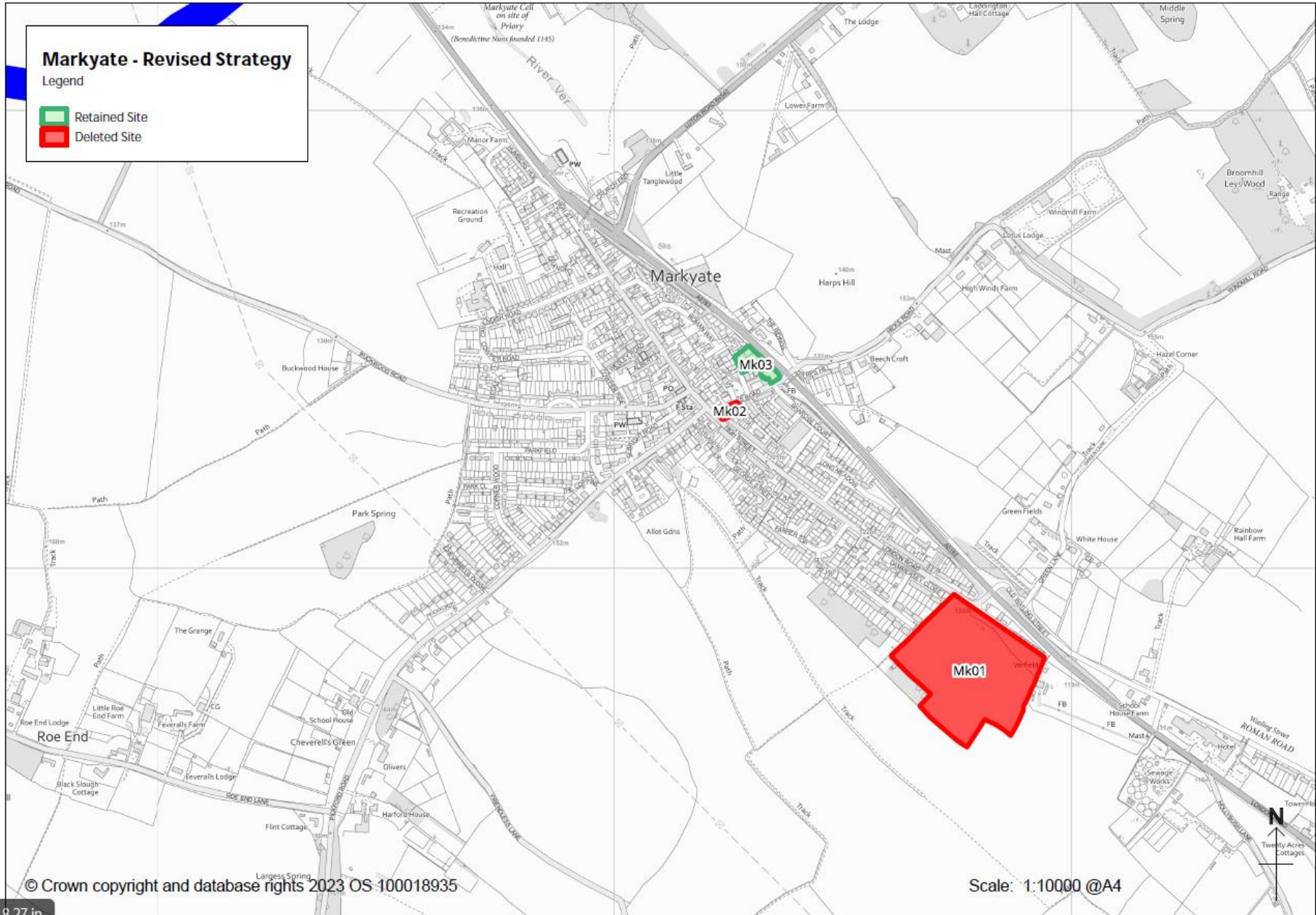
### Why are we proposing these changes?

- 7.7 Our strategy envisages modest growth at Markyate given its relatively small size, limited range of local facilities and location. Markyate has also accommodated a higher level of growth in the recent past compared to Kings Langley and Bovington. The increased housing focus on Hemel Hempstead has allowed us to reduce the overall growth in the village.
- 7.8 The removal of Mk01 from the strategy will reduce future pressure on the capacity of local infrastructure, particularly schooling and peak hour congestion through the village. However, it will mean less opportunities to deliver family and affordable homes, and other facilities, to meet local need.
- 7.9 We feel the removal of the draft allocation Corner of Hicks Road/High Street (Mk02) is justified as there is little current evidence to suggest that this can actively be brought forward.
- 7.10 We estimate that 33 more homes will come forward from small to medium sized sites. There is already planning permission for 2 homes and we anticipate 31 homes from other (windfall) opportunities. We believe that this approach is consistent with Markyate's built character and the limited practical development opportunities available.
- 7.11 The other provisions in the delivery strategy for Markyate are subject to on-going technical work and the outcome of any changes to national planning policy.
- 7.12 You can view the proposed revisions and key development and land use requirements in Appendix A6.

# Markyate - Revised Strategy

## Legend

- Retained Site
- Deleted Site



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Scale: 1:10000 @A4

## **8. Dacorum's Countryside**

### **More about Dacorum's Countryside**

#### **About Dacorum's Countryside**

- 8.1. Dacorum's countryside outside of the main towns and villages covers 178 sq. km. It includes a range of landscape forms such as scenic plateaus and ridges, river valleys and lowland vale. The countryside supports a network of scattered small villages and hamlets. Many villages have a traditional appearance, heritage buildings and historic cores which add to their appeal. In parts of the borough, the Grand Union Canal forms an important rural feature in the landscape.
- 8.2. We know that residents and interest groups value the countryside's high environmental qualities including its rich historic heritage, varied wildlife and attractive landscapes.
- 8.3. The countryside is subject to a number of policy and environmental constraints including the Green Belt, the Chilterns Area of Outstanding Natural Beauty, and national and local wildlife designations. These all have an impact on the scope for major change in the countryside.
- 8.4. However, the Government continues to support changes to the planning system to expand the opportunities for generally small-scale development and changes of use in rural locations. On occasion, there may be the opportunity for larger-scale change on previously developed sites.
- 8.5. Currently, there are no made neighbourhood plans for the smaller villages. However, Great Gaddesden Parish Council are at the early stages of preparing their neighbourhood plan.

#### **Changes to the Strategy for Dacorum's Countryside**

- 8.6. In Dacorum's Countryside we are planning to deliver 466 new homes from 2024 to 2040, a 9% decrease from our proposal in 2020.
- 8.7. The Emerging Strategy for Growth (2020) did not propose allocations for housing outside of the six main settlements and this remains the same in the Revised Strategy for Growth (2023). However, the Emerging Strategy did propose a number of sites for employment uses.

## Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
Cy01: Upper Bourne End Lane / Stoney Lane (Bourne End Mills GEA Extension)	Retained (Under Review)
Cy02: Bovingdon Brickworks (extension)	Retained (Under Review)
Cy03: Watling Street Truck stop	Retained (Under Review)
Cy04: Haresfoot Campus, Chesham Road, Berkhamsted	Retained (Under Review)

8.8. These sites are labelled as 'under review' as we are still in the process of updating our evidence on employment sites. For the purpose of this consultation we can assume that these sites are retained and you can still make comments on them.

## Windfall Allowance

8.9. This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
241	305 (+64)

## Sites with Planning Permission

8.10. This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
273	161 (-112)

## Why are we proposing these changes?

8.11. The revised strategy for growth does not propose any fundamental change to the development strategy for the countryside. We intend to continue to apply a more restrictive approach to new development bearing in mind its many sensitivities. Therefore, we are not intending to allocate any new housing sites.

8.12. Given policy and environmental constraints, only modest levels of growth can be accommodated in the countryside. In principle, it is the least sustainable location for new development due to the lack of facilities, poor accessibility and limited public

transport infrastructure. Furthermore, the smaller settlements are generally more sensitive to change and it is important we protect their character and quality.

- 8.13. However, we anticipate that most of the growth in the countryside will come from modest sized schemes involving land previously used for agricultural buildings, small-scale infilling, affordable housing schemes on the edge of villages and changes of use. New permitted development rights and more flexible national policy will help encourage these to come forward.
- 8.14. The other provisions in the delivery strategy for Dacorum's Countryside are subject to on-going technical work and the outcome of any changes to national planning policy.
- 8.15. You can view the proposed revisions and key development and land use requirements in Appendix A7.



## Appendix A: Site Requirements

### Appendix A1: Hemel Hempstead

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH01 ESG: p. 265	North Hemel (1)	<ul style="list-style-type: none"> <li>• Around 1,550 homes (including provision for older people), subject to masterplanning.</li> <li>• A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities.</li> <li>• Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council);</li> <li>• A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs;</li> <li>• A new primary school (3ha)</li> <li>• A new secondary school (13ha)</li> <li>• Retention of ancient woodland within the site.</li> <li>• Safeguarded land for a council depot and household waste recycling centre.</li> </ul>	<p><i>Merged with HH02 to form one allocation.</i></p> <ul style="list-style-type: none"> <li>• Around 2,500 homes (including provision for older people), subject to masterplanning.</li> <li>• Around 3,000 dwellings to be delivered post 2040, subject to masterplanning</li> <li>• A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities.</li> <li>• Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council);</li> <li>• A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs;</li> <li>• Four new primary schools (3ha x 4).</li> <li>• Two new Secondary schools (13ha x 2).</li> <li>• Safeguarded land for a council depot and household waste recycling centre.</li> </ul>	<p>Amended Site area increased to remove the need for safeguarded land at HH02. 2500 homes delivered between 2024-2040.</p> <p>An additional 3000 homes post 2040.</p>

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
			<ul style="list-style-type: none"> <li>Retention of ancient woodland within the site.</li> <li>Retention of existing listed buildings within the site.</li> </ul>	
HH02 ESG: p.267	North Hemel (2)	<p>The following Growth Area (HH02) is to be removed from the Green Belt but safeguarded for development after 2038.</p> <ul style="list-style-type: none"> <li>Around 4,000 dwellings to be delivered post 2038, subject to masterplanning.</li> <li>Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St. Albans City and District Council)</li> <li>A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs;</li> <li>Two new primary schools (3ha x 2).</li> <li>A new secondary school (13ha).</li> <li>Retention of existing listed buildings within the site.</li> </ul>	Merged with HH01 to form one allocation (see above)	Merged with HH01 to form a single allocation to be removed from the green belt.
HH03 ESG: p.269	Hospital Site	<ul style="list-style-type: none"> <li>Around 450 dwellings, subject to masterplanning;</li> <li>A new primary school (3ha)</li> <li>Public open space; and</li> <li>A new / revised hospital hub</li> </ul>	<ul style="list-style-type: none"> <li>Around 450 dwellings, subject to masterplanning;</li> <li>A new primary school (3ha)</li> <li>Public open space; and</li> <li>A new / revised hospital hub</li> </ul>	Retained
HH04 ESG: p.270	Paradise/ Wood Lane	<ul style="list-style-type: none"> <li>Around 350 dwellings, subject to masterplanning.</li> </ul>	<ul style="list-style-type: none"> <li>Around 350 dwellings, subject to masterplanning.</li> </ul>	Retained

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
		<ul style="list-style-type: none"> <li>• Employment generating uses (including offices) at ground floor level, where viable.</li> <li>• Replacement DENS food bank.</li> <li>• Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Employment generating uses (including offices) at ground floor level.</li> <li>• Replacement DENS food bank.</li> <li>• Public open space.</li> </ul>	
HH05 ESG: p.271	Market Square	<ul style="list-style-type: none"> <li>• Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level.</li> <li>• Around 130 dwellings on upper floors, subject to masterplanning.</li> </ul>	<ul style="list-style-type: none"> <li>• Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level.</li> <li>• Around 150 dwellings on upper floors, subject to masterplanning.</li> </ul>	Retained
HH06 ESG: p.272	Civic Centre Site	<ul style="list-style-type: none"> <li>• Around 200 dwellings;</li> <li>• Public open space; and</li> <li>• No built development should take place within Flood Zones 2 and 3 on the western edge of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Around 200 dwellings;</li> <li>• Public open space; and</li> <li>• No built development should take place within Flood Zones 2 and 3 on the western edge of the site.</li> </ul>	Retained
HH07 ESG: p.273	NCP Car Park, Hillfield Road	<ul style="list-style-type: none"> <li>• Around 100 dwellings, subject to masterplanning.</li> <li>• Retail and other town centre uses at ground floor level.</li> </ul>	<ul style="list-style-type: none"> <li>• Around 100 dwellings, subject to masterplanning.</li> <li>• Retail and other town centre uses at ground floor level.</li> </ul>	Retained
HH08 ESG: p.274	Station Gateway	<ul style="list-style-type: none"> <li>• Regeneration of the existing train station and car park;</li> <li>• Other uses that are ancillary to the main use of the site as a strategic transport hub, including but not limited to retail, food and drink establishments, offices and a hotel;</li> <li>• Multi-modal transport interchange;</li> <li>• Around 360 dwellings, subject to masterplanning; and</li> <li>• New public realm.</li> </ul>	<ul style="list-style-type: none"> <li>• Regeneration of the existing train station and car park;</li> <li>• Other uses that are ancillary to the main use of the site as a strategic transport hub, including but not limited to retail, food and drink establishments, offices and a hotel;</li> <li>• Multi-modal transport interchange;</li> <li>• Around 360 dwellings, subject to masterplanning; and</li> <li>• New public realm.</li> </ul>	Retained

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH09 ESG: p.275	National Grid Land	<ul style="list-style-type: none"> <li>• Around 400 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Around 440 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	Retained
HH10 ESG: p.276	Symbio Place	<ul style="list-style-type: none"> <li>• Around 180 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Around 180 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	Retained
HH11 ESG: p.277	Two Waters North	<ul style="list-style-type: none"> <li>• Around 350 dwellings, subject to masterplanning;</li> <li>• Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability;</li> <li>• Food and drink uses encouraged close to Grand Union Canal; and</li> <li>• Public open space, including high quality public realm adjacent to Grand Union Canal.</li> </ul>	<ul style="list-style-type: none"> <li>• Around 350 dwellings, subject to masterplanning;</li> <li>• Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability;</li> <li>• Food and drink uses encouraged close to Grand Union Canal; and</li> <li>• Public open space, including high quality public realm adjacent to Grand Union Canal.</li> </ul>	Retained
HH12 ESG: p.279	Two Waters/London Road	<ul style="list-style-type: none"> <li>• Around 60 dwellings, subject to masterplanning;</li> <li>• Public open space.</li> </ul>	N/A	Deleted
HH13 ESG: p.280	Frogmore Road	<ul style="list-style-type: none"> <li>• Around 170 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Around 170 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	Retained
HH14 ESG: p.281	233 London Road	<ul style="list-style-type: none"> <li>• Around 10 dwellings</li> </ul>	N/A	Deleted
HH15 ESG: p.282	Ebbens Road	<ul style="list-style-type: none"> <li>• Around 30 dwellings, and</li> <li>• Public open space.</li> </ul>	N/A	Deleted
HH16 ESG: p.283	Two Waters Road / A41 Junction (Employment)	<ul style="list-style-type: none"> <li>• Employment development for industrial, storage and distribution and office use-providing around 20,000 sq. metres gross internal floorspace.</li> </ul>	<ul style="list-style-type: none"> <li>• Employment development for industrial, storage and distribution and office use-providing around 20,000 sq. metres gross internal floorspace.</li> </ul>	Retained for employment (Under Review)

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
		<ul style="list-style-type: none"> <li>The development should consist mainly of units of under around 2,000 sq. metres.</li> <li>Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres.</li> </ul>	<ul style="list-style-type: none"> <li>The development should consist mainly of units of under around 2,000 sq. metres.</li> <li>Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres.</li> </ul>	
HH17 ESG: p.284	Cupid Green Depot	<ul style="list-style-type: none"> <li>Around 360 dwellings subject to masterplanning;</li> <li>Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>Around 360 dwellings subject to masterplanning;</li> <li>Public open space.</li> </ul>	Retained
HH18 ESG: p.285	Kier Park	<ul style="list-style-type: none"> <li>Around 250 dwellings subject to master planning.</li> <li>Around 1,400 square metres of office floorspace.</li> <li>Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>234 dwellings subject to master planning.</li> <li>Around 1,400 square metres of office floorspace.</li> <li>Public open space.</li> </ul>	Retained
HH19 ESG: p.286	Wood Lane End	<ul style="list-style-type: none"> <li>Around 160 dwellings</li> <li>Public open space.</li> </ul>	N/A	Permissioned (no longer requires allocation)
HH20 ESG: p.287	Breakspear Way / Green Lane / Boundary Way (Employment)	<ul style="list-style-type: none"> <li>Employment development for offices, industrial and storage or distribution use - providing around 48,000 sq. metres gross internal floorspace of offices, 24,000 sq. metres of industrial space or a mix of the two.</li> <li>The site is located in the Hertfordshire Innovation Quarter Enterprise Zone and development (unless complying with points 3 and 4 below) should consist of uses consistent with the aims of the enterprise zone.</li> </ul>	N/A	Permissioned (no longer requires allocation)

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
		<ul style="list-style-type: none"> <li>Land on the corner of the site fronting Breakspear Way/Green Lane should be developed for offices, unless market evidence shows that there is no commercial interest in such development.</li> </ul>		
HH21 ESG: p.288	West Hemel	<ul style="list-style-type: none"> <li>Around 1,150 dwellings, subject to masterplanning.</li> <li>A community hub.</li> <li>A new primary school (3ha).</li> <li>A Gypsy and Traveller site for 7 pitches.</li> <li>Public open space.</li> <li>Extension of Shrubhill Common Nature Reserve.</li> </ul>	N/A	Permissioned (no longer requires allocation)
HH22 ESG: p.290	Marchmont Farm	<ul style="list-style-type: none"> <li>Around 385 new homes subject to Masterplanning.</li> <li>A Gypsy and Traveller site for 5 pitches.</li> <li>Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>Around 382 new homes subject to Masterplanning.</li> <li>A Gypsy and Traveller site for 5 pitches.</li> <li>Public open space.</li> </ul>	Retained
HH23 ESG: p.291	Old Town	<ul style="list-style-type: none"> <li>Around 90 dwellings subject to masterplanning; and</li> <li>Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend.</li> </ul>	<ul style="list-style-type: none"> <li>Around 90 dwellings subject to masterplanning; and</li> <li>Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend.</li> </ul>	Retained
HH24 ESG: p.292	Turners Hill	<ul style="list-style-type: none"> <li>Around 60 dwellings, subject to masterplanning; and</li> <li>Public open space.</li> </ul>	N/A	Permissioned (no longer requires allocation)
HH25 ESG: p.293	St Margarets	<ul style="list-style-type: none"> <li>Around 50 dwellings, subject to masterplanning; and</li> <li>Public open space.</li> </ul>	N/A	Permissioned (no longer requires allocation)

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH26 ESG: p.294	Green Lane	<ul style="list-style-type: none"> <li>• Around 80 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Around 80 dwellings, subject to masterplanning; and</li> <li>• Public open space.</li> </ul>	Retained
HH27 ESG: p.295	Jarman Park	<ul style="list-style-type: none"> <li>• Retail led development, including a possible food store.</li> <li>• Food and drink uses, leisure uses and a hotel also acceptable on part of the site.</li> <li>• The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit.</li> </ul>	N/A	Permissioned (no longer requires allocation)
HH28 ESG: p.296	Bunkers Park	<ul style="list-style-type: none"> <li>• Cemetery, crematorium and associated infrastructure; and</li> <li>• Public open space.</li> </ul>	N/A	Permissioned (no longer requires allocation)
Grovehill NDP	Henry Wells Square	As per the Adopted Grovehill Neighbourhood Development Plan <ul style="list-style-type: none"> <li>• <i>Around 200 homes.</i></li> </ul>	As per the Adopted Grovehill Neighbourhood Development Plan <ul style="list-style-type: none"> <li>• <i>Around 200 homes.</i></li> </ul>	Retained
NEW 1	Riverside	N/A	<ul style="list-style-type: none"> <li>• Around 500 Homes and other town centre uses subject to masterplanning; and</li> <li>• High quality public realm at ground floor level.</li> </ul>	New Allocation
NEW2	Apsley Mills	N/A	<ul style="list-style-type: none"> <li>• Around 450 homes subject to masterplanning;</li> <li>• Commercial uses at ground floor level; and</li> <li>• High quality public realm improvements adjacent to Grand Union Canal.</li> </ul>	New Allocation

## Appendix A2: Berkhamsted

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Bk01 ESG: p.299	Land South of Berkhamsted	<ul style="list-style-type: none"> <li>• Around 850 dwellings (including provision for older people), subject to masterplanning,</li> <li>• A new community hub.</li> <li>• A primary school (3ha)</li> <li>• Public open space</li> </ul>	<ul style="list-style-type: none"> <li>• Around 850 dwellings (including provision for older people), subject to masterplanning,</li> <li>• A new community hub.</li> <li>• A primary school (3ha)</li> <li>• Public open space</li> </ul>	Retained
Bk02 ESG: p.300	British Film Institute	<ul style="list-style-type: none"> <li>• Around 90 dwellings, subject to masterplanning.</li> <li>• Public open space.</li> </ul>	N/A	Deleted
Bk03 ESG: p.302	Haslam Playing Fields	<ul style="list-style-type: none"> <li>• Around 150 dwellings, subject to masterplanning, once replacement sports facilities have been provided on the site at Haresfoot Campus.</li> <li>• Public open space.</li> </ul>	N/A	Deleted
Bk04 ESG: p.303	Land Between Hanburys and A41	<ul style="list-style-type: none"> <li>• Around 70 dwellings, subject to masterplanning.</li> <li>• Public open space.</li> <li>• Southern part of the site to be predominantly used to deliver a new wildlife site/corridor</li> </ul>	N/A	Deleted
Bk05 ESG: p.304	Blegberry Gardens	<ul style="list-style-type: none"> <li>• Around 80 dwellings, subject to masterplanning,</li> <li>• Public open space</li> </ul>	N/A	Deleted
Bk06 ESG: p.305	East of Darrs Lane	<ul style="list-style-type: none"> <li>• Around 200 dwellings, subject to masterplanning.</li> <li>• Dacorum Emerging Strategy for Growth (2020 - 2038)</li> <li>• Provide land to deliver a new secondary school.</li> </ul>	N/A	Deleted



		<ul style="list-style-type: none"> <li>• A new public park.</li> </ul>		
Bk07 ESG: p.307	Lock Field Northchurch	<ul style="list-style-type: none"> <li>• Around 60 dwellings, subject to masterplanning.</li> <li>• Public open space.</li> </ul>	N/A	Deleted
Bk08 ESG: p.308	Rossway Farm (Land Between Shootersway and A41)	<ul style="list-style-type: none"> <li>• Around 200 dwellings, subject to masterplanning,</li> <li>• Public open space</li> </ul>	N/A	Deleted
Bk09 ESG: p.309	Bank Mill Lane	<ul style="list-style-type: none"> <li>• Around 50 dwellings, subject to masterplanning,</li> <li>• Areas at greater risk of flooding will be safeguarded from residential development and deliver new public open space</li> </ul>	N/A	Deleted
Bk10 ESG: p.311	Hanburys, Shootersway	<ul style="list-style-type: none"> <li>• Around 40 dwellings, subject to masterplanning.</li> <li>• Public Open Space.</li> </ul>	N/A	Permissioned (no longer requires allocation)
Bk11 ESG: p.312	Billet Lane (Jewson site)	<ul style="list-style-type: none"> <li>• Around 40 dwellings, subject to masterplanning.</li> <li>• No built development should take place within Flood Zone 3.</li> <li>• Public open space.</li> </ul>	N/A	Deleted
Bk12 ESG: p.313	Berkhamsted Civic Centre and Land to the rear of the High Street	<ul style="list-style-type: none"> <li>• Replacement Civic Centre.</li> <li>• Around 16 dwellings.</li> <li>• Other town centre uses, where appropriate, including social and community uses.</li> </ul>	N/A	Deleted
Bk13 ESG: p.314	Gossoms End / Billet Lane	<ul style="list-style-type: none"> <li>• New food store at ground floor level.</li> <li>• Around 30 dwellings, subject to masterplanning</li> </ul>	N/A	Permissioned (no longer requires allocation)

## Appendix A3: Tring

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Tr01 ESG: p.316		<ul style="list-style-type: none"> <li>• Around 400 new homes (including provision for older people).</li> <li>• A General Employment Area in the west of the site fronting London Road, consisting of 5.4 ha of new employment land (providing around 20,000 sq. metres of office, industrial and storage or industrial floorspace) and 2 ha of land already partly in industrial/commercial use(including Tring Brewery), which has scope for further small-scale employment development.</li> <li>• The employment development should consist mainly of units of under around 2,000 sq. metres.</li> <li>• Around 4,000 sq. metres of the built employment floorspace should comprise small units of less than about 400 sq. metres.</li> <li>• A supermarket will be encouraged within the General Employment Area, but only if a supermarket cannot be delivered in Tring town centre on the High Street/Brook Street site (Growth Area Tr06) and it would not have a significant adverse impact on the town centre.</li> <li>• A new fire and rescue station to replace the existing facility on Growth Area Tr06</li> </ul>	<ul style="list-style-type: none"> <li>• Around 250 new homes (including provision for older people).</li> <li>• A General Employment Area in the west of the site fronting London Road, consisting of 5.4 ha of new employment land (providing around 20,000 sq. metres of office, industrial and storage or industrial floorspace) and 2 ha of land already partly in industrial/commercial use(including Tring Brewery), which has scope for further small-scale employment development.</li> <li>• The employment development should consist mainly of units of under around 2,000 sq. metres.</li> <li>• Around 4,000 sq. metres of the built employment floorspace should comprise small units of less than about 400 sq. metres.</li> <li>• A new primary school (3ha).</li> </ul>	Amended

		<p>would be another acceptable use within the General Employment Area.</p> <ul style="list-style-type: none"> <li>• A new primary school (3ha).</li> </ul>		
Tr02 ESG: p.318	New Mill	<ul style="list-style-type: none"> <li>• Around 400 new homes (including provision for older people), subject to masterplanning;</li> <li>• And Public open space .</li> </ul>	N/A	Deleted
Tr03 ESG: p.319	East of Tring	<ul style="list-style-type: none"> <li>• Around 1,400 new homes (including provision for older people), subject to masterplanning.</li> <li>• A new neighbourhood centre to include a sports/community hub.</li> <li>• A new primary school (3ha).</li> <li>• A new secondary school (13ha).</li> <li>• Public open space.</li> </ul>	N/A	Deleted
Tr04 ESG: p.321	Icknield Way	<ul style="list-style-type: none"> <li>• Around 50 new homes, subject to masterplanning</li> </ul>	N/A	Deleted
Tr05 ESG: p.322	Miswell Lane	<ul style="list-style-type: none"> <li>• Around 24 new homes, subject to masterplanning; and</li> <li>• Public open space</li> </ul>	N/A	Permissioned (no longer requires allocation)
Tr06 ESG: p.323	High Street / Brook Street	<ul style="list-style-type: none"> <li>• Retail led development, including a medium or large supermarket.</li> <li>• Food and drink, and leisure uses.</li> <li>• Car parking, including at least as many public parking spaces as at present.</li> <li>• Replacement of Local History Museum within the new development.</li> <li>• Offices or housing above retail development and on the Brook Street frontage.</li> <li>• Any redevelopment of Tring Fire and Rescue Station and Tring Market Auctions will only be permitted once</li> </ul>	N/A	Deleted

		replacement facilities are provided elsewhere in the town (Growth Area Tr01 is a potential new location for the fire and rescue station).		
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## Appendix A4: Bovingdon

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Bv01 ESG: p.329	Grange Farm	<ul style="list-style-type: none"> <li>• Around 150 dwellings, subject to masterplanning;</li> <li>• Land to be safeguarded for a primary school (3ha); and</li> <li>• Public open space</li> </ul>	<ul style="list-style-type: none"> <li>• Around 150 dwellings, subject to masterplanning;</li> <li>• A new community hub; and</li> <li>• Public open space</li> </ul>	Retained
Bv02 ESG: p.330	Chesham Road and Molyneaux Avenue	<ul style="list-style-type: none"> <li>• Around 40 dwellings, subject to masterplanning;</li> <li>• Public open space</li> </ul>	<ul style="list-style-type: none"> <li>• Around 40 dwellings, subject to masterplanning;</li> <li>• Public open space</li> </ul>	Retained

## Appendix A5: Kings Langley

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
KL01 ESG: p.325	Land adjacent to Coniston Road	<ul style="list-style-type: none"> <li>• Around 10 dwellings, subject to masterplanning.</li> <li>• Public open space.</li> </ul>	N/A	Permissioned (no longer requires allocation)
KL02 ESG: p.326	Land at Rectory Farm	<ul style="list-style-type: none"> <li>• Around 200 dwellings subject to masterplanning (55 units already permitted through application reference 4/02282/18/MOA).</li> <li>• No built development should take place within Flood Zones 2 and 3 (2.82ha) other than what has already been permitted.</li> <li>• Areas at greater risk of flooding will deliver significant public open space to serve new and existing communities in Kings Langley.</li> </ul>	N/A	Deleted

## Appendix A6: Markyate

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Mk01 ESG: p.333	South of London Road	<ul style="list-style-type: none"> <li>• Around 150 dwellings, subject to masterplanning;</li> <li>• Areas at greater risk of flooding from the River Ver (Flood Zone 2 and 3) will be safeguarded from residential development and deliver new public open space.</li> </ul>	N/A	Deleted
Mk02 ESG: p.334	Corner of Hicks Road / High Street	<ul style="list-style-type: none"> <li>• Around 13 dwellings, subject to masterplanning</li> </ul>	N/A	Deleted
Mk03 ESG: p.335	Watling Street	<ul style="list-style-type: none"> <li>• Around 20 dwellings, subject to masterplanning; and</li> <li>• Public open space</li> </ul>	<ul style="list-style-type: none"> <li>• Around 20 dwellings, subject to masterplanning; and</li> <li>• Public open space</li> </ul>	Retained

## Appendix A7: Dacorum's Countryside

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Cy01 ESG: p.338	Upper Bourne End Lane/Stoney Lane (Bourne End Mills GEA extension)	<ul style="list-style-type: none"> <li>• Employment development for office, industrial and storage or distribution use-providing around 4,400 sq. metres gross internal floorspace.</li> <li>• The development should consist of units under around 1,000 sq. metres gross internal floorspace, including some small units of less than about 400 sq. metres.</li> </ul>	<ul style="list-style-type: none"> <li>• Employment development for office, industrial and storage or distribution use-providing around 4,400 sq. metres gross internal floorspace.</li> <li>• The development should consist of units under around 1,000 sq. metres gross internal floorspace, including some small units of less than about 400 sq. metres.</li> </ul>	Retained (under review)
Cy02 ESG: p.339	Bovingdon Brickworks	<ul style="list-style-type: none"> <li>• Employment development for office, industrial and storage or distribution use - providing around 8,000 sq. metres gross internal floorspace.</li> <li>• The development should consist of units under around 1,000sq. metres, including around 2,000sq. metres provided in small units of less than about 400 sq. metres.</li> </ul>	<ul style="list-style-type: none"> <li>• Employment development for office, industrial and storage or distribution use - providing around 8,000 sq. metres gross internal floorspace.</li> <li>• The development should consist of units under around 1,000sq. metres, including around 2,000sq. metres provided in small units of less than about 400 sq. metres.</li> </ul>	Retained (under review)
Cy03 ESG: p.340	Watling Street Truck Stop, London Road, Flamstead	<ul style="list-style-type: none"> <li>• New/enhanced lorry park with associated facilities</li> </ul>	<ul style="list-style-type: none"> <li>• New/enhanced lorry park with associated facilities</li> </ul>	Retained (under review)
Cy04 ESG: p.341	Haresfoot Campus	<ul style="list-style-type: none"> <li>• Sports and leisure facilities for Berkhamsted School to replace those provided at Growth Area Bk03 - Haslam Playing Fields</li> </ul>	<ul style="list-style-type: none"> <li>• Sports and leisure facilities for Berkhamsted School</li> </ul>	Retained (under review)