

## 25. Markyate Place Strategy

### Context

- 25.1. Markyate is a relatively large village with a population of just over 2,700. It has developed along the line of the ancient Watling Street close to the source of the River Ver. The village chiefly evolved from a stagecoach stop along the route between London and the Midlands. Markyate enjoys a strong relationship with Luton and Dunstable to the north and Redbourn and Harpenden to the south east due to the proximity of the A5/M1.
- 25.2. While the River Ver passes through Markyate much of its course is culverted. The surrounding countryside lies in the Chilterns Area of Outstanding Natural Beauty. The historic parkland of Markyate Cell is located to the north east.
- 25.3. The High Street retains much of its distinctive 19<sup>th</sup> century form and is designated as a conservation area. Away from this historic core there are more recent, lower density residential developments.
- 25.4. The village has its own employment area, the Hicks Road industrial estate, and a small local centre along the High Street.

### The Vision

Markyate remains a vibrant and compact village, delivering a high quality of life for local residents and businesses. Improvements have been made to the range of services and facilities within the village, whilst protecting its historic core and its setting within the Ver Valley. The redevelopment of the Hicks Road employment area has created a new social and commercial focus for the village, consolidated local business opportunities and delivered more affordable homes, improved health care facilities and other services to complement the High Street. Existing wildlife and biodiversity resources are protected.

### Local Objectives:

- Provide around 200 new homes between 2006 and 2031.
- Regenerate the Hicks Road employment area to deliver premises for small to medium sized firms, new surgery building, new public space for the village, more affordable homes and other commercial services that will complement the High Street.
- Protect the historic character of the High Street.

### Delivering the Vision

- 25.5. The character, nature and location of the village limit the options for development. Markyate will accommodate around 200 new homes within the village boundary. A key priority will be maximising opportunities for affordable homes and family sized

accommodation. A substantial amount of the future housing will be achieved through redevelopment of the Hicks Road employment area.

- 25.6. Delivering the strategic site at Hicks Road industrial area is a key priority for Markyate. While the site provides an important source of local employment it is in need of regeneration. Existing employment activities on the site will be consolidated through a higher quality of accommodation and environment, and will seek to allow as many existing businesses as possible to stay. It will deliver a substantial number of homes for the village, including new affordable homes. It represents one of the few development opportunities to secure improvements to community facilities through the creation of a public space and in providing a replacement doctors surgery. The new public space will also help compensate for the current lack of open space within the village.
- 25.7. The lack of significant development opportunities in Markyate means there is limited scope to secure contributions towards sustainable transport measures and to ease peak time congestion. However, the redevelopment of Hicks Road does provide for a range of uses in a central location, will improve the environment for pedestrians and cyclists and links to the High Street, and secure a more attractive public car park. Improvements to Hicks Road itself will focus on a safer environment and route for all users rather than increasing its capacity.
- 25.8. New development will maintain the distinctive character of the village, particularly the high density and historic High Street and its valley setting, and respect landscape features such as Markyatecell Park. Views along the High Street and from Pickford Road into the village centre and across the Ver Valley will be safeguarded.
- 25.9. Cheverell's Green adjoins the village and is of high ecological value. Its wildlife interest will be protected and enhanced. A number of private gardens contain historic and small scale features, such as old hedgerows and orchard trees that will be protected as an ecological resource. Restoration of part of the course of the River Ver through the Hicks Road site will create an opportunity for a new green corridor and bring improvements to flood management.
- 25.10. The key local shopping and service function of the village centre will be protected. The new commercial uses as part of the Hicks Road scheme will complement and reinforce this role.

## Strategic Site


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| <b>Site reference</b> | Proposal SS2   |
| <b>Site location</b>  | Land at Hicks Road, Markyate   |
| <b>Area (Ha)</b>      | 3.0  |
| <b>Proposals</b>      | <p>Redevelopment of site for a mixed use scheme incorporating:</p> <ul style="list-style-type: none"> <li>• Business, light industrial (Class B1c) and storage and distribution units (Class B8).</li> <li>• 90 residential units.</li> <li>• Replacement surgery.</li> <li>• New public space.</li> <li>• Small A1/A2/A3/A4 units.</li> <li>• Replacement public car parking.</li> <li>• Residential care home.</li> </ul>  |
| <b>Principles</b>     | <ul style="list-style-type: none"> <li>• Comprehensive development required that delivers employment, residential and community uses to meet the needs of the village.</li> <li>• Replacement of the existing Hicks Road surgery to be provided – building options to be investigated in consultation with the Primary Care Trust/Clinical Commissioning Body.</li> <li>• A mix of uses is acceptable including an element of Class B-uses. New commercial units created should be geared towards meeting the needs of small and medium enterprises (SMEs) and, where possible, to enable existing tenants to remain on site.</li> <li>• Ground floor retail uses will be acceptable where they meet local need and complement the existing retail offer within the village centre. Such uses to create a link to/extension of High Street into Hicks Road.</li> <li>• A mix of residential accommodation to be provided including predominantly two storey houses and apartments/flats.</li> <li>• 25% affordable housing to reflect the complexity of the site and level of other contributions sought.</li> <li>• Hicks Road to be kept open to through traffic and access for pedestrians and cyclists improved.</li> <li>• New public space to create a focus for the village, which should incorporate the River Ver as a feature.</li> <li>• The design and scale of new development to complement the local historic character and village setting.</li> <li>• Create village gateways at junction with High Street and Watling Street (A5) through landmark buildings, street furniture, and soft and hard landscaping.</li> <li>• A transport assessment is required to ensure the development will not adversely impact on the operation and safety of the A5.</li> <li>• Public car parking to be provided to serve the village, existing commercial uses and the new surgery. This</li> </ul> |

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|                        | <p>should be conveniently linked to the High Street.</p> <ul style="list-style-type: none"> <li>• De-culvert the River Ver to create a landscaped corridor and assist in the delivery of sustainable drainage.</li> <li>• Retain and supplement landscaping to Watling Street frontage.</li> <li>• Retention of Sharose Court is acceptable.</li> <li>• Appropriate contributions must be made towards educational and community facilities.</li> </ul>  |
| <b><i>Delivery</i></b> | <ul style="list-style-type: none"> <li>• Development will be programmed in order to enable the completion of 90 homes and other uses by 2013/14.</li> <li>• The master plan provides a detailed planning framework sufficient to take forward the scheme through to a planning application.</li> <li>• The planning application will be processed under a Planning Performance Agreement.</li> <li>• A phasing plan will demonstrate how the development will be delivered.</li> <li>• Joint working with the landowners will ensure delivery of the scheme and secure necessary developer contributions.</li> <li>• The Council will work with Hertfordshire County Council to identify the level and type of contributions required towards sustainable transport measures, local highway works and additional educational and community facilities.</li> <li>• The Council will work closely with the Primary Care Trust/Clinical Commissioning Body and landowner in delivering a new health facility.</li> <li>• The developer will liaise with the Environment Agency to ensure the relevant drainage issues are addressed.</li> </ul> |

Figure 27

**Markyate Vision Diagram**

**KEY**

-  Markyate Settlement Boundary
-  Strategic Site
-  Open Land
-  Primary Vehicular Route
-  Secondary Vehicular Route
-  Green Gateway
-  Movement Gateway
-  Urban Wildlife Corridor
-  Strategic Wildlife Corridor

**Urban Design Zones**

-  Centre Zone
-  Inner Zone
-  Semi-Urban Zone
-  Peripheral Zone



Scale 1:10,000  
@ A4

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