Core Strategy

2006-2031

Adopted 25 September 2013

Dacorum’s Local Planning Framework
# Contents

1. Summary of the Strategy ........................................ 1

## PART A – THE CONTEXT

2. Introduction ...................................................... 11
3. Borough Portrait ............................................... 15
4. Challenges ....................................................... 23
5. Borough Vision .................................................. 25
6. Strategic Objectives ............................................. 27
7. Other Plans ....................................................... 29
    National Planning Policy Framework 29
    The Community Strategy 30

## PART B – THE STRATEGY

The **Sustainable Development Strategy** ........................................ 37

8. Promoting Sustainable development ............................ 39
    The Distribution of Development 40
    The Location and Management of Development 43
    The Towns and Large Villages 45
    The Countryside 47
9. Enabling Convenient Access between Homes, Jobs and Facilities 53
10. Securing Quality Design ........................................ 59
    Successful Urban Design 59
    Quality of the Built Environment 62
    Quality of the Public Realm 63

**Strengthening Economic Prosperity** ........................................ 67

11. Creating Jobs and Full Employment ............................ 69
    A Low Carbon Economy 71
    Maylands Business Park 71
    Supporting Tourism 72
12. Providing for Offices, Industry, Storage and Distribution ....... 75
    Offices 75
    Industry, Storage and Distribution 76
13. Supporting Retailing and Commerce ............................ 79
    The Retail Hierarchy 79
    Shopping Areas 80
    Out of Centre Retail Development 80
Providing Homes and Community Services 85

14. Providing Homes 87
   Housing Supply 88
   Housing Mix 92
   Affordable Housing 93
   Travelling Communities 96

15. Meeting Community Needs 99
   Social Infrastructure 99
   Delivering Education, Health and Community Services and Facilities 100
   Delivering Leisure and Cultural Facilities 102

Looking after the Environment 105

16. Enhancing the Natural Environment 107
   Protecting and Improving the Landscape 107
   Green Infrastructure 109
   Biodiversity and Geological Conservation 112

17. Conserving the Historic Environment 117

18. Using Resources Efficiently 119
   Carbon Emissions and Renewable Energy 120
   Sustainable Design and Construction 125
   Sustainable Resource Management 130

Place Strategies 135

19. Introduction to Place Strategies 137
20. Hemel Hempstead Place Strategy 141
21. Berkhamsted Place Strategy 159
22. Tring Place Strategy 165
23. Kings Langley Place Strategy 169
24. Bovingdon Place Strategy 173
25. Markyate Place Strategy 177
26. Countryside Place Strategy 183

PART C – IMPLEMENTATION AND DELIVERY

Implementation and Delivery 191

27. Delivery 193
   Partnership Working 193
   Key Projects 194
   Flexibility and Contingency 194

28. Infrastructure 197
   Infrastructure Requirements 197
   Developer Contributions 198
PART D – APPENDICES

Appendix 1  Schedule of Superseded Policies  205
Appendix 2  Housing Trajectory - 2006-2031  209
Appendix 3  Delivery Mechanisms for the Vision and Strategic Objectives  211
Appendix 4  Glossary  223
Tables
Table 1 Settlement Hierarchy 41
Table 2 Major Developed Sites in the Green Belt 49
Table 3 Transport Responsibilities 54
Table 4 Economic Development Strategy Objectives 70
Table 5 The Retail Hierarchy 79
Table 6 Out of Centre Retail Locations 81

Maps
Map 1 Key Diagram 7
Map 2 Principal Landscape Areas 108
Map 3 High Level Green Infrastructure Network 111
Map 4 Opportunities for Renewable Energy 123

Tables
Table 1 Settlement Hierarchy 41
Table 2 Major Developed Sites in the Green Belt 49
Table 3 Transport Responsibilities 54
Table 4 Economic Development Strategy Objectives 70
Table 5 The Retail Hierarchy 79
Table 6 Out of Centre Retail Locations 81
Table 7  Prospective Housing Supply 2006-2031  88
Table 8  Prospective Distribution of Housing 2006-31  90
Table 9  Strategic Sites and Local Allocations  91
Table 10  Progress towards Zero Carbon in New Development  124
Table 11  Characteristics of Small Villages and Hamlets  186
## Policy Schedule

<table>
<thead>
<tr>
<th>Policy CS1</th>
<th>Distribution of Development</th>
<th>42</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy CS2</td>
<td>Selection of Development Sites</td>
<td>44</td>
</tr>
<tr>
<td>Policy CS3</td>
<td>Managing Selected Development Sites</td>
<td>45</td>
</tr>
<tr>
<td>Policy CS4</td>
<td>The Towns and Large Villages</td>
<td>46</td>
</tr>
<tr>
<td>Policy CS5</td>
<td>Green Belt</td>
<td>49</td>
</tr>
<tr>
<td>Policy CS6</td>
<td>Selected Small Villages in the Green Belt</td>
<td>50</td>
</tr>
<tr>
<td>Policy CS7</td>
<td>Rural Area</td>
<td>52</td>
</tr>
<tr>
<td>Policy CS8</td>
<td>Sustainable Transport</td>
<td>55</td>
</tr>
<tr>
<td>Policy CS9</td>
<td>Management of Roads</td>
<td>56</td>
</tr>
<tr>
<td>Policy CS10</td>
<td>Quality of Settlement Design</td>
<td>62</td>
</tr>
<tr>
<td>Policy CS11</td>
<td>Quality of Neighbourhood Design</td>
<td>63</td>
</tr>
<tr>
<td>Policy CS12</td>
<td>Quality of Site Design</td>
<td>63</td>
</tr>
<tr>
<td>Policy CS13</td>
<td>Quality of the Public Realm</td>
<td>64</td>
</tr>
<tr>
<td>Policy CS14</td>
<td>Economic Development</td>
<td>72</td>
</tr>
<tr>
<td>Policy CS15</td>
<td>Offices, Research, Industry, Storage and Distribution</td>
<td>78</td>
</tr>
<tr>
<td>Policy CS16</td>
<td>Shops and Commerce</td>
<td>83</td>
</tr>
<tr>
<td>Policy CS17</td>
<td>New Housing</td>
<td>91</td>
</tr>
<tr>
<td>Policy CS18</td>
<td>Mix of Housing</td>
<td>93</td>
</tr>
<tr>
<td>Policy CS19</td>
<td>Affordable Housing</td>
<td>95</td>
</tr>
<tr>
<td>Policy CS20</td>
<td>Rural Sites for Affordable Homes</td>
<td>95</td>
</tr>
<tr>
<td>Policy CS21</td>
<td>Existing Accommodation for Travelling Communities</td>
<td>97</td>
</tr>
<tr>
<td>Policy CS22</td>
<td>New Accommodation for Gypsies and Travellers</td>
<td>98</td>
</tr>
<tr>
<td>Policy CS23</td>
<td>Social Infrastructure</td>
<td>103</td>
</tr>
<tr>
<td>Policy CS24</td>
<td>The Chilterns Area of Outstanding Natural Beauty</td>
<td>113</td>
</tr>
<tr>
<td>Policy CS25</td>
<td>Landscape Character</td>
<td>114</td>
</tr>
<tr>
<td>Policy CS26</td>
<td>Green Infrastructure</td>
<td>114</td>
</tr>
<tr>
<td>Policy CS27</td>
<td>Quality of the Historic Environment</td>
<td>118</td>
</tr>
<tr>
<td>Policy CS28</td>
<td>Carbon Emission Reductions</td>
<td>127</td>
</tr>
<tr>
<td>Policy CS29</td>
<td>Sustainable Design and Construction</td>
<td>128</td>
</tr>
<tr>
<td>Policy CS30</td>
<td>Sustainability Offsetting</td>
<td>129</td>
</tr>
<tr>
<td>Policy CS31</td>
<td>Water Management</td>
<td>133</td>
</tr>
<tr>
<td>Policy CS32</td>
<td>Air, Soil and Water Quality</td>
<td>133</td>
</tr>
<tr>
<td>Policy CS33</td>
<td>Hemel Hempstead Town Centre</td>
<td>151</td>
</tr>
<tr>
<td>Policy CS34</td>
<td>Maylands Business Park</td>
<td>152</td>
</tr>
<tr>
<td>Policy CS35</td>
<td>Infrastructure and Developer Contributions</td>
<td>199</td>
</tr>
</tbody>
</table>