



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.

For consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012.

October 2023

Contents

1. Introduction.....	2
Dacorum Borough Council is preparing a new Local Plan	2
More about this consultation	2
When can I comment?	3
How do I have my say?	3
2. Hemel Hempstead.....	4
More about Hemel Hempstead.....	4
Changes to the Strategy for Hemel Hempstead	5
3. Berkhamsted	11
More about Berkhamsted	11
Changes to the Strategy for Berkhamsted	12
4. Tring.....	15
More about Tring	15
Changes to the Strategy for Tring.....	16
5. Bovingdon	19
More about Bovingdon	19
Changes to the Strategy for Bovingdon.....	20
6. Kings Langley	23
More about Kings Langley	23
Changes to the Strategy for Kings Langley	23
7. Markyate	26
More about Markyate	26
Changes to the Strategy for Markyate	27
8. Dacorum's Countryside.....	29
More about Dacorum's Countryside	29
Changes to the Strategy for Dacorum's Countryside	30
Appendix 1: Site Requirements	32
Appendix 1a: Hemel Hempstead	32
Appendix 1b: Berkhamsted	40
Appendix 1c: Tring.....	43
Appendix 1d: Bovingdon	46
Appendix 1e: Kings Langley	47
Appendix 1f: Markyate	48
Appendix 1g: Dacorum's Countryside	49

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 during that exercise. 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 you to have your say on these proposed changes before we finalise and publish our emerging Local Plan.**

More about this consultation

- 1.4. The Local Plan is an important document that sets the vision for the future of the Borough up to 2040. It includes a strategy for delivering new homes, jobs and much needed investment across the borough. It will also provide clarity on how important infrastructure such as schools, transport and health facilities will be delivered.
- 1.5. When finalised, the Local Plan will provide the policies which will be considered when making decisions on planning applications. These will cover a range of topics, such as protecting and providing parks and green spaces, and how we respond to the challenges of climate change.
- 1.6. Local Plans are prepared in stages. The Council initially engaged with communities in 2017, before consulting on a full draft Local Plan 2020 (the "Emerging Strategy for Growth"). The Council has reviewed the responses received and is now presenting some changes in light of this.
- 1.7. The Council is now inviting you to have your say on the changes to the strategy that we consulted on in 2020. Following this the Council will consider if any further changes are required, before publishing the Local Plan in 2024 for a final round of public consultation.

- 1.8. Please note unless it is stated in this consultation 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.

When can I comment?

- 1.9. The Council is inviting comments on the Revised Strategy for Growth, between **12pm on Monday 30th October 2023** and **11:59pm on Monday 11th December 2023**.

How do I have my say?

- 1.10. We would request you submit your comments through our new online engagement portal, **Let's Talk Dacorum** (letstalk.dacorum.gov.uk), or scan the QR code below).



- 1.11. Alternatively, completed surveys can be submitted by post to Strategic Planning, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire. HP1 1DN.

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.
- 2.3 In March 2019, Hemel Hempstead was awarded "Garden Town" status.

Hemel Garden Communities

- 2.4 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. The programme provides a delivery strategy for Hemel Hempstead and the proposed locations for development across two administrative areas, our own and St Albans City and District Council (SADC), which together make up HGC.
- 2.5 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.
- 2.6 The Hemel Garden Communities proposal has been recognised by the Government, which awarded Hemel Hempstead 'Garden Town' status and a grant in 2019.
- 2.7 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.
- 2.8 You can find out more by visiting www.hemelgardencommunities.co.uk.
- 2.9 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.

Why are we proposing these changes?

- 2.10 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 HGC programme acts as a major catalyst for the wider transformation of Hemel Hempstead.
- 2.11 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.
- 2.12 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).
- 2.13 We will continue to protect Maylands Business Park as an employment area, supported by an updated Masterplan.

Changes to the Strategy for Hemel Hempstead

- 2.14 In Hemel Hempstead, we are planning to deliver 11,696 new homes from 2024 to 2040, a 10% increase from our proposal in 2020. This growth will support the wider transformation of the town.
- 2.15 We believe that this strategy will deliver the following key benefits for Hemel Hempstead:
- Around 3,500 affordable homes, including
 - i. 875 First Homes for affordable home ownership; and
 - ii. 2,625 Genuinely Affordable / Social Homes to Rent.
 - Specialist housing provision including, but not limited to, wheelchair accessible homes, provision for older people and homes for self-builders;
 - At least 6 new primary schools and 2 new secondary schools;
 - A new, revised hospital hub;

- New healthcare provision delivered through upgraded/extended GP surgeries and new health hubs;
- Regeneration of the town centre;
- 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.
- New outdoor sports provision (such as sports pitches); and
- New public green spaces, play spaces and food growing areas.

Local Plan Proposed Allocations

2.16 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 (single allocation) for 2500 homes
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
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)

Site Reference / Name	Proposed Status (2023 Revised Strategy)
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 for 200 homes
Apsley Mills Retail Park	New Site for 500 homes
Riverside	New Site for 450 homes

Windfall Allowance

2.17 This sets out the amount of homes that we think will unexpectedly 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 past delivery trends.

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

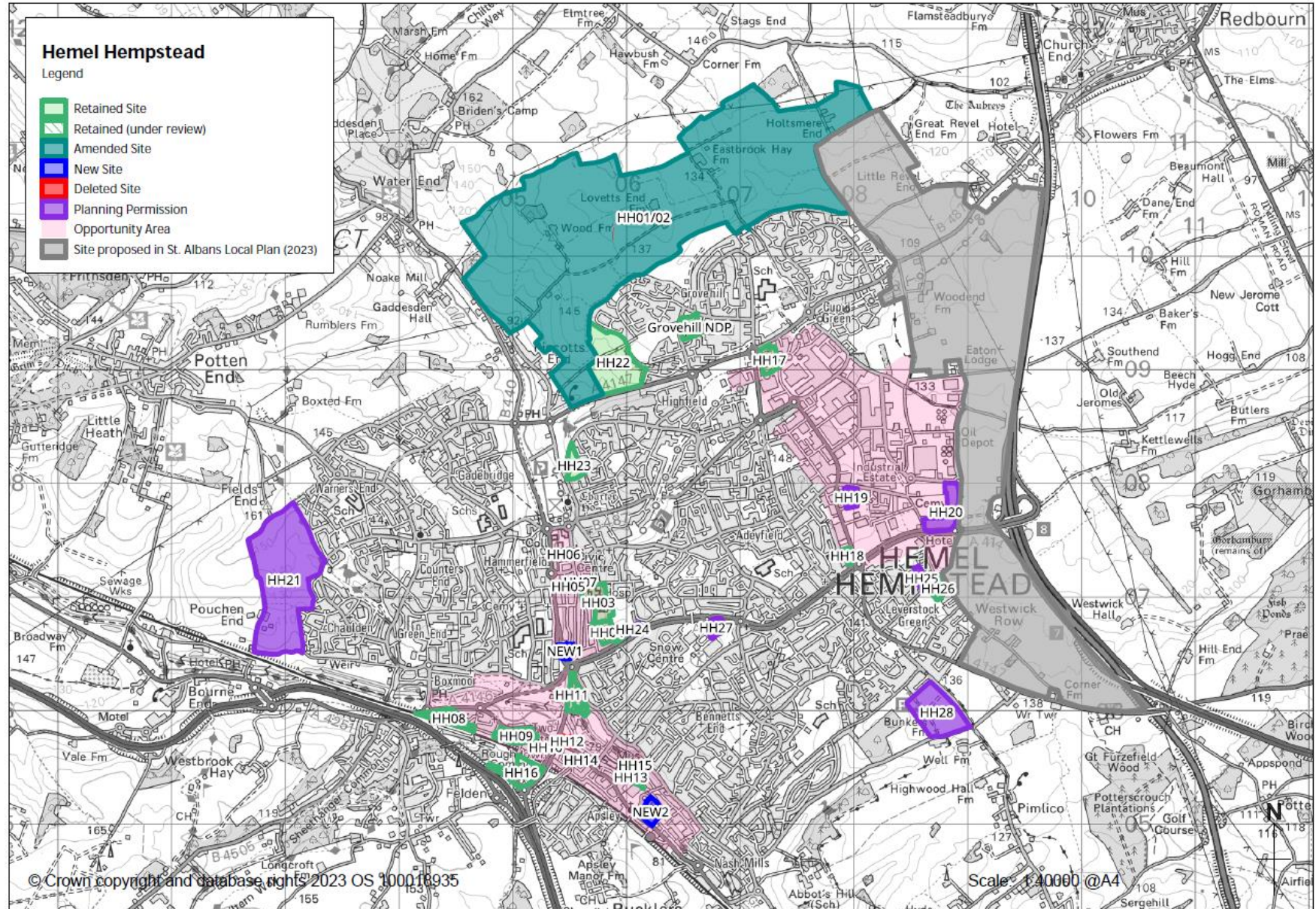
Sites with Planning Permission

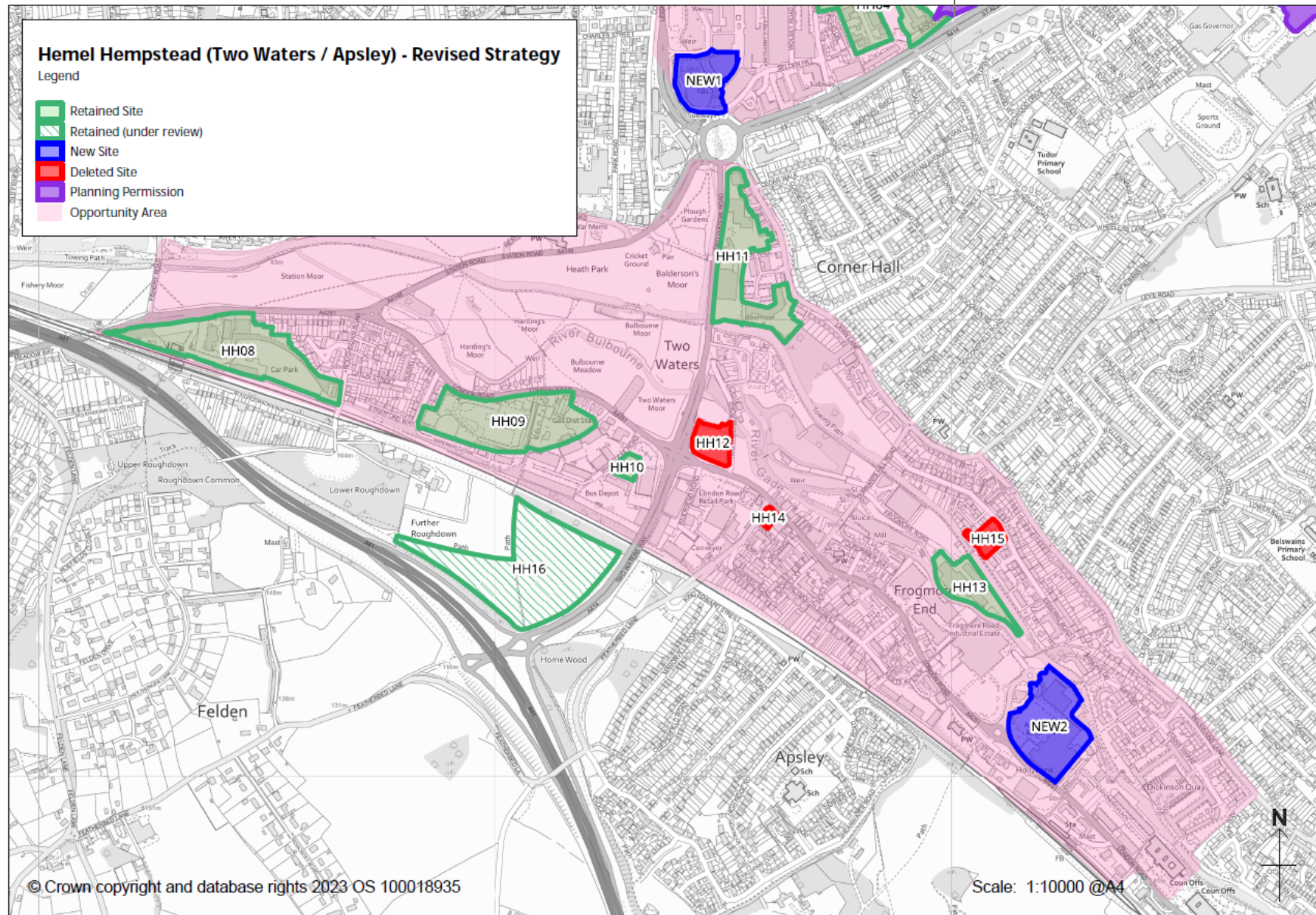
2.18 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

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

2.19 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.

2.20 You can view the proposed revisions and detailed site requirements in Appendix 1a, and have your say by clicking on the survey.





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.

Why are we proposing these changes?

- 3.7 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.
- 3.8 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.

- 3.9 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.
- 3.10 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.

Changes to the Strategy for Berkhamsted

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

Local Plan Proposed Allocations

- 3.13 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

Site Reference / Name	Proposed Status (Revised Strategy 2023)
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

3.14 This sets out the amount of homes that we think will unexpectedly 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 past delivery trends.

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

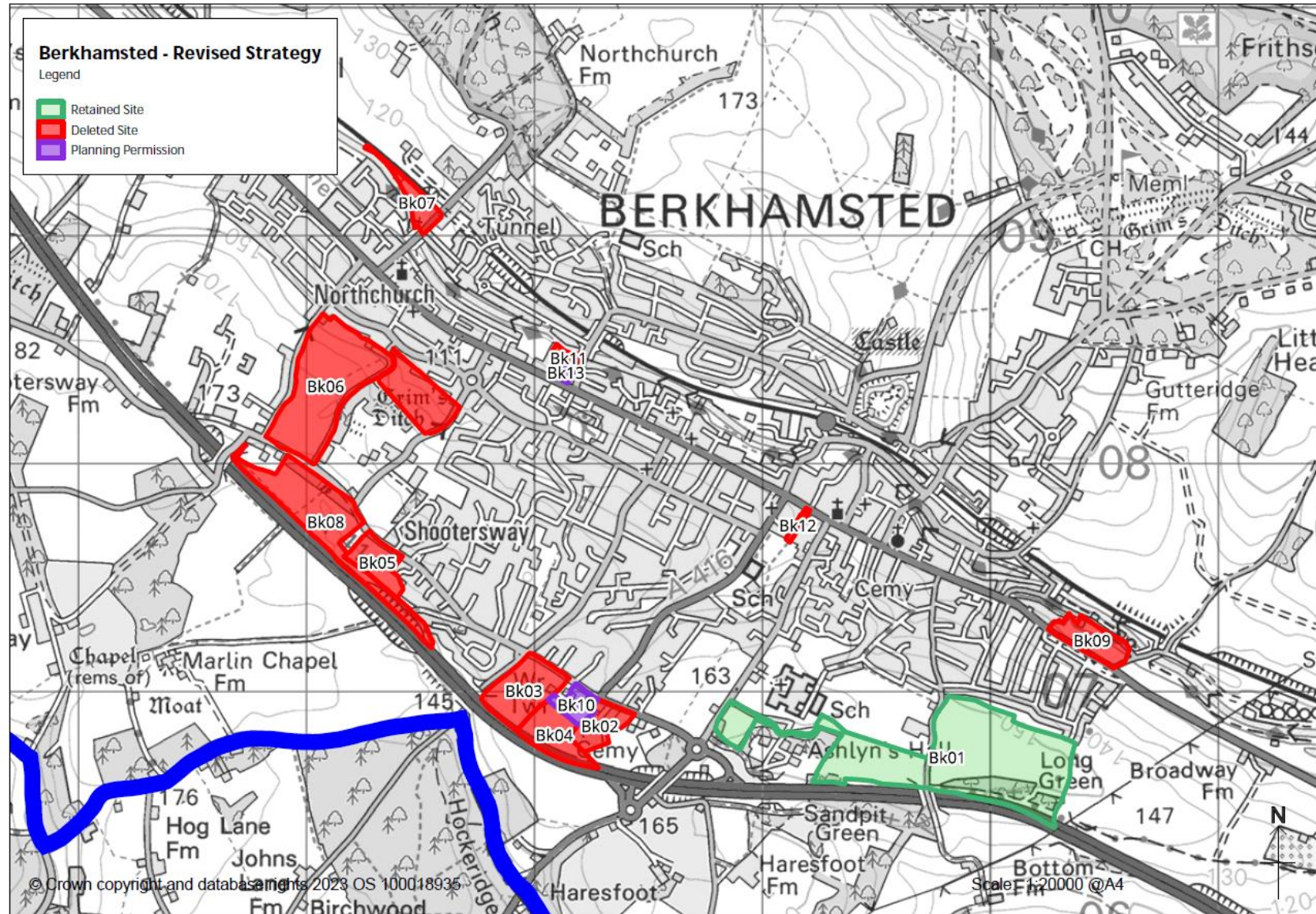
Sites with Planning Permission

3.15 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)

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 detailed site requirements in Appendix 1b and have your say by completing the survey.



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.

Why are we proposing these changes?

- 4.5 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.
- 4.6 The revised strategy for growth is only seeking to retain a reduced allocation at the Dunsley Farm (Tr01) Green Belt site, which 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.
- 4.7 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.

- 4.8 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.

Changes to the Strategy for Tring

In Tring we are planning to deliver 522 new homes from 2024 to 2040, an 81% decrease from our proposal in 2020.

We believe that this strategy will deliver the following key benefits for Tring:

- Around 155 affordable homes, including
 - i. 39 First Homes for affordable home ownership; and
 - ii. 116 Genuinely Affordable / Social Homes to Rent.
- 5ha for new employment uses at Dunsley Farm (delivered alongside new homes);
- A new primary school.
- Improvements to the sustainable transport network, including the railway station.
- New public green spaces and an enhanced wildlife site.

Local Plan Proposed Allocations

- 4.9 In the 'Emerging Strategy for Growth' we proposed a number of allocations in Tring. 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

- 4.10 This sets out the amount of homes that we think will unexpectedly 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 past delivery trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
144	183

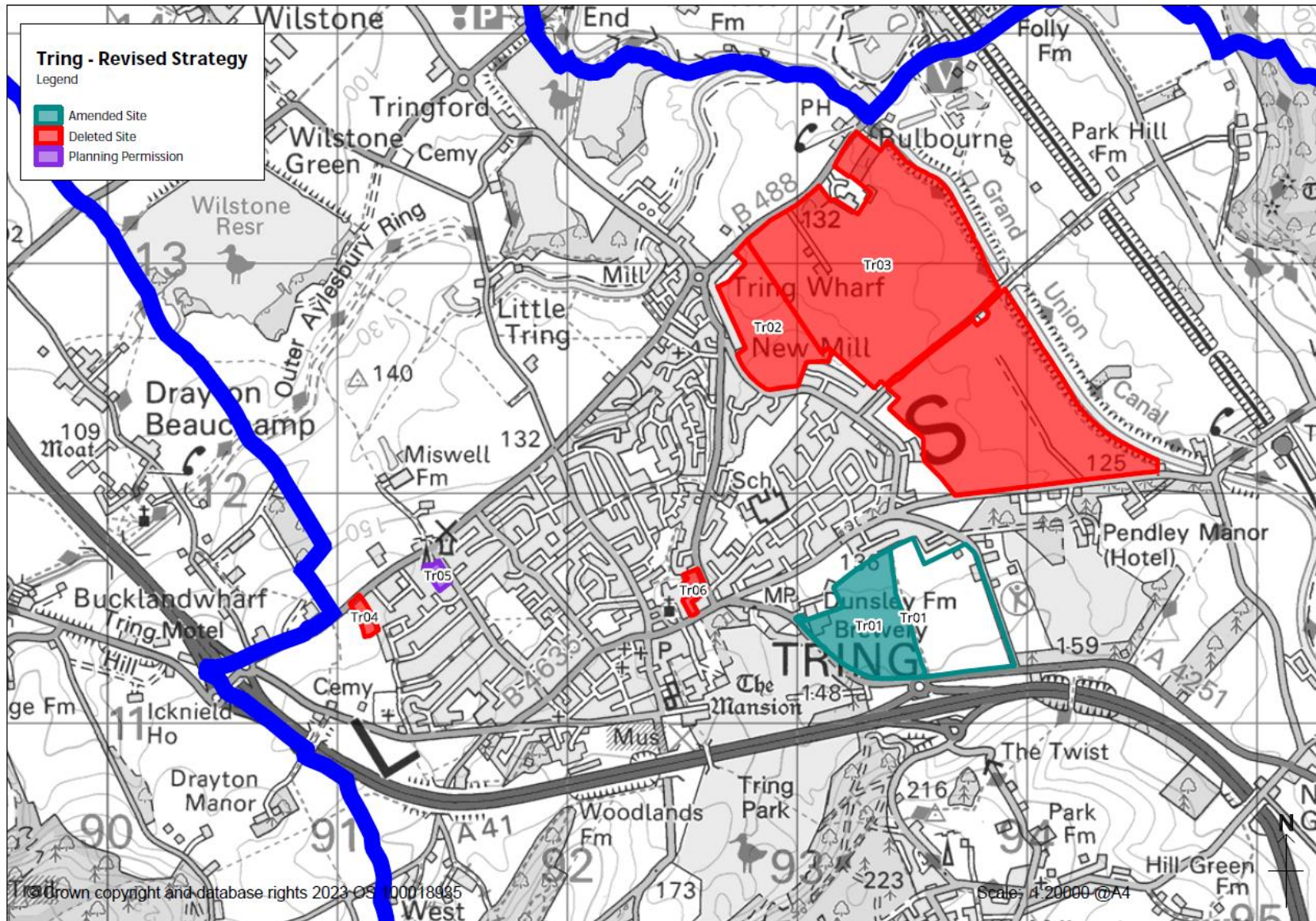
Sites with Planning Permission

4.11 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)
313	89

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 detailed site requirements in Appendix 1c and have your say by completing the survey.



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.

Why are we proposing these changes?

- 5.5 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.
- 5.6 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).
- 5.7 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).

- 5.8 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).

Changes to the Strategy for Bovingdon

- 5.9 In Bovingdon we are planning to deliver 230 new homes from 2024 to 2040, a 5% decrease from our proposal in 2020.

- 5.10 We believe that this strategy will deliver the following key benefits for Bovingdon:

- Around 70 affordable homes, including:
 - i. 18 First Homes for affordable home ownership; and
 - ii. 52 Genuinely Affordable / Social Homes to Rent.
- Specialist housing provision including wheelchair accessible homes and provision for older people;
- Contributions to help fund new GP capacity;
- New community facilities, including the provision of a new scout hut; and
- 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

- 5.11 This sets out the amount of homes that we think will unexpectedly 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 past delivery trends.

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

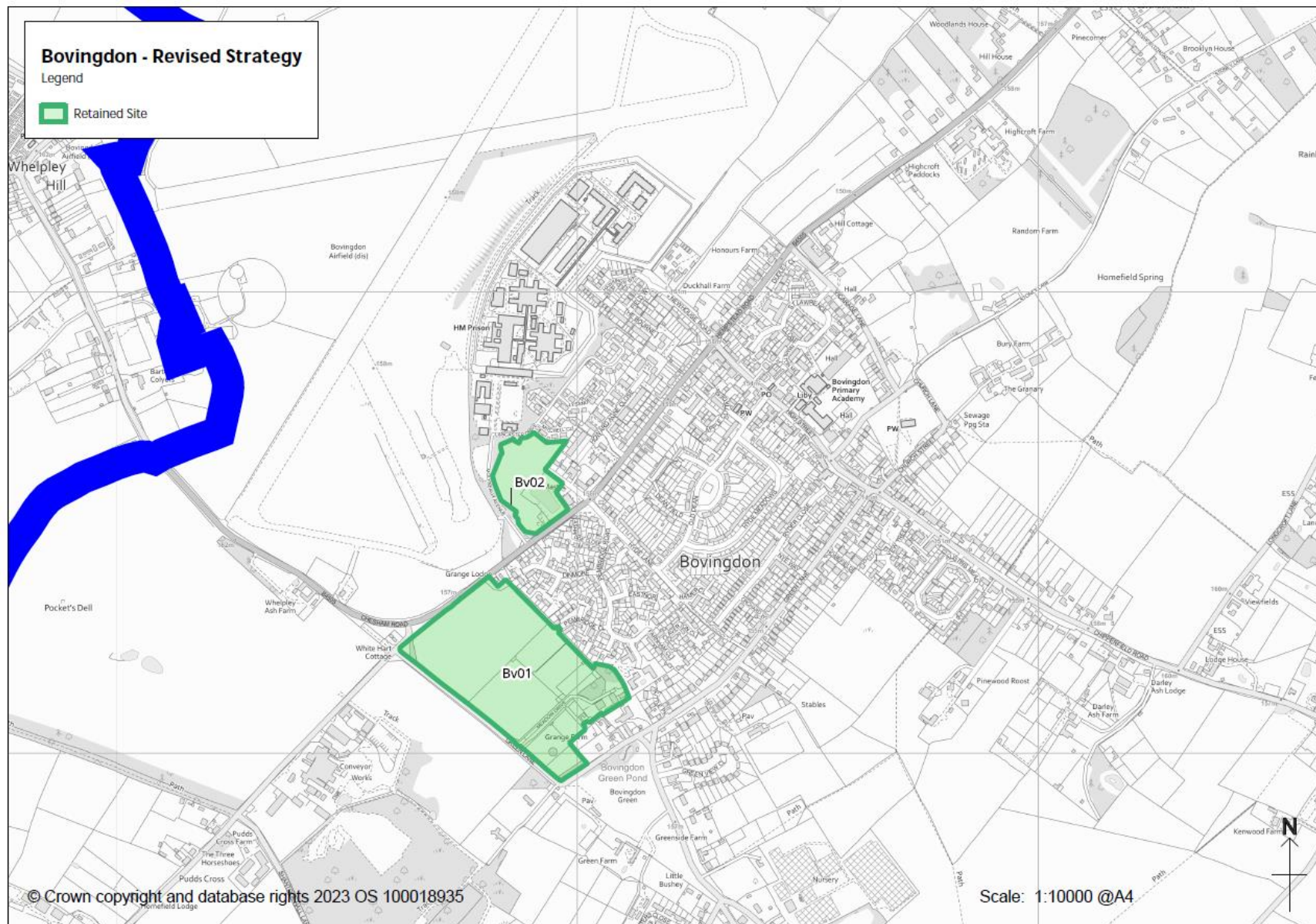
Sites with Planning Permission

- 5.12 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

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 detailed site requirements in Appendix 1d and have your say by completing the survey.



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.

Why are we proposing these changes?

- 6.4 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.
- 6.5 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.

Changes to the Strategy for Kings Langley

- 6.6 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
KL02: Rectory Farm	Deleted

Windfall Allowance

6.7 This sets out the amount of homes that we think will unexpectedly 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 past delivery trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
48	61

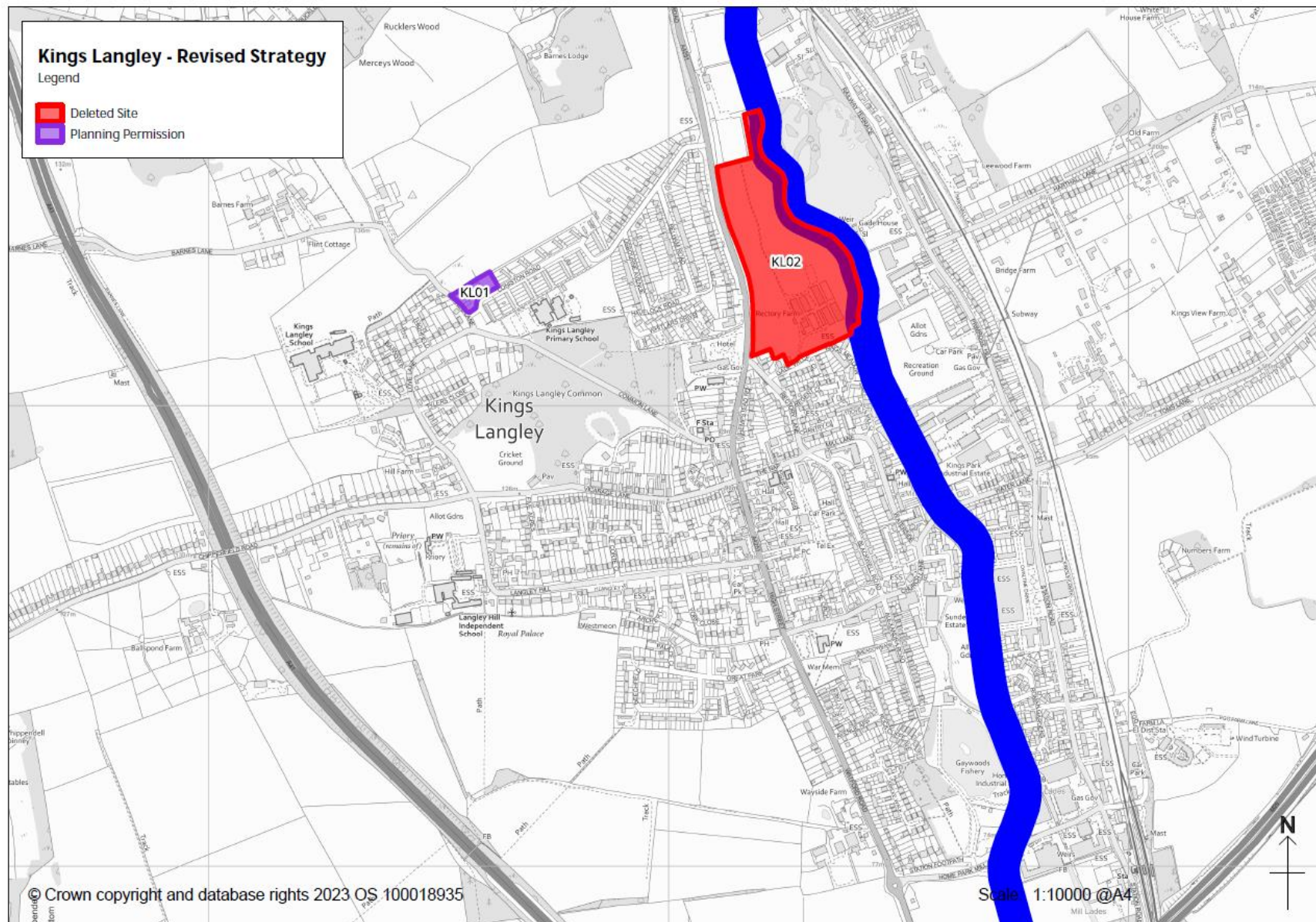
Sites with Planning Permission

6.8 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

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 detailed site requirements in Appendix 1e and have your say by completing the survey.



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.

Why are we proposing these changes?

- 7.4 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 Bovingdon. The increased housing focus on Hemel Hempstead has allowed us to reduce the overall growth in the village.
- 7.5 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.
- 7.6 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.
- 7.7 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.

Changes to the Strategy for Markyate

7.8 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

7.9 This sets out the amount of homes that we think will unexpectedly 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 past delivery trends.

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

Sites with Planning Permission

7.10 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)
8	2

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 detailed site requirements in Appendix 1f and have your say by completing the survey.

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.

Why are we proposing these changes?

- 8.6. 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.
- 8.7. 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.

- 8.8. 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.

Changes to the Strategy for Dacorum's Countryside

- 8.9. In Dacorum's Countryside we are planning to deliver 466 new homes from 2024 to 2040, a 9% decrease from our proposal in 2020.
- 8.10. 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 Truckstop	Retained (Under Review)
Cy04: Haresfoot Campus, Chesham Road, Berkhamsted	Retained (Under Review)

- 8.11. These site 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

- 8.12. This sets out the amount of homes that we think will unexpectedly 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 past delivery trends.

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

Sites with Planning Permission

8.13. 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)
273	161

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 detailed site requirements in Appendix 1g and have your say by completing the survey.

Appendix 1: Site Requirements

Appendix 1a: Hemel Hempstead

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH01	North Hemel (1)	<ul style="list-style-type: none"> • Around 1,550 homes (including provision for older people), subject to masterplanning. • A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities. • Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council); • 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; • A new primary school (3ha). • A new secondary school (13ha). • Retention of ancient woodland within the site. • Safeguarded land for a council depot and household waste recycling centre. 	<ul style="list-style-type: none"> • Around 2,500 homes (including provision for older people), subject to masterplanning. • A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities. • Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council); • 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; • Around 3,000 dwellings to be delivered post 2040, subject to masterplanning • Four new primary schools (3ha x 4). • Two new Secondary schools (13ha x 2). • Safeguarded land for a council depot and household waste recycling centre. 	<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	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"> Retention of ancient woodland within the site. Retention of existing listed buildings within the site. 	
HH02	North Hemel (2)	<ul style="list-style-type: none"> Around 4,000 dwellings to be delivered post 2038, subject to masterplanning. Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St. Albans City and District Council); 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; Two new primary schools (3ha x 2). A new secondary school (13ha). Retention of existing listed buildings within the site. 	<i>Allocated Land, merged with HH01 to form one allocation.</i>	Merged with HH01 to form a single allocation to be removed from the green belt.
HH03	Hospital Site	<ul style="list-style-type: none"> Around 450 dwellings, subject to masterplanning; A new primary school (3ha); Public open space; and A new / revised hospital hub. 	<ul style="list-style-type: none"> Around 450 dwellings, subject to masterplanning; A new primary school (3ha); Public open space; and A new / revised hospital hub. 	Retained
HH04	Paradise/ Wood Lane	<ul style="list-style-type: none"> Around 350 dwellings, subject to masterplanning. Employment generating uses (including offices) at ground floor level, where viable. 	<ul style="list-style-type: none"> Around 350 dwellings, subject to masterplanning. Employment generating uses (including offices) at ground floor level, where viable. 	Retained

Reference	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"> Replacement DENS food bank. Public open space. 	<ul style="list-style-type: none"> Replacement DENS food bank. Public open space. 	
HH05	Market Square	<ul style="list-style-type: none"> Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level. Around 130 dwellings on upper floors, subject to masterplanning. 	<ul style="list-style-type: none"> Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level. Around 150 dwellings on upper floors, subject to masterplanning. 	Retained
HH06	Civic Centre Site	<ul style="list-style-type: none"> Around 200 dwellings; Public open space; and No built development should take place within Flood Zones 2 and 3 on the western edge of the site. 	<ul style="list-style-type: none"> Around 200 dwellings; Public open space; and No built development should take place within Flood Zones 2 and 3 on the western edge of the site. 	Retained
HH07	NCP Car Park, Hillfield Road	<ul style="list-style-type: none"> Around 100 dwellings, subject to masterplanning. Retail and other town centre uses at ground floor level. 	<ul style="list-style-type: none"> Around 100 dwellings, subject to masterplanning. Retail and other town centre uses at ground floor level. 	Retained
HH08	Station Gateway	<ul style="list-style-type: none"> Regeneration of the existing train station and car park; 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; Multi-modal transport interchange; Around 360 dwellings, subject to masterplanning; and New public realm. 	<ul style="list-style-type: none"> Regeneration of the existing train station and car park; 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; Multi-modal transport interchange; Around 360 dwellings, subject to masterplanning; and New public realm. 	Retained
HH09	National Grid Land	<ul style="list-style-type: none"> Around 400 dwellings, subject to masterplanning; and Public open space. 	<ul style="list-style-type: none"> Around 440 dwellings, subject to masterplanning; and Public open space. 	Retained

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH10	Symbio Place	<ul style="list-style-type: none"> • Around 180 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 180 dwellings, subject to masterplanning; and • Public open space. 	Retained
HH11	Two Waters North	<ul style="list-style-type: none"> • Around 350 dwellings, subject to masterplanning; • Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability; • Food and drink uses encouraged close to Grand Union Canal; and • Public open space, including high quality public realm adjacent to Grand Union Canal. 	<ul style="list-style-type: none"> • Around 350 dwellings, subject to masterplanning; • Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability; • Food and drink uses encouraged close to Grand Union Canal; and • Public open space, including high quality public realm adjacent to Grand Union Canal. 	Retained
HH12	Two Waters/London Road	<ul style="list-style-type: none"> • Around 60 dwellings, subject to masterplanning; • Public open space. 	N/A	Deleted (Landowner could not replicate the loss of common land.)
HH13	Frogmore Road	<ul style="list-style-type: none"> • Around 170 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 170 dwellings, subject to masterplanning; and • Public open space. 	Retained
HH14	233 London Road	<ul style="list-style-type: none"> • Around 10 dwellings. 	N/A	Deleted (Active businesses on the site.)
HH15	Ebberns Road	<ul style="list-style-type: none"> • Around 30 dwellings, and • Public open space. 	N/A	Deleted (Active businesses on the site.)

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH16	Two Waters Road / A41 Junction (Employment)	<ul style="list-style-type: none"> • Employment development for industrial, storage and distribution and office use- providing around 20,000 sq. metres gross internal floorspace. • The development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres. 	<ul style="list-style-type: none"> • Employment development for industrial, storage and distribution and office use- providing around 20,000 sq. metres gross internal floorspace. • The development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres. 	Retained for employment (Under Review)
HH17	Cupid Green Depot	<ul style="list-style-type: none"> • Around 360 dwellings subject to masterplanning; • Public open space. 	<ul style="list-style-type: none"> • Around 360 dwellings subject to masterplanning; • Public open space. 	Retained
HH18	Kier Park	<ul style="list-style-type: none"> • Around 250 dwellings subject to master planning. • Around 1,400 square metres of office floorspace. • Public open space. 	<ul style="list-style-type: none"> • Around 234 dwellings subject to master planning. • Around 1,400 square metres of office floorspace. • Public open space. 	Retained
HH19	Wood Lane End	<ul style="list-style-type: none"> • Around 160 dwellings. • Public open space. 	N/A	Permissioned (no longer requires allocation)
HH20	Breakspear Way / Green Lane / Boundary Way (Employment)	<ul style="list-style-type: none"> • 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. • The site is located in the Hertfordshire Innovation Quarter Enterprise Zone and development (unless complying with points 	N/A	Permissioned (no longer requires allocation)

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
		<p>3 and 4 below) should consist of uses consistent with the aims of the enterprise zone.</p> <ul style="list-style-type: none"> 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. 		
HH21	West Hemel	<ul style="list-style-type: none"> Around 1,150 dwellings, subject to masterplanning. A community hub. A new primary school (3ha). A Gypsy and Traveller site for 7 pitches. Public open space. Extension of Shrubhill Common Nature Reserve. 	N/A	Permissioned (no longer requires allocation)
HH22	Marchmont Farm	<ul style="list-style-type: none"> Around 385 new homes subject to Masterplanning. A Gypsy and Traveller site for 5 pitches. Public open space. 	<ul style="list-style-type: none"> Around 382 new homes subject to Masterplanning. A Gypsy and Traveller site for 5 pitches. Public open space. 	Retained
HH23	Old Town	<ul style="list-style-type: none"> Around 90 dwellings subject to masterplanning; and Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend. 	<ul style="list-style-type: none"> Around 90 dwellings subject to masterplanning; and Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend. 	Retained
HH24	Turners Hill	<ul style="list-style-type: none"> Around 60 dwellings, subject to masterplanning; and Public open space. 	N/A	Permissioned (no longer requires allocation)

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH25	St Margarets	<ul style="list-style-type: none"> • Around 50 dwellings, subject to masterplanning; and • Public open space. 	N/A	Permissioned (no longer requires allocation)
HH26	Green Lane	<ul style="list-style-type: none"> • Around 80 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 80 dwellings, subject to masterplanning; and • Public open space. 	Retained
HH27	Jarman Park	<ul style="list-style-type: none"> • Retail led development, including a possible food store. • Food and drink uses, leisure uses and a hotel also acceptable on part of the site. • The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit. 	N/A	Permissioned (no longer requires allocation)
HH28	Bunkers Park	<ul style="list-style-type: none"> • Cemetery, crematorium and associated infrastructure; and • Public open space. 	N/A	Permissioned (no longer requires allocation)
Grovehill NDP	Henry Wells Square		<ul style="list-style-type: none"> • <i>Around 200 homes subject to masterplanning</i> 	Retained
NEW 1	Riverside	N/A	<ul style="list-style-type: none"> • Around 500 Homes subject to masterplanning; • New hotel and amenities; • New retail provision at ground floor level; • Re-cladding of existing hotel/occupied retail on the site; and • Expansion of the car park. 	New Allocation
NEW2	Apsley Mills	N/A	<ul style="list-style-type: none"> • Around 450 homes subject to masterplanning; 	New Allocation

Reference	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"> High quality public realm improvements adjacent to Grand Union Canal. 	

Appendix 1b: Berkhamsted

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

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

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
				requires allocation)

Appendix 1c: Tring

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Tr01		<ul style="list-style-type: none"> • Around 400 new homes (including provision for older people). • 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. • The employment development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built employment floorspace should comprise small units of less than about 400 sq. metres. • 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. • A new fire and rescue station to replace the existing facility on Growth Area Tr06 would be another acceptable use within the General Employment Area. • A new primary school (3ha). 	<ul style="list-style-type: none"> • Around 250 new homes (including provision for older people). • 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. • The employment development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built employment floorspace should comprise small units of less than about 400 sq. metres. • A new primary school (3ha). 	Amended The total residential allocation has been reduced by 150 dwellings in order to retain the wildlife site within the boundary.

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Tr02	New Mill	<ul style="list-style-type: none"> • Around 400 new homes (including provision for older people), subject to masterplanning; • And Public open space. 	N/A	Deleted
Tr03	East of Tring	<ul style="list-style-type: none"> • Around 1,400 new homes (including provision for older people), subject to masterplanning. • A new neighbourhood centre to include a sports/community hub. • A new primary school (3ha). • A new secondary school (13ha). • Public open space. 	N/A	Deleted
Tr04	Icknield Way	<ul style="list-style-type: none"> • Around 50 new homes, subject to masterplanning. 	N/A	Deleted Site actively promoted for non-residential use.
Tr05	Miswell Lane	<ul style="list-style-type: none"> • Around 24 new homes, subject to masterplanning; and • Public open space. 	N/A	Permissioned (no longer requires allocation)
Tr06	High Street / Brook Street	<ul style="list-style-type: none"> • Retail led development, including a medium or large supermarket. • Food and drink, and leisure uses. • Car parking, including at least as many public parking spaces as at present. • Replacement of Local History Museum within the new development. • Offices or housing above retail development and on the Brook Street frontage. 	N/A	Deleted

Reference	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"> Any redevelopment of Tring Fire and Rescue Station and Tring Market Auctions will only be permitted once replacement facilities are provided elsewhere in the town (Growth Area Tr01 is a potential new location for the fire and rescue station). 		

Appendix 1d: Bovingdon

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

Appendix 1e: Kings Langley

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

Appendix 1f: Markyate

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Mk01	South of London Road	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning; • 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. 	N/A	Deleted
Mk02	Corner of Hicks Road / High Street	<ul style="list-style-type: none"> • Around 13 dwellings, subject to masterplanning. 	N/A	Deleted Active businesses on the site
Mk03	Watling Street	<ul style="list-style-type: none"> • Around 20 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 20 dwellings, subject to masterplanning; and • Public open space. 	Retained

Appendix 1g: 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	Upper Bourne End Lane/Stoney Lane (Bourne End Mills GEA extension)	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use - providing around 4,400 sq. metres gross internal floorspace. • 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. 	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use - providing around 4,400 sq. metres gross internal floorspace. • 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. 	Retained (under review)
Cy02	Bovingdon Brickworks	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use - providing around 8,000 sq. metres gross internal floorspace. • 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. 	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use - providing around 8,000 sq. metres gross internal floorspace. • 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. 	Retained (under review)
Cy03	Watling Street Truck Stop, London Road, Flamstead	<ul style="list-style-type: none"> • New/enhanced lorry park with associated facilities. 	<ul style="list-style-type: none"> • New/enhanced lorry park with associated facilities. 	Retained (under review)
Cy04	Haresfoot Campus	<ul style="list-style-type: none"> • Sports and leisure facilities for Berkhamsted School to replace those provided at Growth Area Bk03 - Haslam Playing Fields. 	<ul style="list-style-type: none"> • Sports and leisure facilities for Berkhamsted School to replace those provided at Growth Area Bk03 - Haslam Playing Fields. 	Retained (under review)