

**CPRE Herts Impact Assessment - based on proposed Dacorum Local Plan "Emerging Strategy for Growth 2020 – 2038"**

Proposed Allocations	Code	Hectares total	Hectares Green Belt	Hectares Greenfield	Hectares Brownfield	Dwellings total	Dwellings Green Belt	Dwellings Greenfield	Dwellings Brownfield	Comments
<b>Hemel Hempstead</b>										
<b>North Hemel Hempstead Allocations</b>										
North Hemel Phase 1 mixed use	HH01	212.2	212.2			1550	1550			homes, 2 schools, country park, waste centre, etc
North Hemel Phase 2 (remove from GB for post 2038)	HH02	160.9	160.9			4000	4000			homes, 3 schools, retail & community facilities, abuts SACD
Hospital site (prev MU/2)	HH03	5.93			5.93	450			450	homes, school, open space, revised hospital hub
Paradise/Wood Lane (prev MU/3)	HH04	2.92			2.92	350			350	homes, offices, open space
Market Square	HH05	0.53			0.53	130			130	homes, retail
Civic Centre site	HH06	0.86			0.86	200			200	homes
NCP Car Park, Hillfield Road	HH07	0.22			0.22	100			100	homes, retail
<b>Two Waters Allocations</b>										
Station Gateway	HH08	3.87			3.87	360			360	homes, regenerated rail station, transport interchg, retail, offices, hotel
National Grid Land	HH09	3.41			3.41	400			400	homes, open space
Symbio Place, Whiteleaf Road	HH10	0.22			0.22	180			180	homes, open space
Two Waters North	HH11	2.8314			2.8314	350			350	homes, employment, offices, hospitality, open space adj to canal
Two Waters / London Road	HH12	0.62		0.62		60		60		homes, open space
Frogmore Road	HH13	1.17			1.17	170			170	homes, open space
233 London Road	HH14	0.1			0.1	10			10	homes
Ebbens Road	HH15	0.38			0.38	30			30	homes, open space
Two Waters Rd / A41 Junction Employment Site	HH16	5.6	5.6			0				industrial, commercial, employment
<b>Maylands Allocations</b>										
Cupid Green Depot	HH17	2.9			2.9	360			360	homes, open space
Kier Park	HH18	1			1	250			250	homes, offices, open space
Wood Lane End	HH19	1.88			1.88	160			160	homes, open space
Breakspear Way / Green Lane / Boundary Way	HH20	6.6		6.6		0				offices, industrial, storage, distribution (is near M1)
<b>Rest of Hemel Hempstead Allocations</b>										
West Hemel Hempstead	HH21	55.64		55.64		1150		1150		homes, school, travelers site; REMOVED FROM GB in 2013 Core Strategy
Marchmont Farm	HH22	19.15		19.15		385		385		homes, travelers site; REMOVED FROM GB in 2013 Core Strategy
Old Town	HH23	2.71		2.71		90		90		homes, open space; ALLOCATED in 2013 Core Strategy, WAS IT GB?
Land at Turners Hill	HH24	0.7		0.7		60		60		homes, open space
Land to R/O St Margarets Way / Datchworth Turn	HH25	1.13		1.13		50		50		homes, open space
South of Green Lane	HH26	2.03		2.03		80		80		homes, open space
Jarman Park - out of centre retail allocation	HH27	2		2		0				retail, quasi brownfield, site allocated for development ages ago
Bunkers Park - crematorium allocation	HH28	12.3	12.3			0				cemetery, crematorium;
<b>Hemel sub totals</b>		<b>509.80</b>	<b>391</b>	<b>90.58</b>	<b>28.22</b>	<b>10925</b>	<b>5550</b>	<b>1875</b>	<b>3500</b>	

Proposed Allocations	Code	Hectares total	Hectares Green Belt	Hectares Greenfield	Hectares Brownfield	Dwellings total	Dwellings Green Belt	Dwellings Greenfield	Dwellings Brownfield	Comments
<b>Berkhamsted</b>										
Land South of Berkhamsted	BK01	33.45	33.45			850	850			homes, school, community hub, open space
British Film Institute	BK02	3.2	3.2			90	90			homes, open space; BFI SITE IS TECHNICALLY W/I GB BUT ALSO PREV DEV'D
Haslam Playing Fields	BK03	6.56	6.56			150	150			homes, open space
Land betw Hanburys and A41	BK04	4.67	4.67			70	70			homes, open space
Blegberry Gardens - land adjacent to	BK05	3.5	3.5			80	80			homes, open space
East of Darrs Lane, Northchurch	BK06	22.73	22.73			200	200			homes, school, park
Lock Field, Northchurch	BK07	2.2	2.2			60	60			homes, open space
Rossway Farm - land betw Shootersway & A41	BK08	12.29	12.29			200	200			homes, open space
Bank Mill Lane	BK09	3.9	3.9			50	50			homes, open space
Hanburys	BK10	1.8		1.8		40		40		homes, open space; REMOVED FROM GB in 2013 Core Strategy
Billet Lane, Jewson site	BK11	0.78			0.78	40			40	homes, open space
Berkhamsted Civic Ctr & land to R/O, High Street	BK12	0.4			0.4	16			16	new civic centre, homes
Gossoms End / Billet Lane	BK13	0.6			0.6	30			30	supermarket & homes, planning permission prev granted but never built
<i>Berkhamsted sub totals</i>		<i>96.08</i>	<i>92.5</i>	<i>1.8</i>	<i>1.78</i>	<i>1876</i>	<i>1750</i>	<i>40</i>	<i>86</i>	
<b>Tring</b>										
Dunsley Farm	TR01	37.25	37.25			400	400			homes, school, employment, retail
New Mill	TR02	14.7	14.7			400	400			homes, open space
East of Tring	TR03	119.11	119.11			1400	1400			homes, community hub, 2 schools, open space
Icknield Way	TR04	1	1			50	50			homes
Miswell Lane	TR05	0.64		0.64		24		24		homes, open space
High Street / Brook Street	TR06	0.95			0.95	0				retail, car parking, offices; existing fire station / Auction house to be moved
<i>Tring sub totals</i>		<i>173.65</i>	<i>172.06</i>	<i>0.64</i>	<i>0.95</i>	<i>2274</i>	<i>2250</i>	<i>24</i>	<i>0</i>	
<b>Kings Langley</b>										
Land adjacent Coniston Road	KL01	0.33		0.33		10		10		homes, open space; planning permission prev granted
Land at Rectory Farm	KL02	8.37		8.37		200	145	55		homes; planning permission prev granted for 55 dwellings; PARTIAL GB
<b>Bovingdon</b>										
Grange Farm	BV01	10.11	10.11			150	150			homes, school, open space
Chesham Road & Molyneaux Ave	BV02	1.9		1.9		40		40		homes, open space
<b>Markyate</b>										
South of London Road	MK01	6.25	6.25			150	150			homes, open space
Corner of Hicks Road / High Street	MK02	0.1			0.1	13			13	homes, open space
Watling Street	MK03	0.23			0.23	20			20	homes, open space
<b>Countryside</b>										
Upper Bourne End Lane / Stoney Lane	CY01	1.16	1.16			0				employment, office, industrial, distribution
Bovingdon brickworks	CY02	1.8	1.8			0				employment, office, industrial, distribution
Watling Street truck stop, London Rd, Flamstead	CY03	16.21	16.21			0				lorry park (near M1)
Haresfoot Campus	CY04	7.95	7.95			0				independent (private) school playing fields to replace those at BK03
<b>Renewal Area Designations</b>										
Amaravati Buddhist Monastery	CY05	3	3			0				regeneration of existing site within Chilterns AONB
Bovingdon Airfield	CY06	43.98	43.98			0				film / TV production
<i>sub totals all other excl Hemel, Berko &amp; Tring</i>		<i>101.39</i>	<i>90.46</i>	<i>10.6</i>	<i>0.33</i>	<i>583</i>	<i>445</i>	<i>105</i>	<i>33</i>	
<b>TOTALS</b>		<b>880.9214</b>	<b>746.02</b>	<b>103.62</b>	<b>31.2814</b>	<b>15658</b>	<b>9995</b>	<b>2044</b>	<b>3619</b>	
		hect. total	Green Belt	Greenfield	Brownfield	Dwellings	dw GB	dw GF	dw BF	