



Urban Capacity Study (incl. Windfall Assessment)

Strategic Housing Land Availability Assessment
November 2020


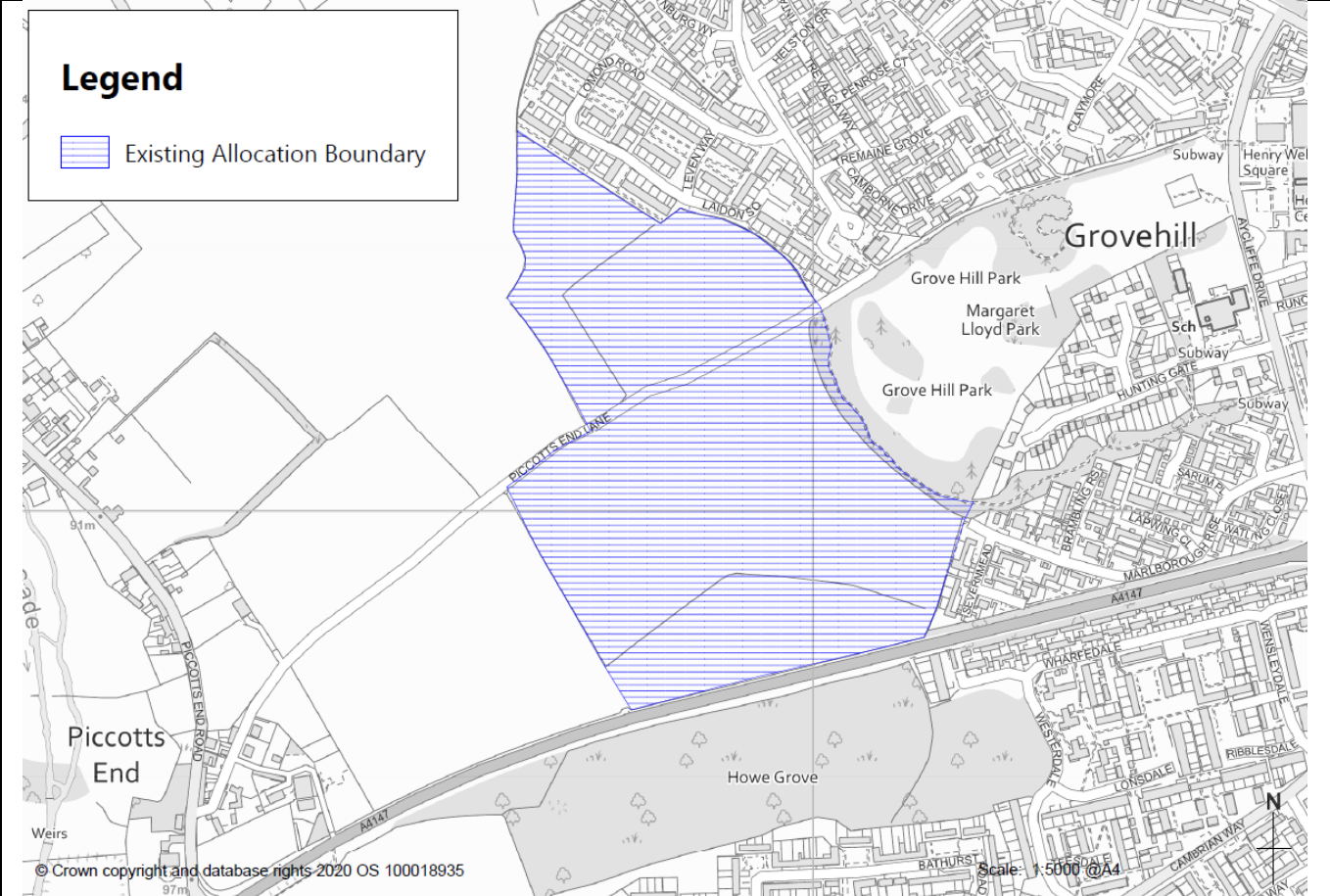
APPENDIX A: Review of Existing Housing Allocations

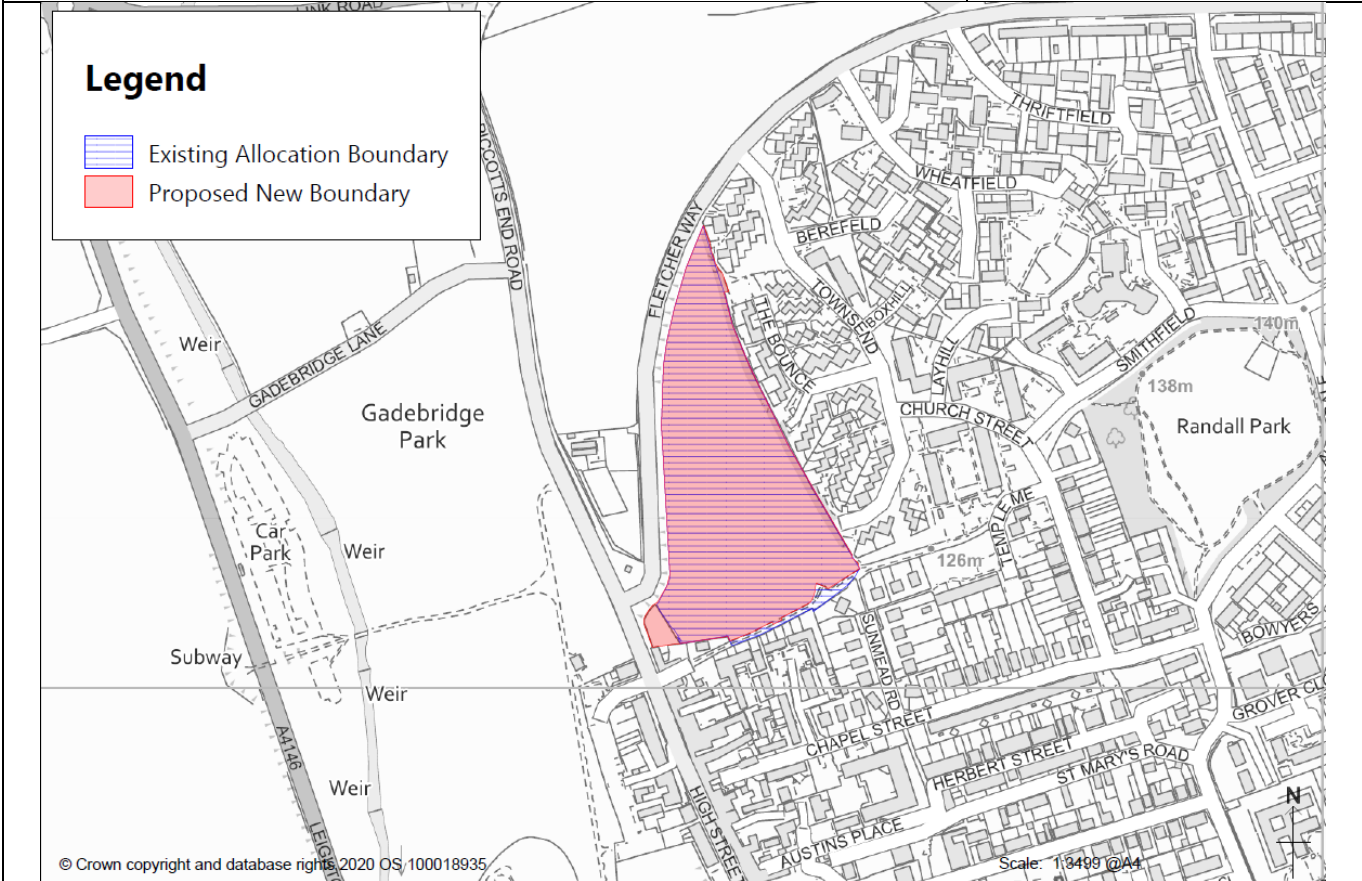
Dacorum Borough Local Plan 2020-2038

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Local Allocations “LA”

| Allocation: LA1 – Marchmont Farm | Hemel Hempstead | |
|--|-----------------|--|
| <div data-bbox="124 277 564 474"> <p>Legend</p> <p> Existing Allocation Boundary</p> </div>  | | |
| Previous allocation: 350 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | Yes - part | Retain part |
| Is there interest in delivering the remaining part in the next five years? | Yes - part | Retain allocation/ review potential |
| <p><i>Further comments:</i> Application 19/02749/MOA received 28 October 2019, currently out for standard consultation until 23 June 2020. Small area of land (Dacorum-owned land) within allocation not part of current application. The Council is actively looking to progress this site in the short term. There is the potential to deliver an additional 35 dwelling on top of the existing allocation figure.</p> | | |
| <p>Proposed allocation following review: Retain allocation and increase from 350 dwellings to 385 to take account of recent application and also the development potential of the Dacorum owned land which is to come forward. Ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | | |

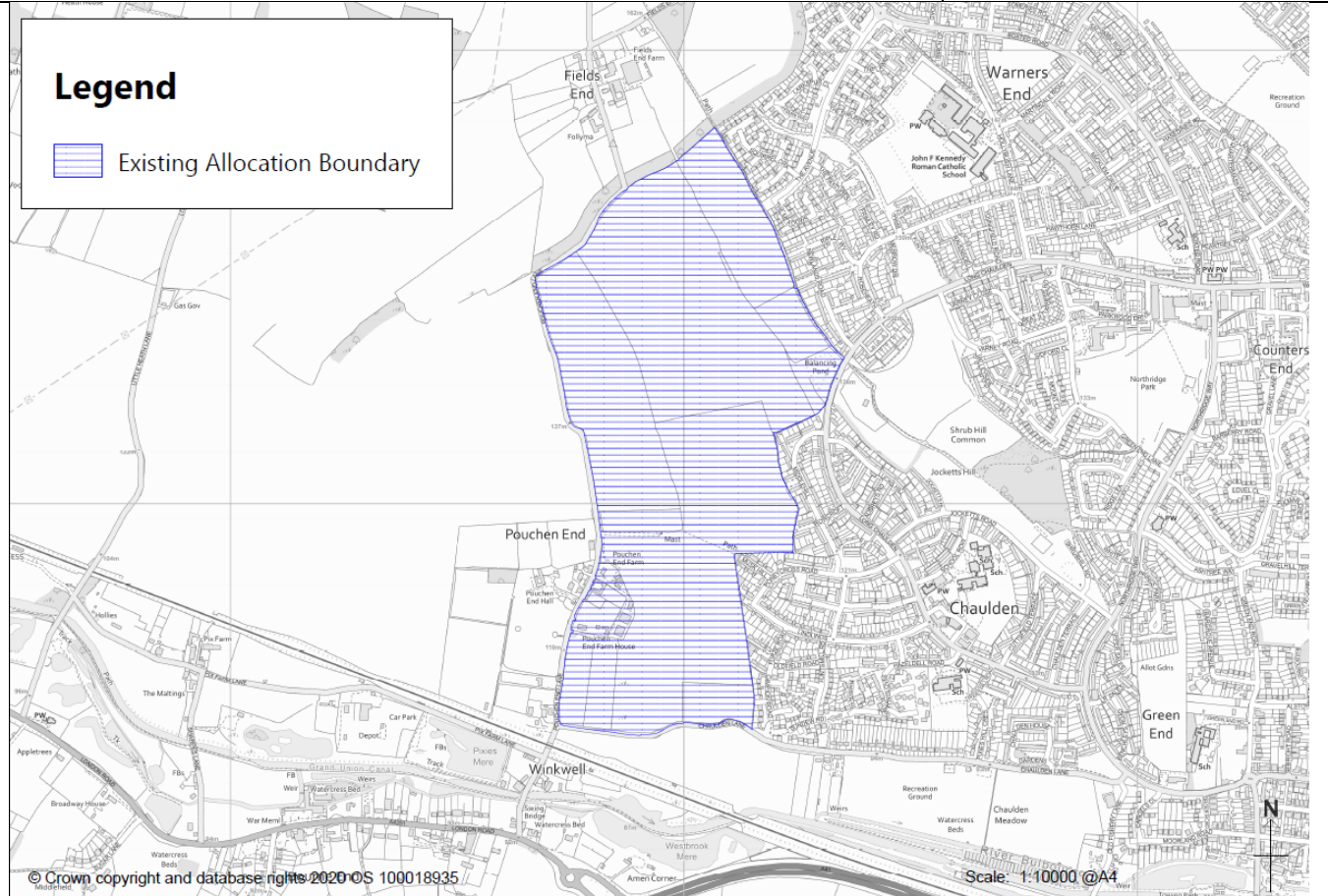


Previous allocation: 80 dwellings

| | | |
|--|-----------|--|
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Yes – all | Retain allocation/ review potential |

Further comments: This site is Council owned land. Council is actively looking to progress the site in the short term. Site has the potential to be further optimised, and the development potential can be increased to approximately 90 dwellings.

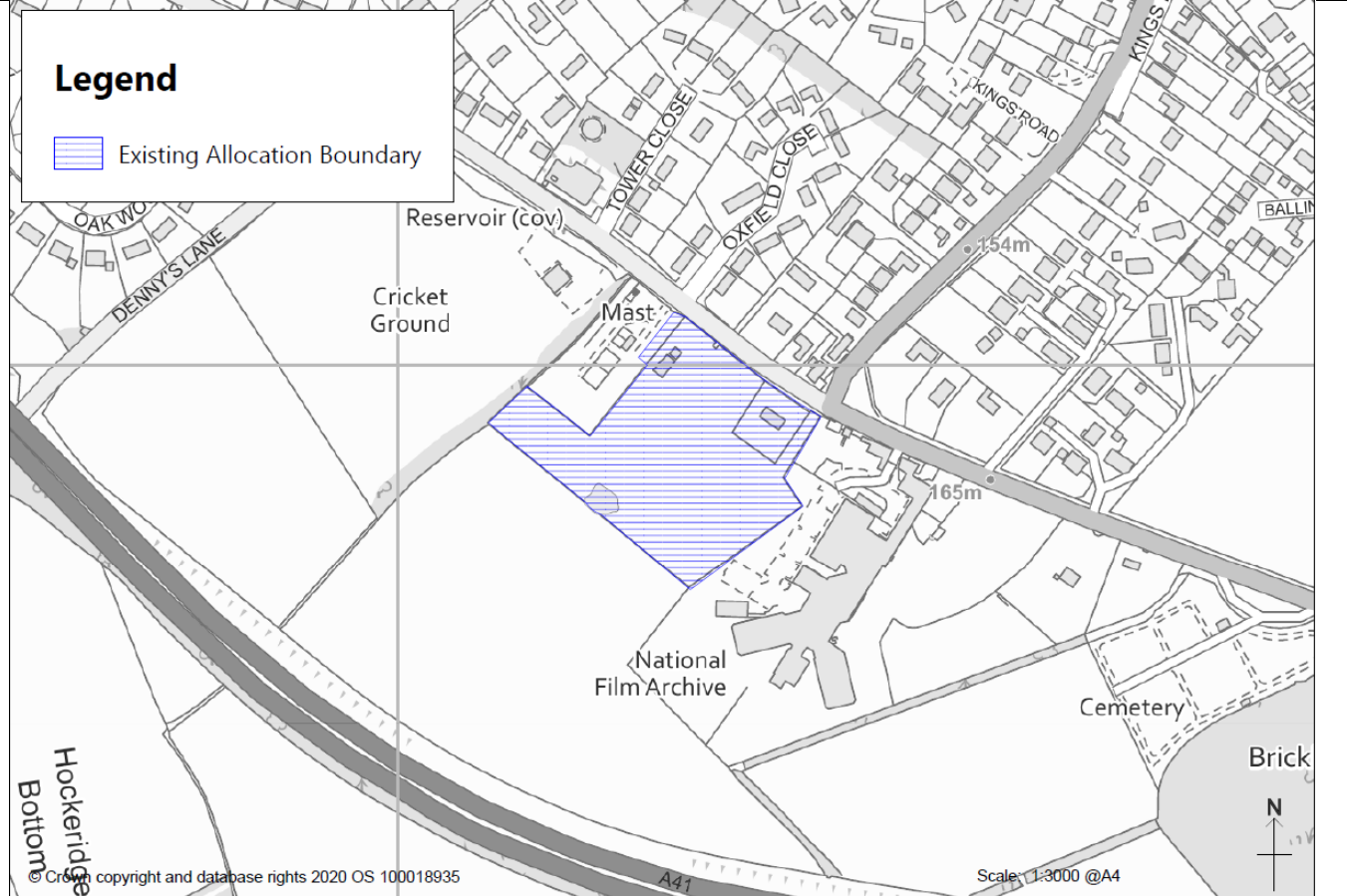
Proposed allocation following review: Retain allocation, increase the number to around 90 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.



| | | |
|--|------------|--|
| Previous allocation: 900 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | Yes - part | Retain part |
| Is there interest in delivering the remaining part in the next five years? | Yes - part | Retain allocation/ review potential |

Further comments: Application 4/03266/18/MFA received 21 December 2018, currently no timings available for a possible decision date, but most recently went to Committee on 28 November 2019 where there was a resolution to grant permission subject to a section 106 agreement. Small area of land (Hertfordshire County Council-owned land) within allocation not part of current application. The County Council is actively looking to progress this site in the medium term.

Proposed allocation following review: Retain allocation and increase from 900 dwellings to 1,150 to take account of recent application and also the development potential of the County Council-owned land which is to come forward in the medium term. Ensure the site-specific policy aligns with the strategy of the new Local Plan.



| | | |
|--|-----|--|
| Previous allocation: 40 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Yes | Retain allocation/ review potential |

Further comments: There is active interest in bringing forward an application in the short term, and this is likely to occur ahead of adoption of the new Local Plan.



Proposed allocation following review: It is unlikely that the site can deliver more housing than is currently allocated for (i.e. that it is optimised). Retain allocation for 40 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.

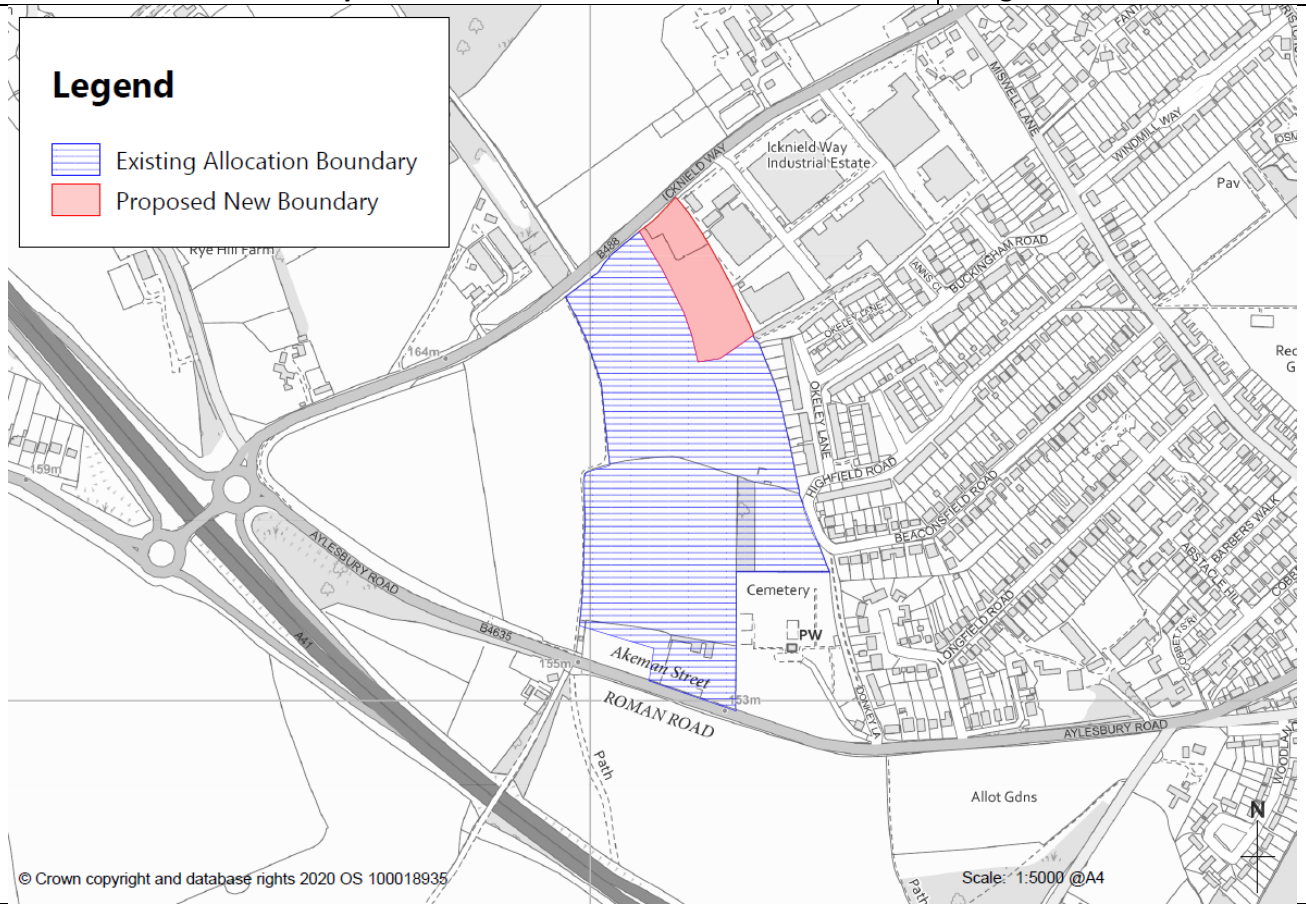
*note: application currently in as a Pre-app

Allocation: LA5 – Icknield Way

Tring

Legend

-  Existing Allocation Boundary
-  Proposed New Boundary



Previous allocation: 200 dwellings

Is the development completed or under construction?

Yes - part

Delete - Part

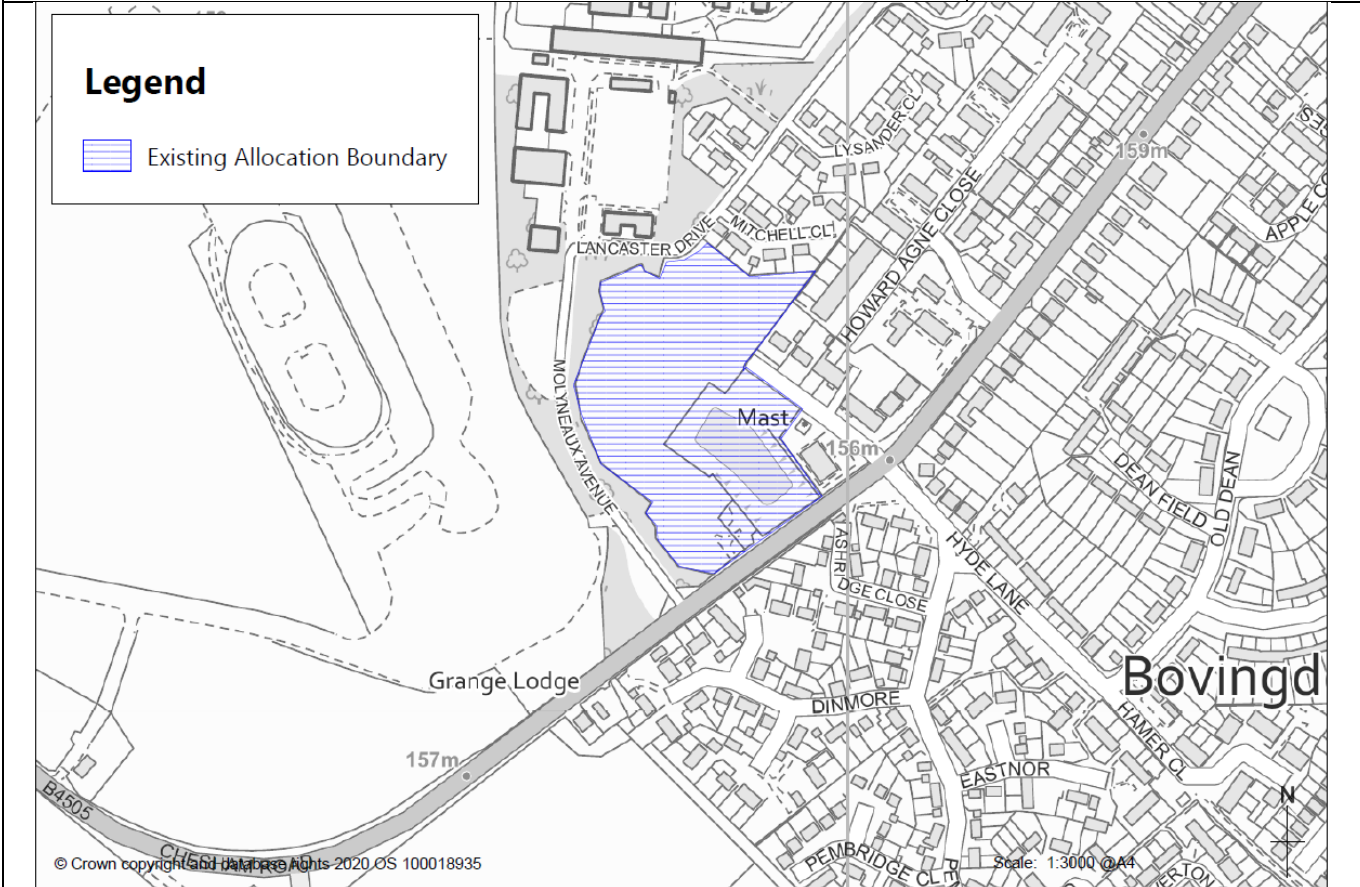
Does the remaining part of the site have full/outline planning permission

Yes - part

Retain part/
review potential

Further comments: The majority of the site is under construction or completed. A small area was previously allocated to deliver new employment opportunities, however it is understood that there is no reasonable prospect that such land will come forward for such a use. For this reason, it is proposed the land allocated for employment within LA5 could come forward for residential use.

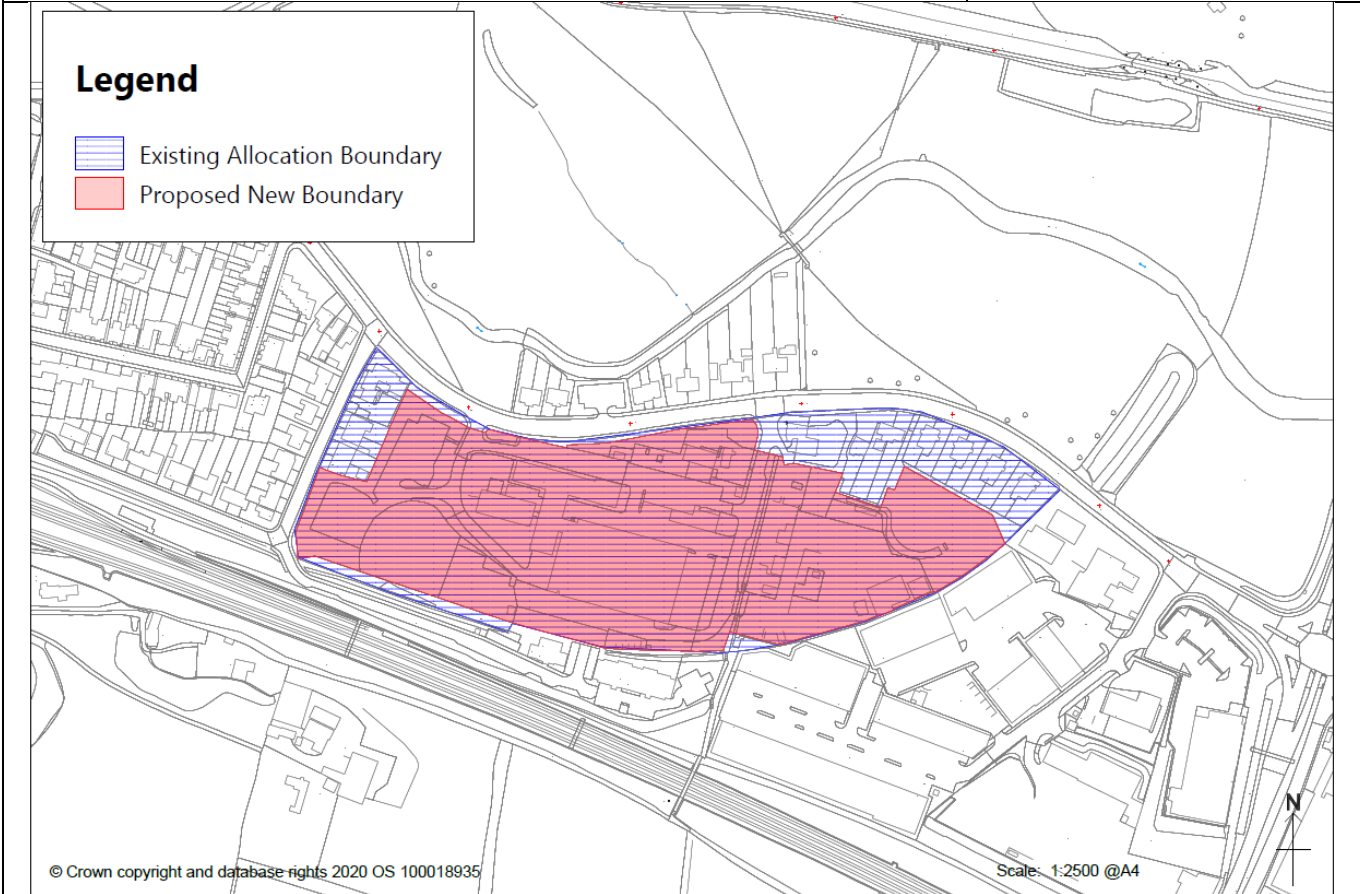
Proposed allocation following review: The delivery of the majority of the site has meant that the original allocation number has been met. Retain the remainder of the existing allocation (previously for employment) for the potential to deliver a further 50 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan



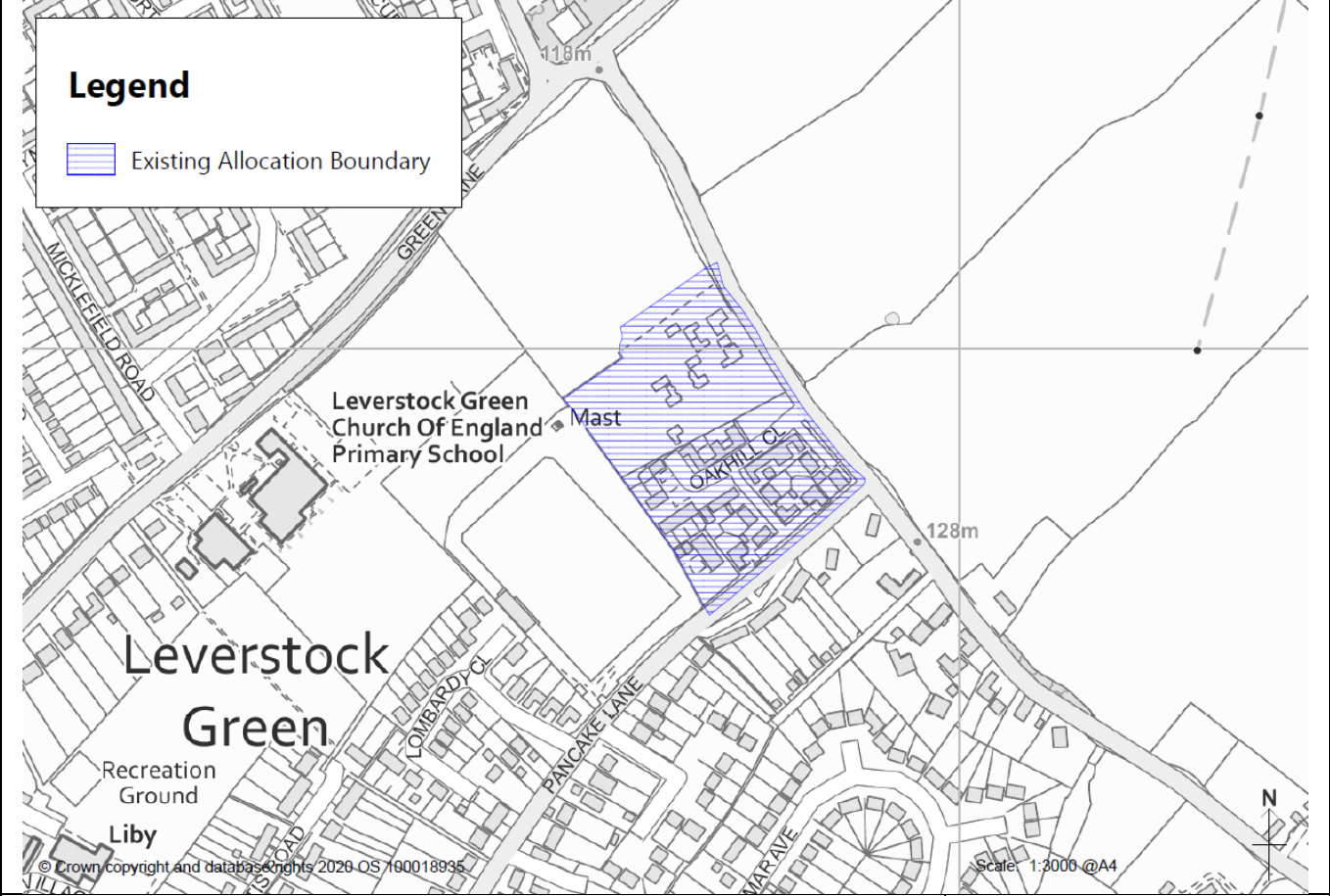
| | | |
|--|-----------|-------------------------------------|
| Previous allocation: 60 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there active interest in bringing forward the site in the next five years? | Yes - all | Retain allocation /review potential |
| Further comments: Engagement with the landowners have confirmed their intention to bring forward a planning application for this site in the short term. The engagement also identified that more detailed evidence has identified additional constraints (draining and other critical infrastructure) which impact upon the development potential of the site. It is now expected to deliver in the region of c.40 dwellings. | | |
| Proposed allocation following review: Retain allocation, reduce number to 40 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan. | | |

Housing Allocations “H/”

| Allocation: H/1 – Land rear of 186-202 Belswains Lane | | Hemel Hempstead | |
|--|--------|-------------------|------------------|
| | | | |
| Previous allocation: 10 dwellings | | | |
| Is the development completed or under construction? | No | | ↓ |
| Does all or part of the site have full/outline planning permission | No | | ↓ |
| Is all or part of the site subject to a live application | No | | ↓ |
| Is there interest in delivering the site in the next five years? | No | | ↓ |
| Is there a reasonable prospect that the remainder will come forward by 2038? | Unsure | Delete allocation | Include in study |
| <p><i>Further comments:</i> Site is relatively small and consists of a multiple landowners with different interests in bringing the site forward. There are active businesses on part of the site and it is difficult to foresee how the site could be delivered holistically. For this reason, the site is included in the urban capacity study where it will be reviewed.</p> | | | |
| <p>Proposed allocation following review: Site is not recommended to be carried forward as an allocation in the new Local Plan as it is unclear if there is a reasonable prospect that the site will come forward by 2036. The site could still come forward for development (as a windfall site) provided it accords with the policies in the Local Plan. Include in study for full assessment.</p> | | | |



| | | |
|--|-----|-------------------------------------|
| Previous allocation: 350 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Yes | Retain allocation /review potential |
| <p><i>Further comments:</i> There is active interest in bringing forward an application for this site in the short term, and this is likely to occur ahead of adoption of the new Local Plan. There is now a clear understanding of what is required in order to make the site available for development, however this does constrain parts of the site from being developed on. Site has the potential to be further optimised, and the development potential can be increased by a further 50 dwellings.</p> | | |
| <p>Proposed allocation following review: Retain allocation, increase the number to around 400 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | | |

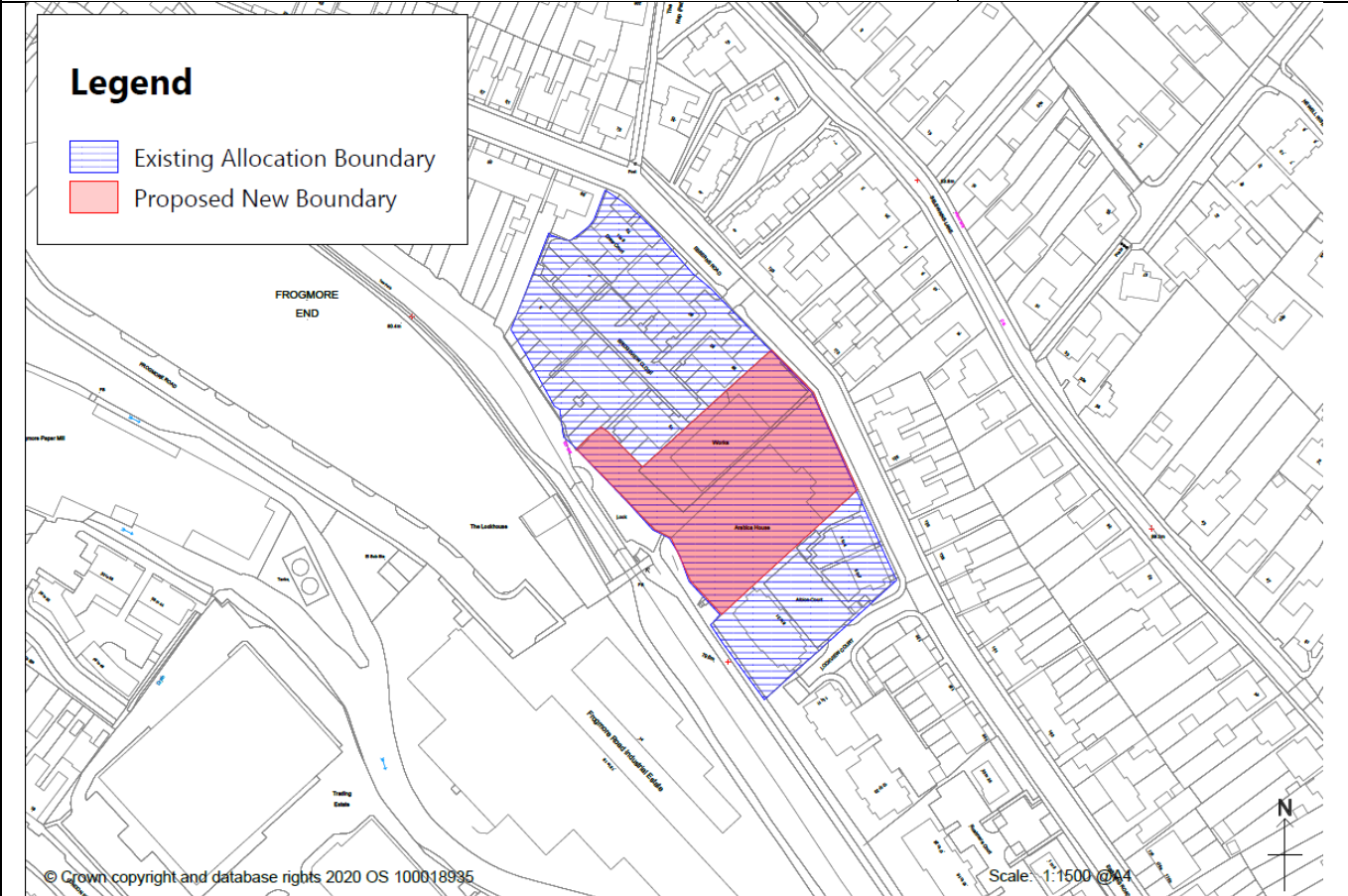


Previous allocation: 24 dwellings

Is the development completed or under construction?

Yes

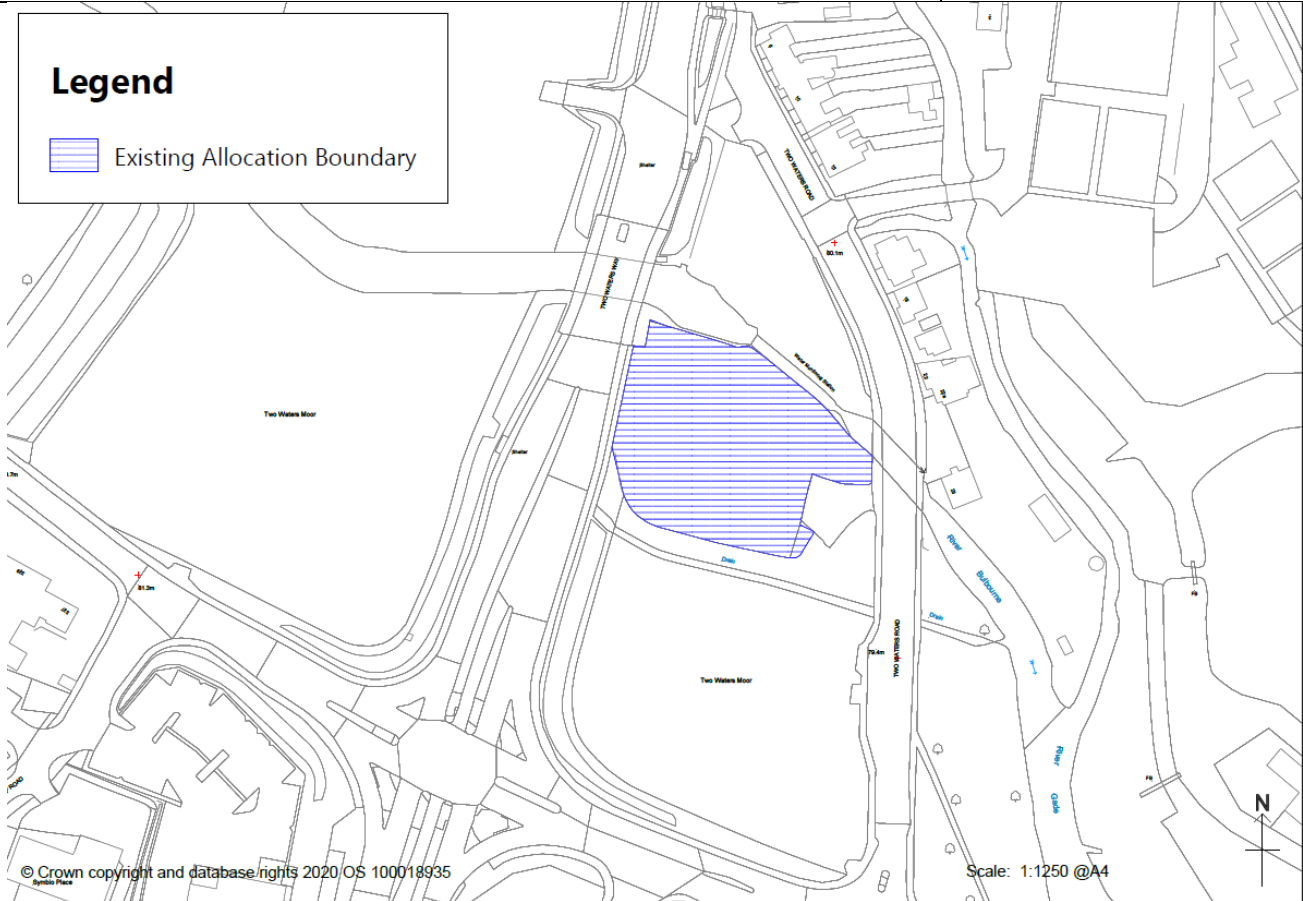
Delete allocation



| | | |
|---|------------|-------------------------------|
| Previous allocation: 30 dwellings | | |
| Is the development completed or under construction? | Yes - part | Delete part |
| Does part of the site have full/outline planning permission | No - part | ↓ |
| Is part of the site subject to a live application | No - part | ↓ |
| Is there interest in delivering the remainder in the next five years? | No - part | ↓ |
| Is there a reasonable prospect that the remainder will come forward by 2038? | Yes - part | Retain part /review potential |
| <p><i>Further comments:</i> Approximately two thirds of the site has planning permission and is completed and no longer need to be allocated. There is active interest from the landowners of the remaining part of the site, however this is dependent on the relocation of the existing businesses. The Council considers there to be a reasonable prospect that this land will come forward for development by 2038, and that it could deliver approximately 30 dwellings.</p> | | |
| <p>Proposed allocation following review: The delivery of two thirds of the site has meant that the original allocation number has been met. Retain the remainder of the existing allocation for the potential to deliver a further 30 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | | |

Legend

 Existing Allocation Boundary




Previous allocation: 36 dwellings

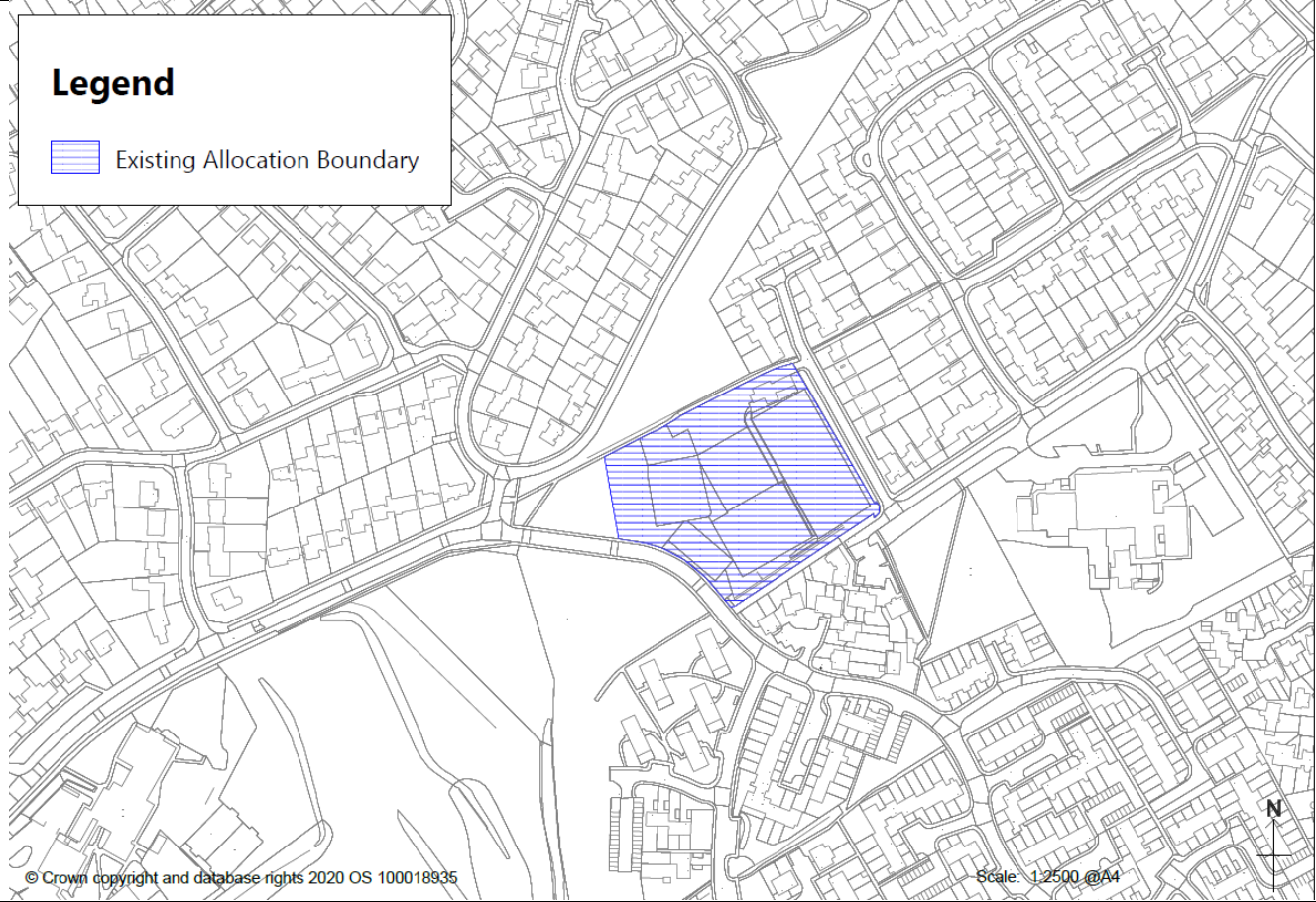
Is the development completed or under construction?

Yes

Delete allocation

Legend

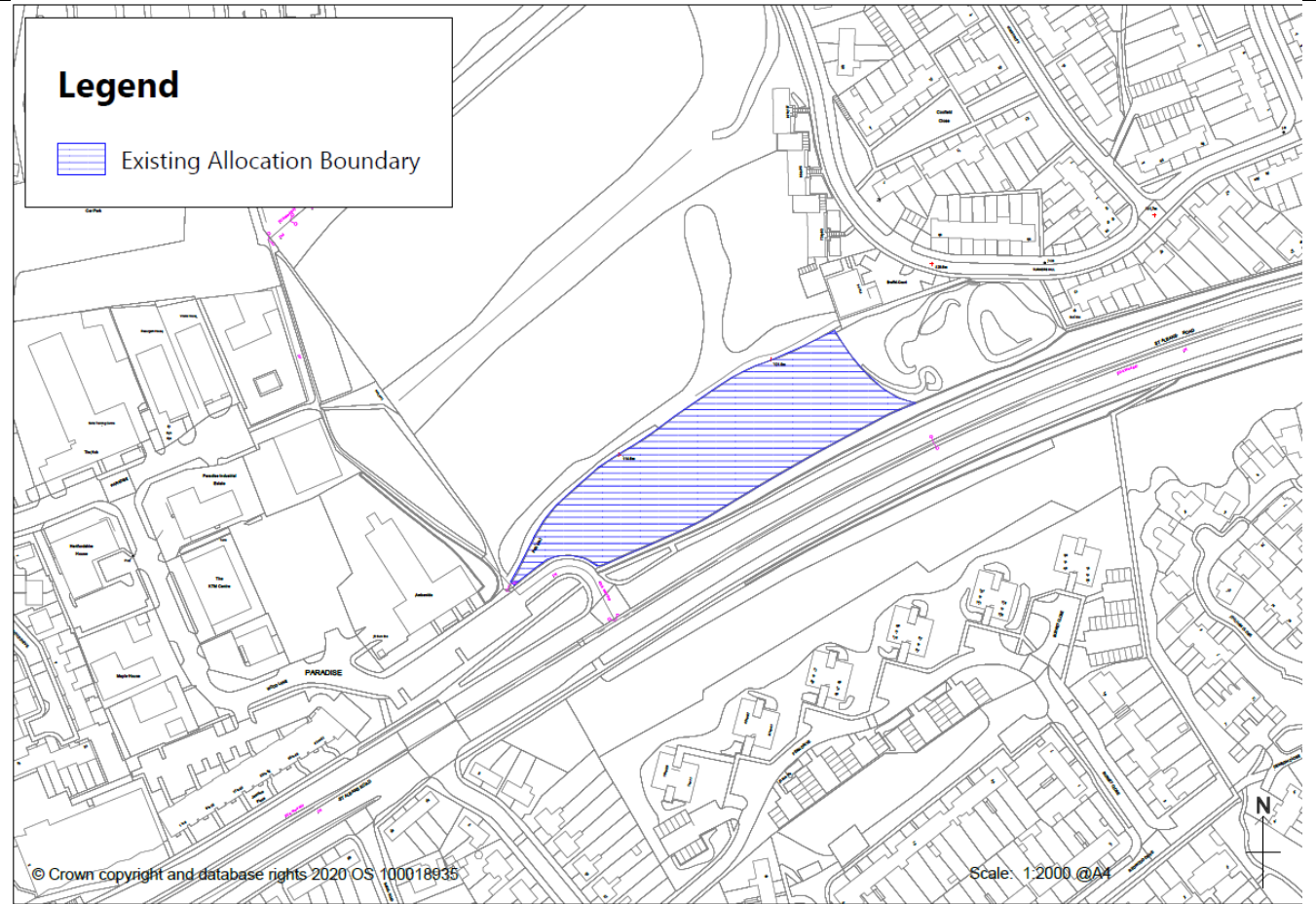
 Existing Allocation Boundary



| | | |
|---|--------|---------------------------------------|
| Previous allocation: 25 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | No | ↓ |
| Is there a reasonable prospect that the site will come forward by 2038? | Unsure | Delete allocation Include in study |


Further comments: There is active interest in developing this site, however it is dependent on the satisfactory relocation of the existing tennis club. To date, no such alternative site has been identified.

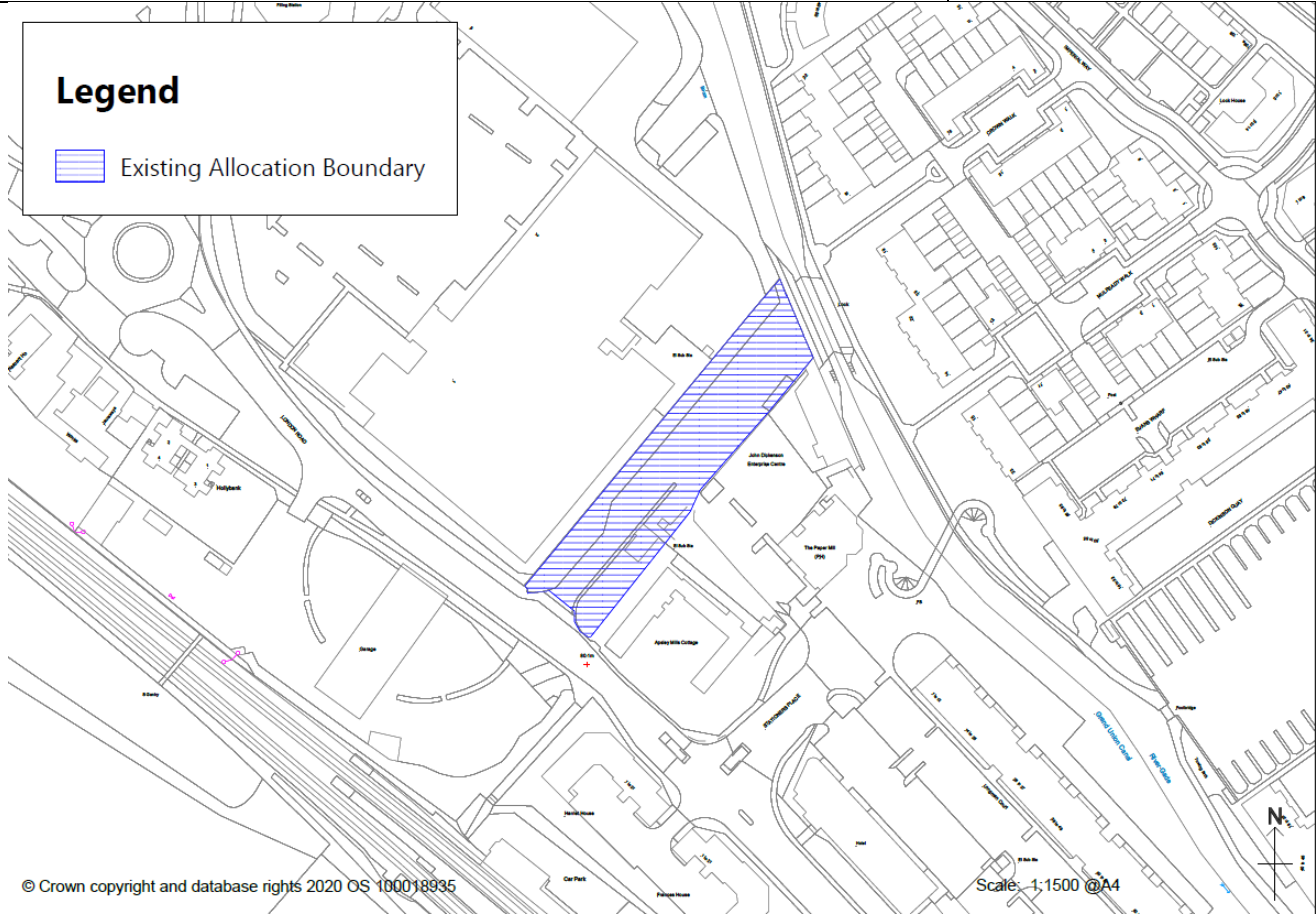
Proposed allocation following review: Site is not recommended to be carried forward as an allocation in the new Local Plan as it is unclear if there is a reasonable prospect that the site will come forward by the end of the plan period. The site could still come forward for development (as a windfall site) provided it accords with the policies in the Local Plan. Include in study for full assessment.



| | | |
|--|-----|-------------------------------------|
| Previous allocation: 43 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Yes | Retain allocation /review potential |
| <p><i>Further comments:</i> There is active interest in bringing forward this site in the short term and a planning application is expected to be submitted prior to adoption of the Local Plan. Site has the potential to be further optimised, and the development potential can be increased to approximately 60 dwellings.</p> | | |
| <p>Proposed allocation following review: Retain allocation, increase the number to around 60 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | | |

Legend

 Existing Allocation Boundary



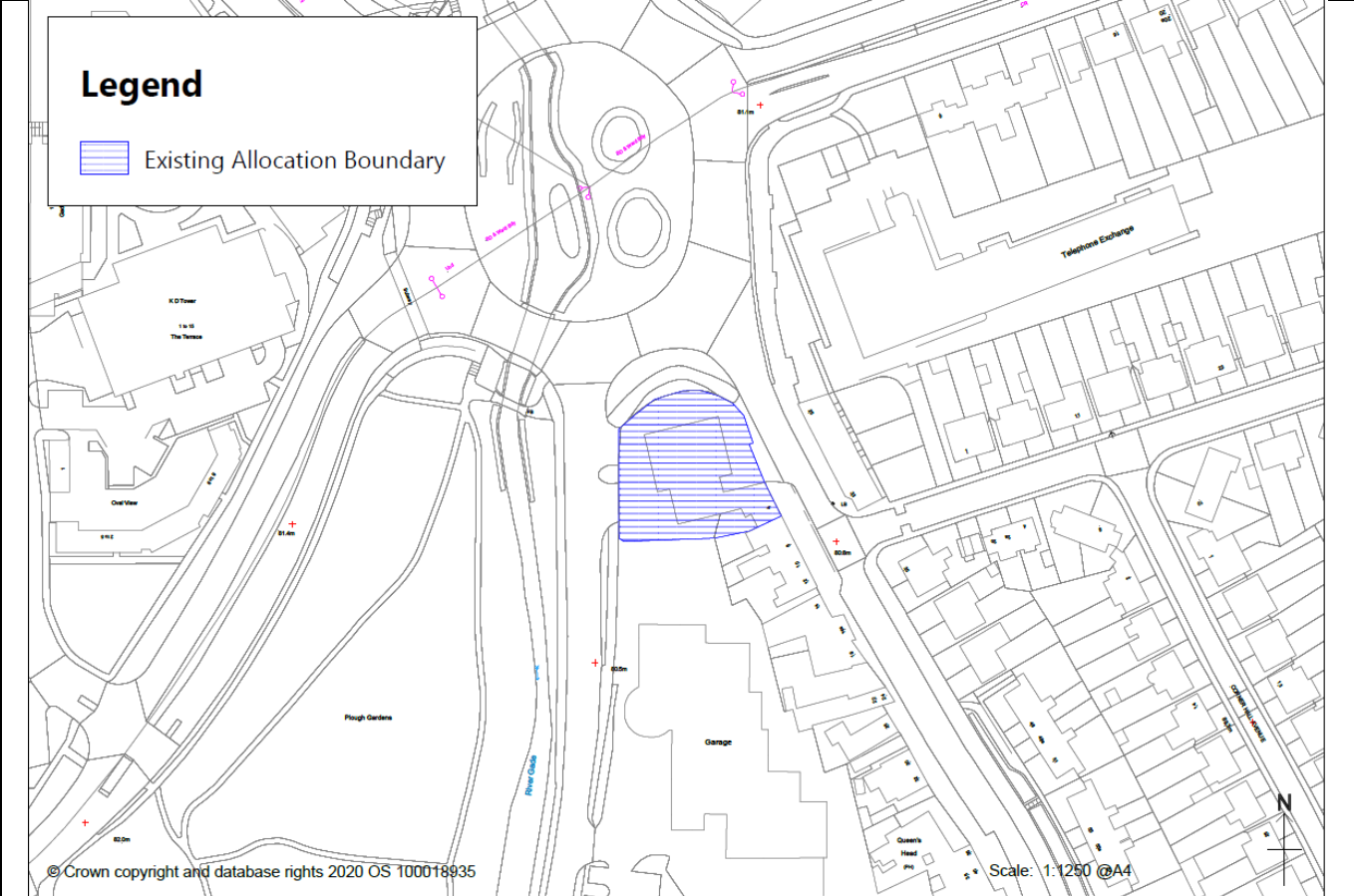
Previous allocation: 31 dwellings

Is the development completed or under construction?

Yes

Delete allocation

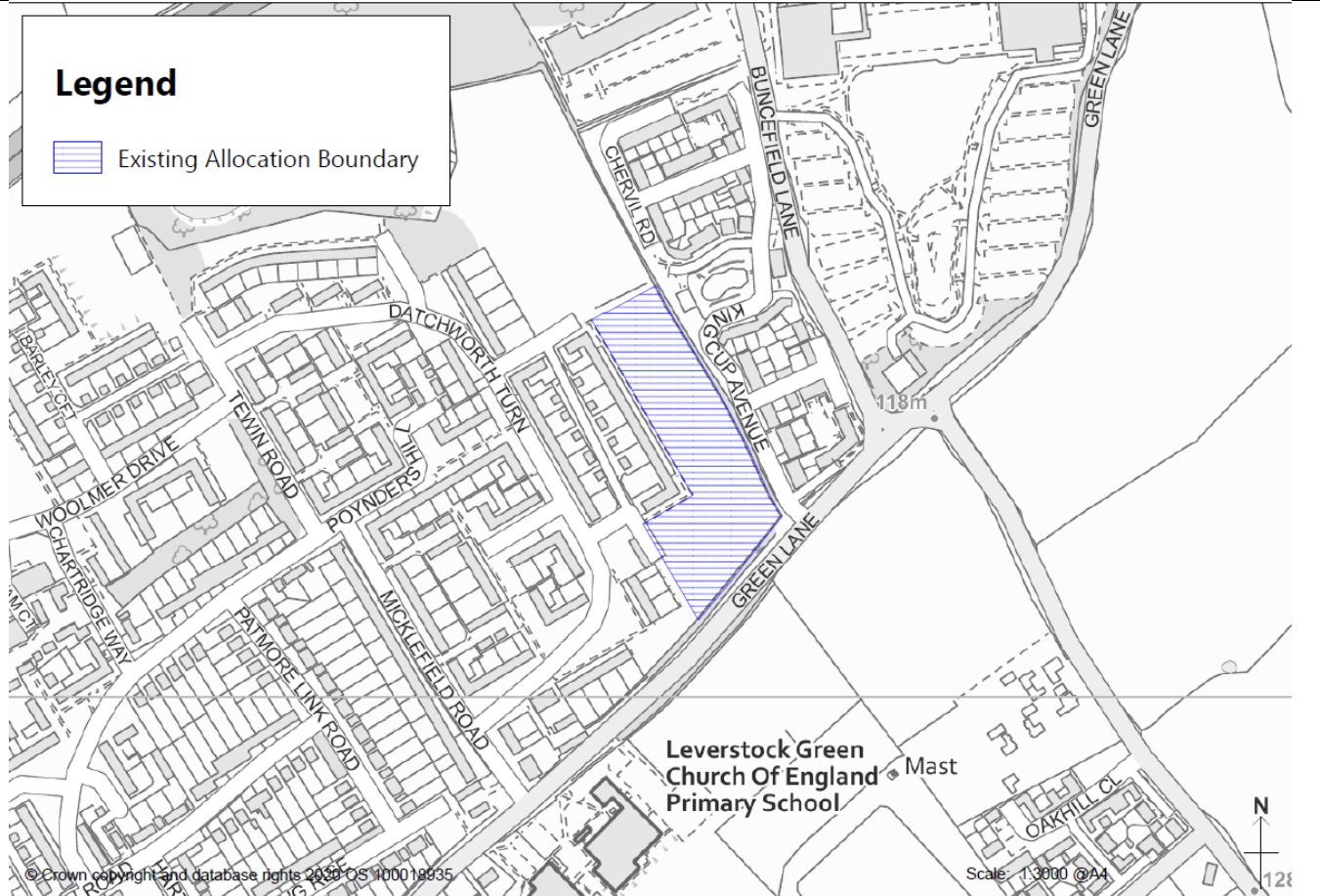
Allocation: H/10 – The Point (former petrol filling station), Two Waters Road Hemel Hempstead



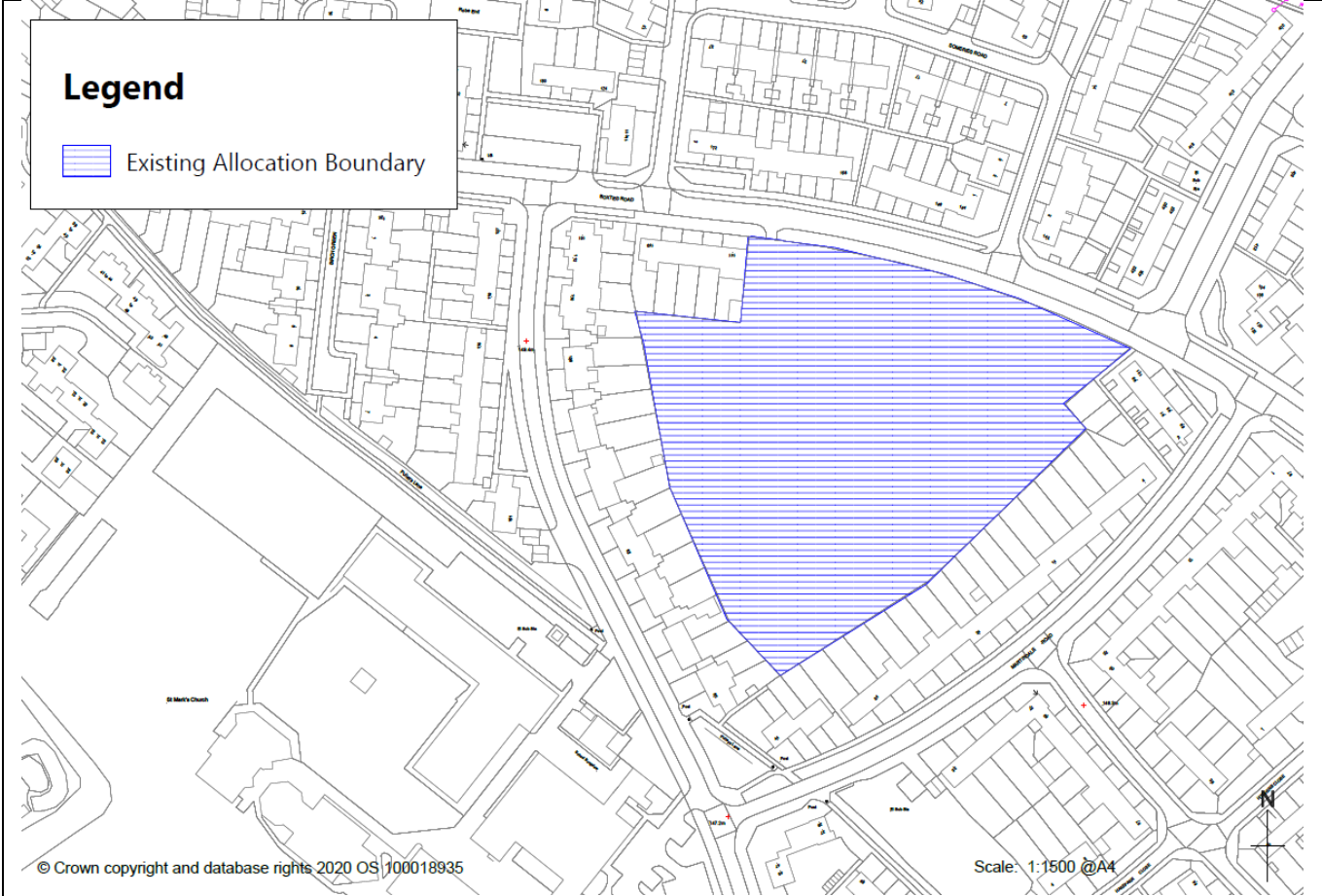
| | | |
|---|--------|---------------------------------------|
| Previous allocation: 25 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | No | ↓ |
| Is there a reasonable prospect that the site will come forward by 2038? | Unsure | Delete allocation Include in study |

Further comments: This site is council owned land. It is in active use but considered to be underutilised at present. The Two Waters Masterplan Guidance identified an opportunity for a more holistic approach to development in this location, including consideration of other land to the south of the site. As a result of this, the site should be included in the Urban Capacity Study for review alongside neighbouring sites to ensure the development potential of this important location is optimised.

Proposed allocation following review: Include in study for full assessment, with consideration given to the overall development potential of this site alongside adjacent land as identified in the Two Waters Masterplan Guidance.



| | |
|--|-----|
| Previous allocation: 32 dwellings | |
| Does all or part of the site have full/outline planning permission | No |
| Is all or part of the site subject to a live application | No |
| Is there interest in delivering the site in the next five years? | Yes |
| Retain allocation /review potential | |
| <p><i>Further comments:</i> There is active interest in bringing forward this site in the short term and a planning application is expected to be submitted prior to adoption of the Local Plan. Site has the potential to be further optimised, and the development potential can be increased to approximately 50 dwellings.</p> | |
| <p>Proposed allocation following review: Retain allocation, increase the number to around 50 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | |

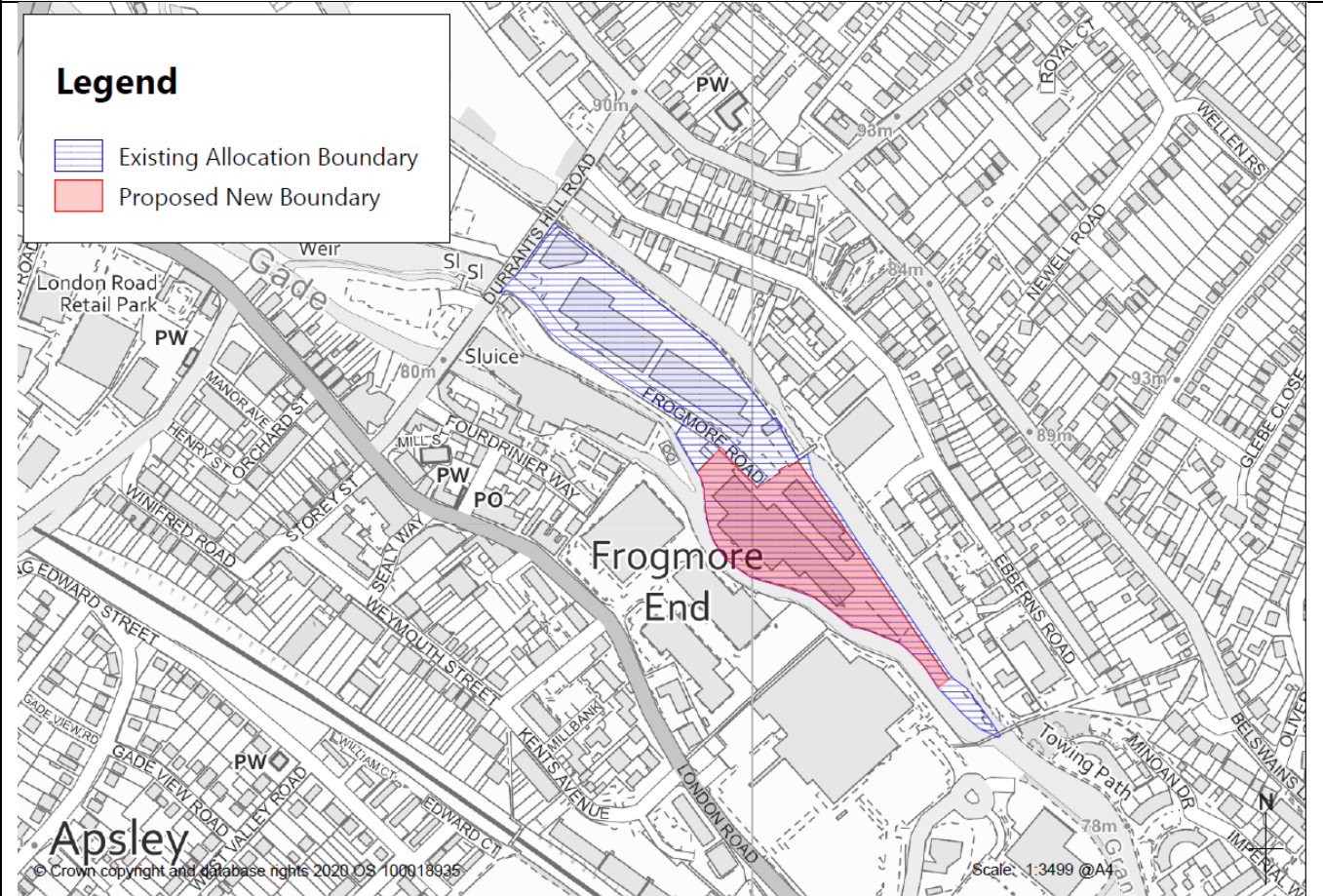


Previous allocation: 66 dwellings

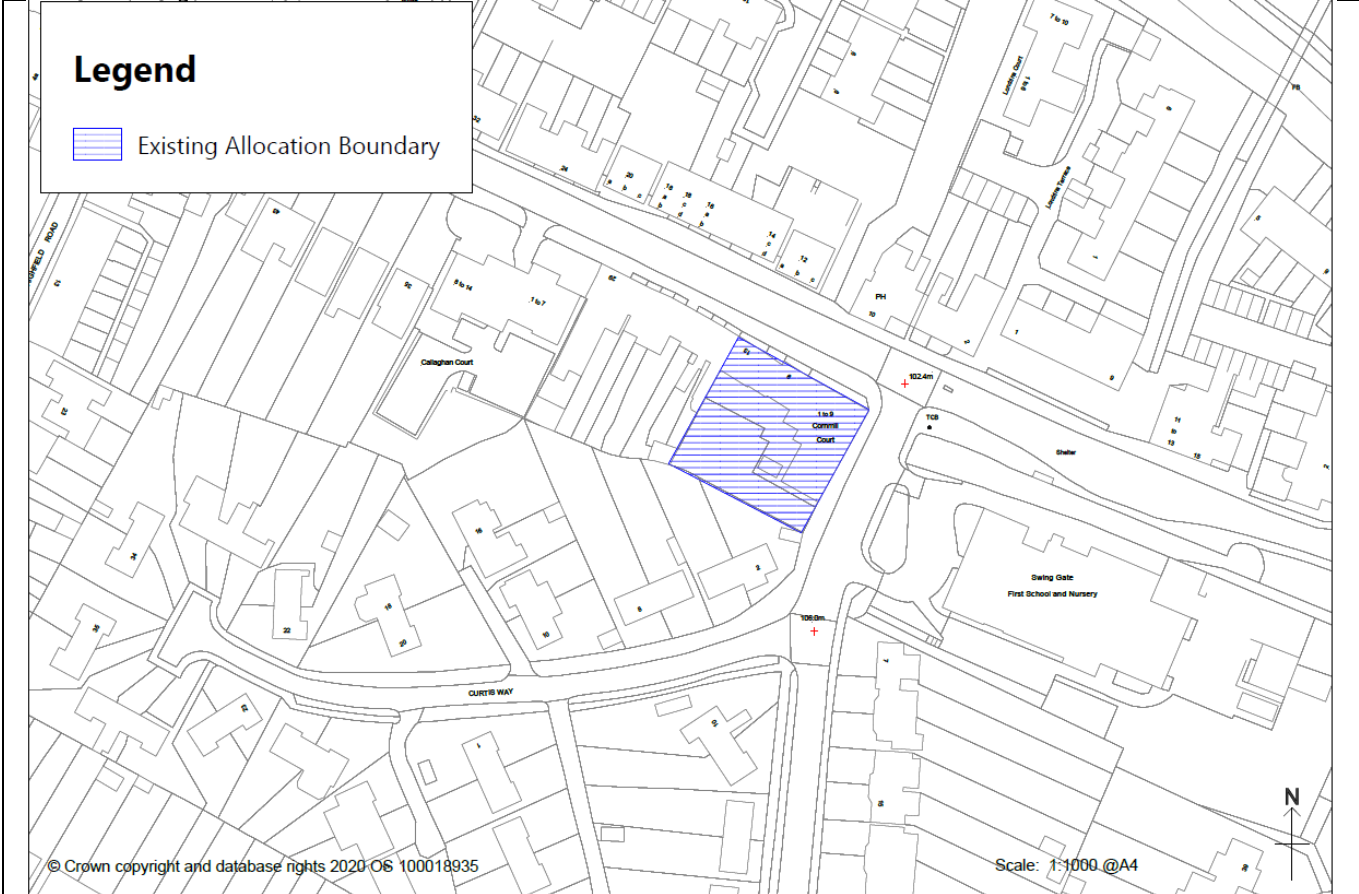
Is the development completed or under construction?

Yes

Delete allocation



| | | |
|---|------------|-------------------------------------|
| Previous allocation: 150 dwellings | | |
| Is the development completed or under construction? | Yes - part | Delete part |
| Does all or part of the site have full/outline planning permission | No – part | ↓ |
| Is all or part of the site subject to a live application | No - part | ↓ |
| Is there interest in delivering the remainder in the next five years? | No - part | ↓ |
| Is there a reasonable prospect that the remainder will come forward by 2038? | Yes - part | Retain allocation /review potential |
| <p><i>Further comments:</i> There is active interest in bringing forward the remainder of this site in the short/medium term. The remainder has the potential to be further optimised, and the development potential can be increased to approximately 170 dwellings.</p> | | |
| <p>Proposed allocation following review: The delivery of half of the site has meant that the original allocation number has been met. Retain the remainder of the existing allocation for the potential to deliver a further 170 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | | |

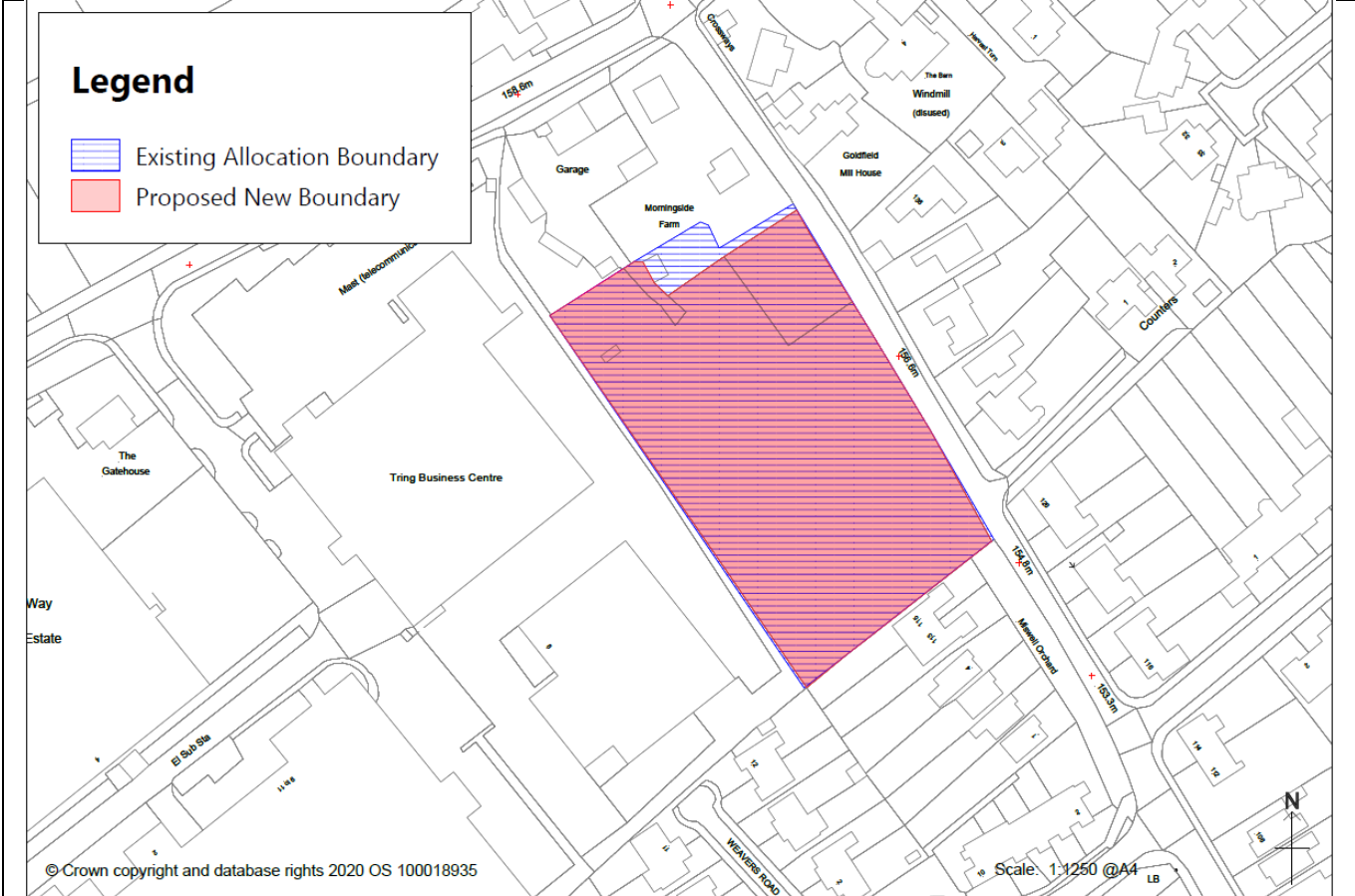


Previous allocation: 11 dwellings

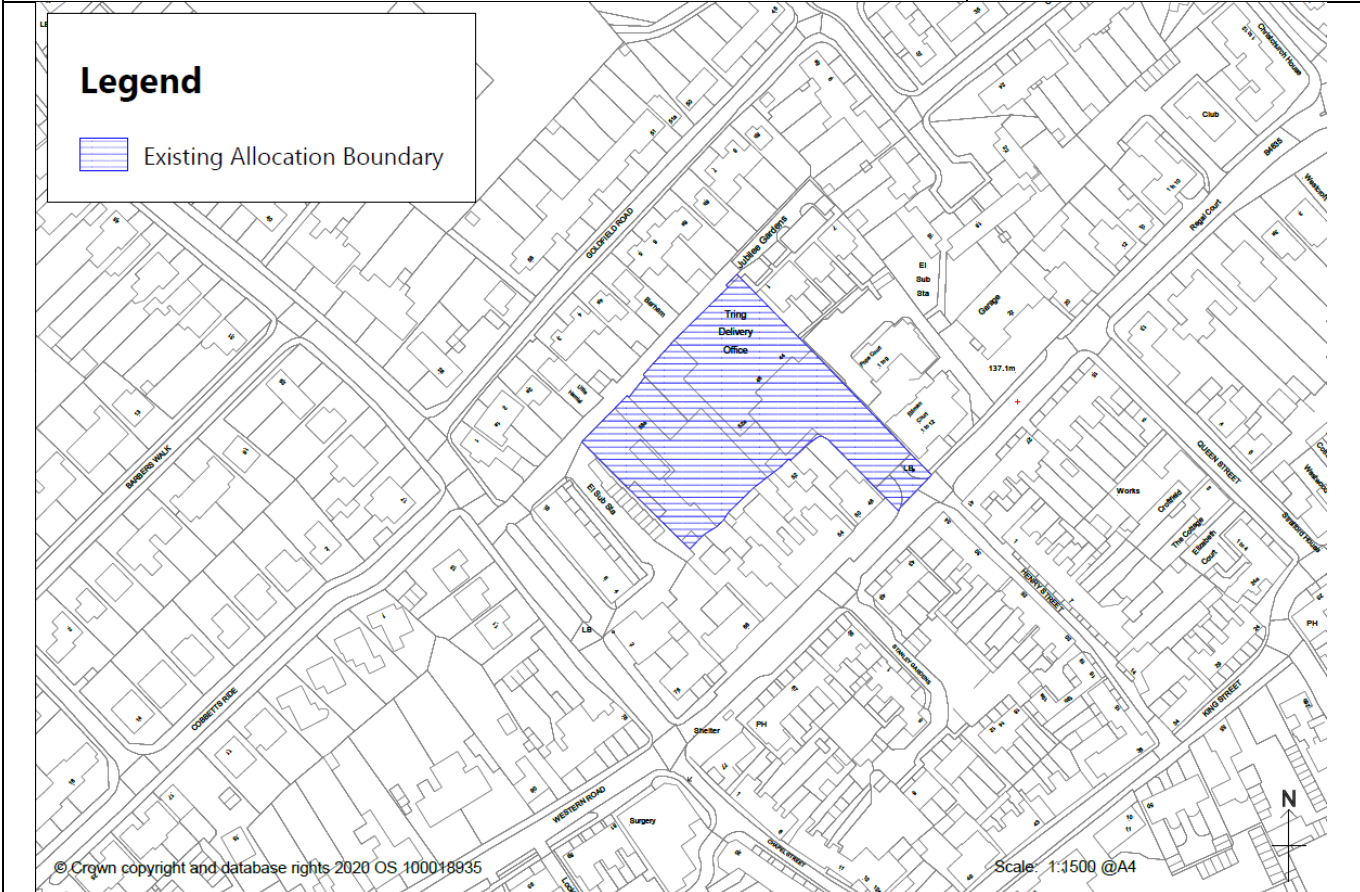
Is the development completed or under construction?

Yes

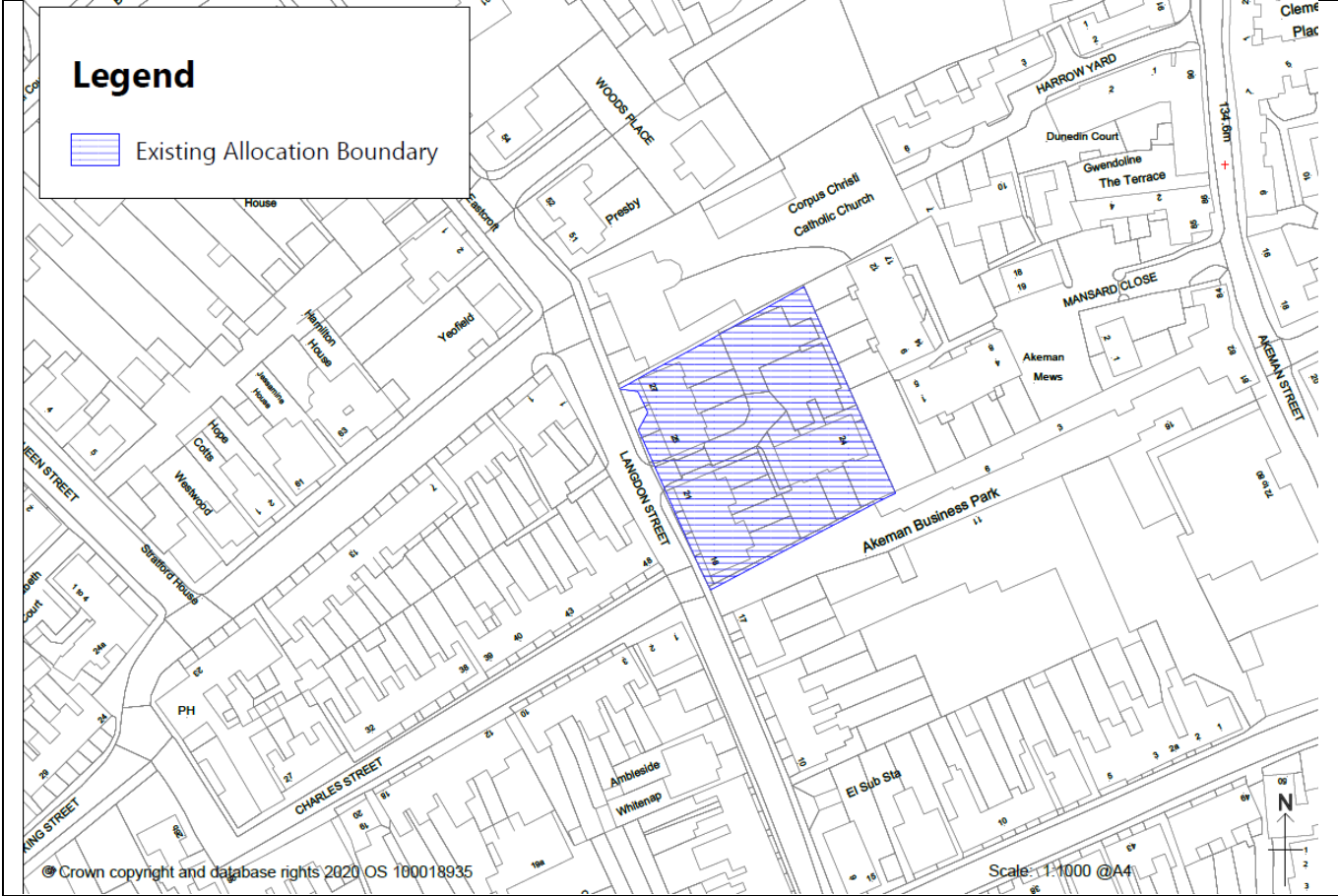
Delete allocation



| | | |
|--|-----|-------------------------------------|
| Previous allocation: 24 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Yes | Retain allocation /review potential |
| <i>Further comments:</i> There is active interest in bringing forward this site in the short term and a planning application is expected to be submitted prior to adoption of the Local Plan. It is unlikely that the site can deliver more housing than is currently allocated for (i.e. that it is optimised). | | |
| Proposed allocation following review: Retain allocation for 24 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan. Slight amendment proposed to the northern boundary of the site. | | |



| | | |
|---|--------|---------------------------------------|
| Previous allocation: 25 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the remainder in the next five years? | No | ↓ |
| Is there a reasonable prospect that the remainder will come forward by 2038? | Unsure | Delete allocation Include in study |
| <p><i>Further comments:</i> The site is in multiple ownership. Part of the Royal Mail depot is now in use as a gym serving the local community, while other premises are in active employment use (B-use class). It is unsure if some or all of this site will delivery housing in the plan period, and for this reason the site is included in the study and reviewed on this basis.</p> | | |
| <p>Proposed allocation following review: Site is not recommended to be carried forward as an allocation in the new Local Plan as it is unclear if there is a reasonable prospect that part or all of the site will come forward in the plan period. Part or all of the site could still come forward for development (as a windfall site) provided it accords with the other policies in the Local Plan. Include in study for full assessment.</p> | | |




Previous allocation: 10 dwellings

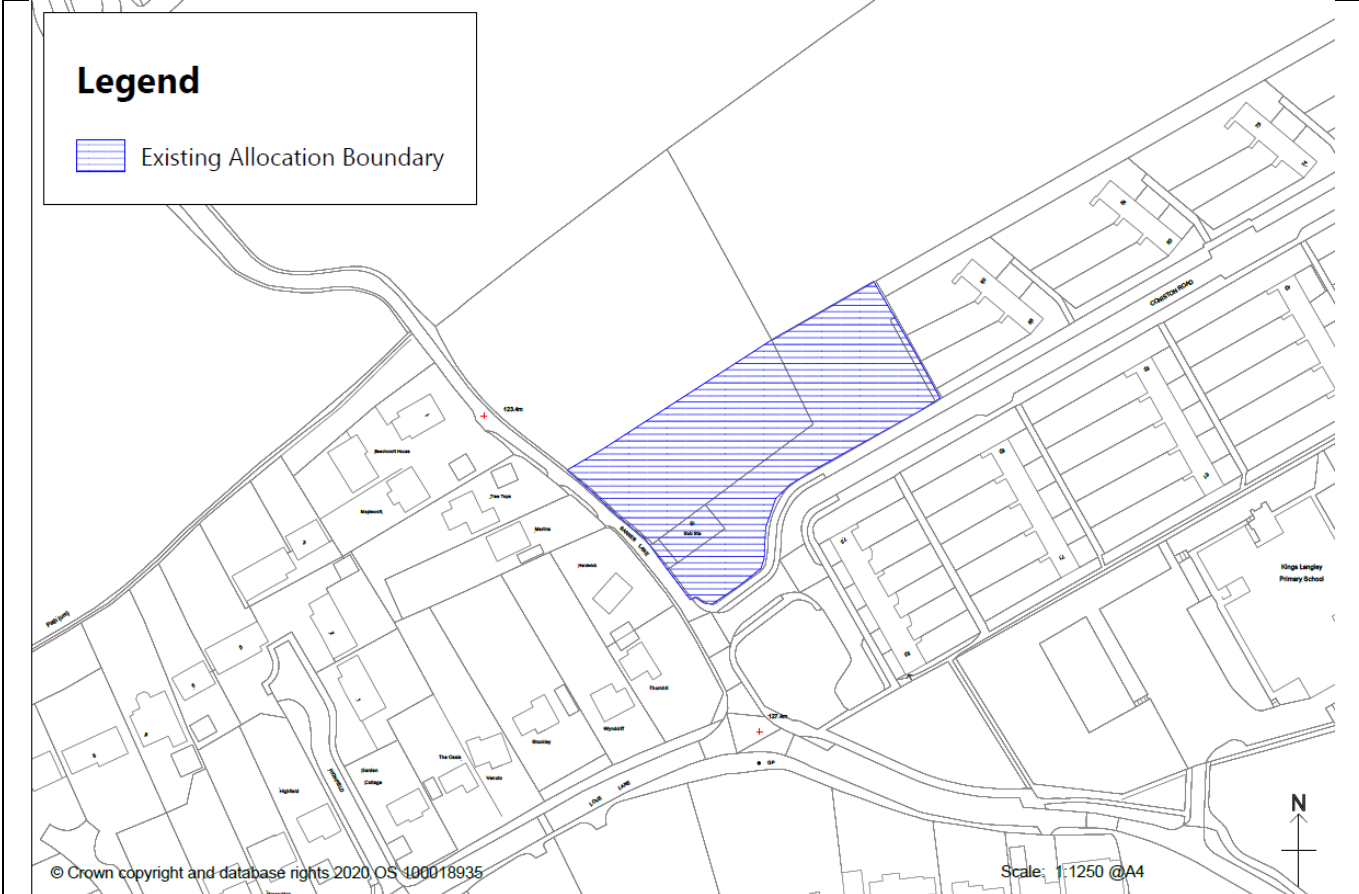
Is the development completed or under construction?

Yes

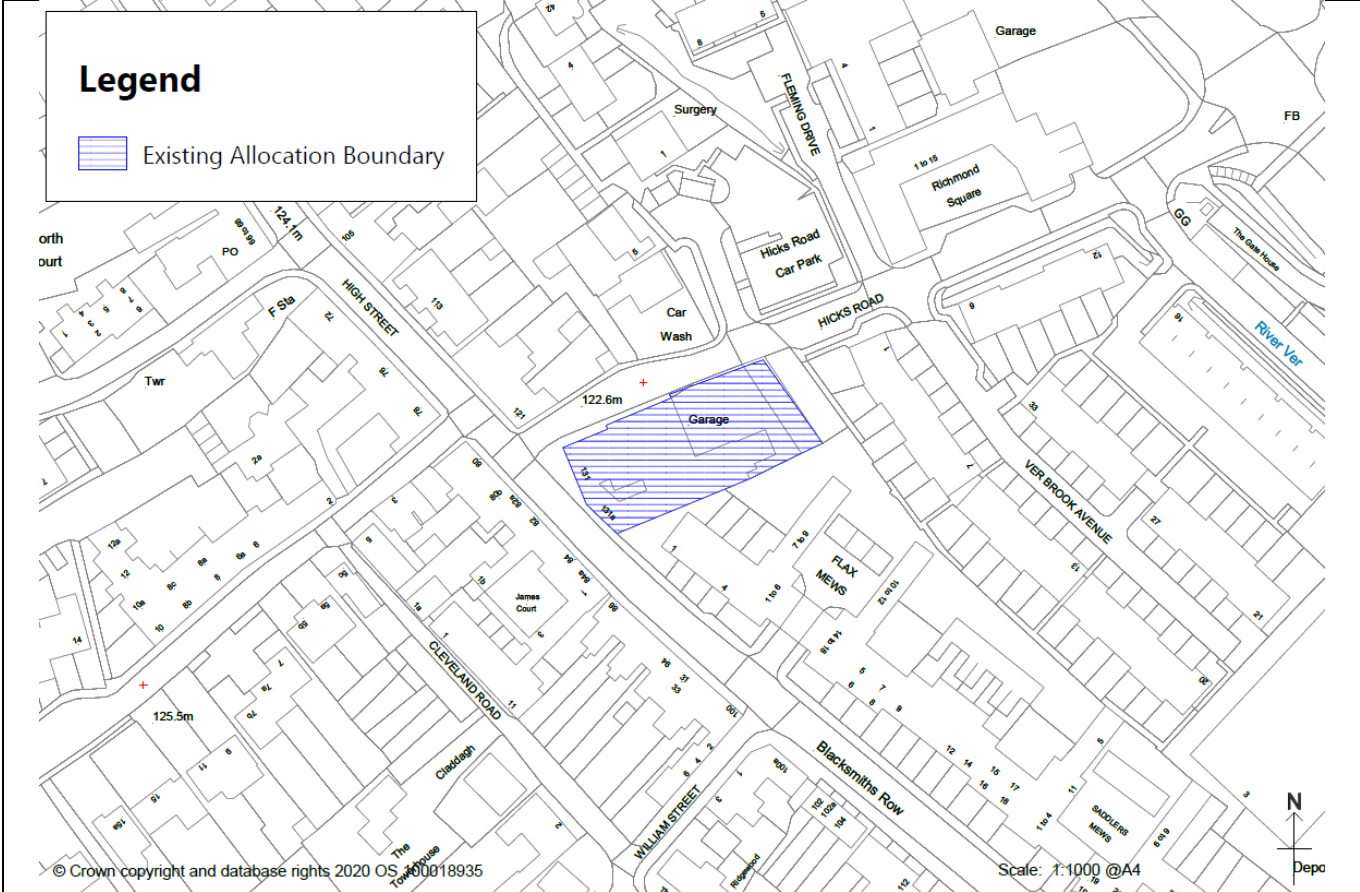
Delete allocation

Legend

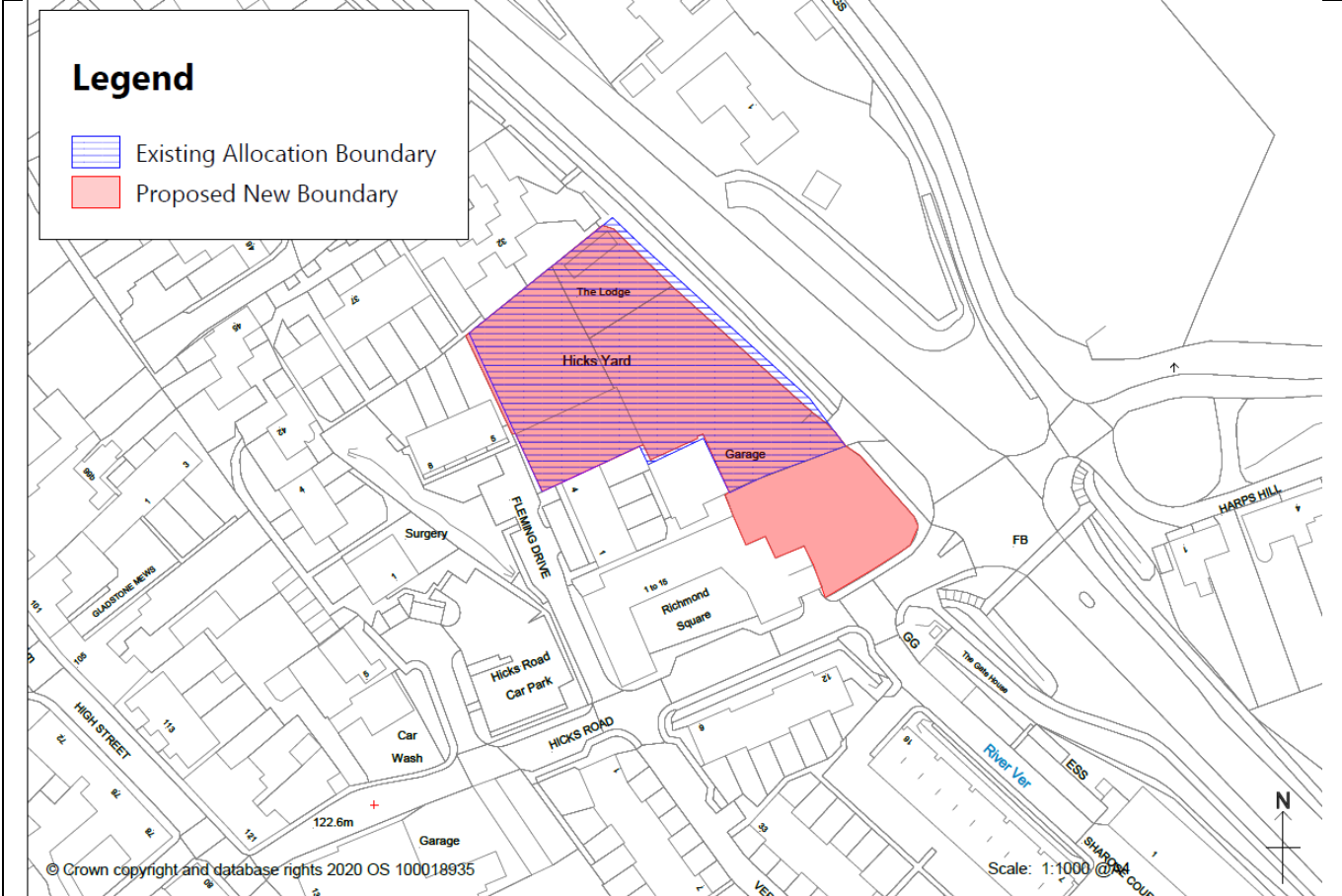
 Existing Allocation Boundary



| | |
|--|-----|
| Previous allocation: 12 dwellings | |
| Is the development completed or under construction? | No |
| Does all or part of the site have full/outline planning permission | Yes |
| <p><i>Further comments:</i> Site application 19/02735/MFA was granted permission on 28 February 2020 for 10 new dwellings with associated access road, parking and landscaping. It is unlikely that the site can deliver more housing than is currently allocated for (i.e. that it is optimised).</p> | |
| <p>Proposed allocation following review: Retain allocation for the slightly reduced figure of 10 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | |



| | | |
|---|-----|-------------------------------------|
| Previous allocation: 15 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Yes | Retain allocation /review potential |
| <i>Further comments:</i> There is active interest in bringing forward this site in the short term and a planning application is expected to be submitted prior to adoption of the Local Plan. | | |
| Proposed allocation following review: It is unlikely that the site can deliver more housing than is currently allocated for (i.e. that it is optimised). Retain allocation for the slightly reduced figure of 13 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan. | | |



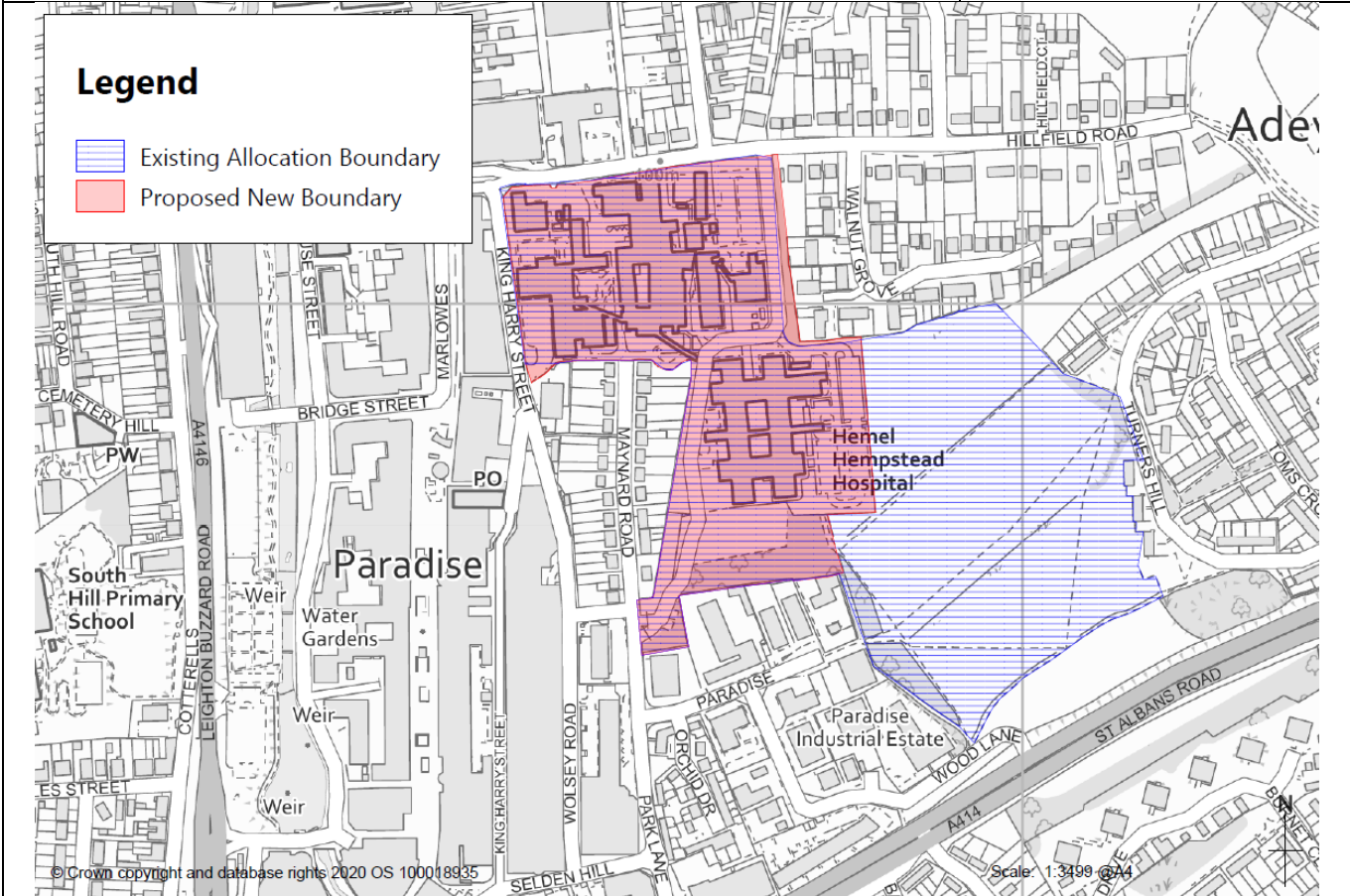
| | | |
|---|-----|-------------------------------------|
| Previous allocation: 10 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | No | ↓ |
| Is there a reasonable prospect that the site will come forward by 2038? | Yes | Retain allocation /review potential |

Further comments: There is active interest from the landowner in bringing forward development on the site by 2036. Additional land between the existing allocation and Hicks Road is undeveloped, is in the same ownership, and is therefore recommended to be included as part of the allocation in the new Local Plan to allow greater flexibility with delivering new linkages with the existing settlement of Markyate.

Proposed allocation following review: Retain and expand allocation to encompass adjacent land to the south. Increase the number to around 20 dwellings and ensure the site-specific policy aligns with the strategy of the new local plan.

Mixed-Use Allocations “MU/”

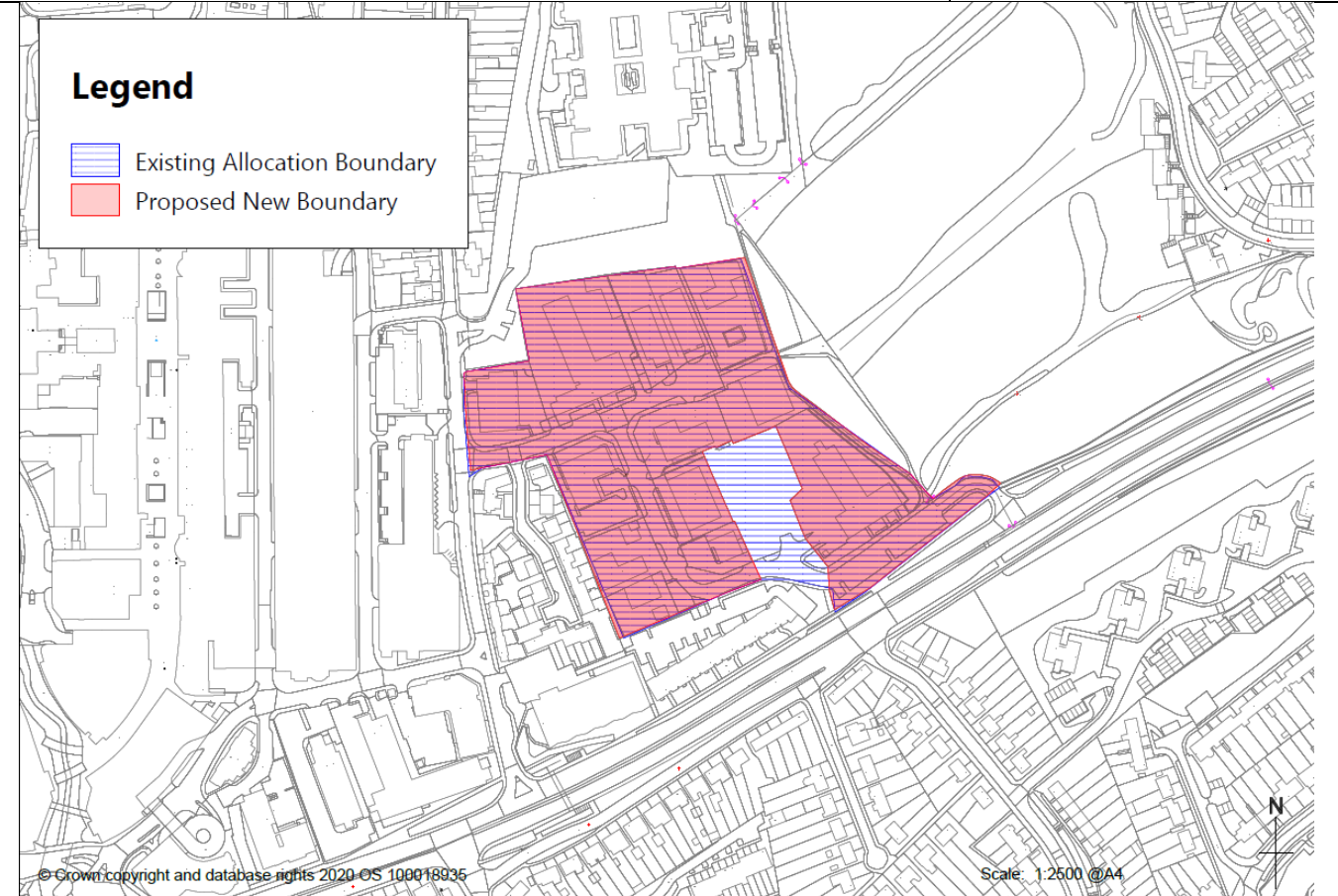
| Allocation: MU/1 - West Herts College site and Civic Zone, Queensway, etc | | Hemel Hempstead | |
|--|------------|---------------------------------|--|
| | | | |
| Previous allocation: 600 dwellings | | | |
| Is the development completed or under construction? | Yes - Part | Delete part | |
| Does all or part of the site have full/outline planning permission | No | ↓ | |
| Is all or part of the site subject to a live application | No | ↓ | |
| Is there interest in delivering the remainder in the next five years? | Yes - Part | Retain part /review potential | |
| Is there a reasonable prospect that the remainder will come forward by 2038? | Unsure | Delete part Include in study | |
| <p><i>Further comments:</i> Parts of the original allocation are now completed and under construction. There are two outstanding parts, namely the old Civic Centre and part of West Herts College on the junction of Leighton Buzzard Road. There is active interest in bringing forward the Civic Centre site in the short term, however it is unclear what the current intentions are for the West Herts College part. For this reason, the later is included in the study for review.</p> | | | |
| <p>Proposed allocation following review: The West Herts College site has a high risk of flooding and is not recommended to be retained as an allocation in the new Local Plan. Include in study for full assessment. The larger, second parcel is the Civic Centre site. There is a small area of flood risk on its western boundary, however development can sequentially be located away from this. This site should be retained as an allocation with the potential to deliver 200 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | | | |



| | | |
|---|--------|-------------------------------------|
| Previous allocation: 400 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Unsure | ↓ |
| Is there a reasonable prospect that the site will come forward by 2038? | Yes | Retain allocation /review potential |

Further comments: Ongoing discussions with the Clinical Commissioning Group have indicated that they remain actively interested in bringing forward development on this site, alongside other uses including a reconfigured hospital facility. There are no clear timescales for delivery of the whole of the site, but there remains a reasonable prospect that development will come forward in the plan period. The site has the potential to be further optimised, and the development potential can be increased to approximately 450 dwellings alongside other uses.

Proposed allocation following review: Retain allocation, exclude the existing area of public open space, which is to be retained, and increase the number to around 450 dwellings. Ensure the site-specific policy aligns with the strategy of the new Local Plan.





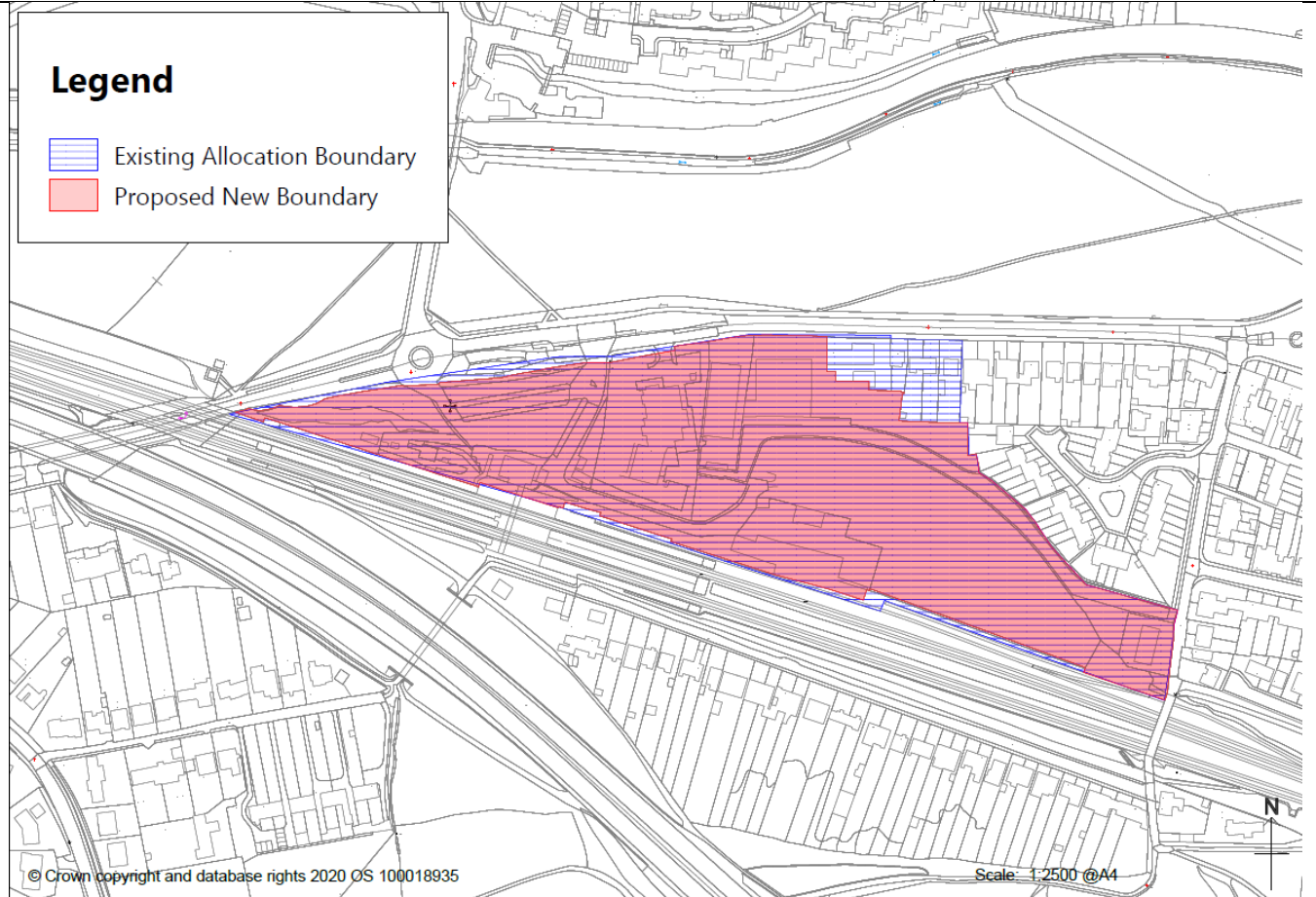
| | | |
|---|------------|-------------------------------|
| Previous allocation: 75 dwellings | | |
| Is the development completed or under construction? | Yes – part | Delete part |
| Does all or part of the site have full/outline planning permission | Yes – part | Retain part |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | No | ↓ |
| Is there a reasonable prospect that the site will come forward by 2038? | Yes - part | Retain part /review potential |

Further comments: There is active interest from a number of landowners to bring forward some of the site for residential led schemes. One part is under construction and a second has got permission to be converted from offices. There are no clear timescales for delivery of the whole of the site, but there remains a reasonable prospect that additional development will come forward by 2038. The site has the potential to be further optimised, and the development potential can be increased to approximately 350 dwellings alongside the retention of some employment land/premises.

Proposed allocation following review: Delete land that is currently under construction/completed. Retain the remainder of the allocation, increase the number to around 350 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.

Legend

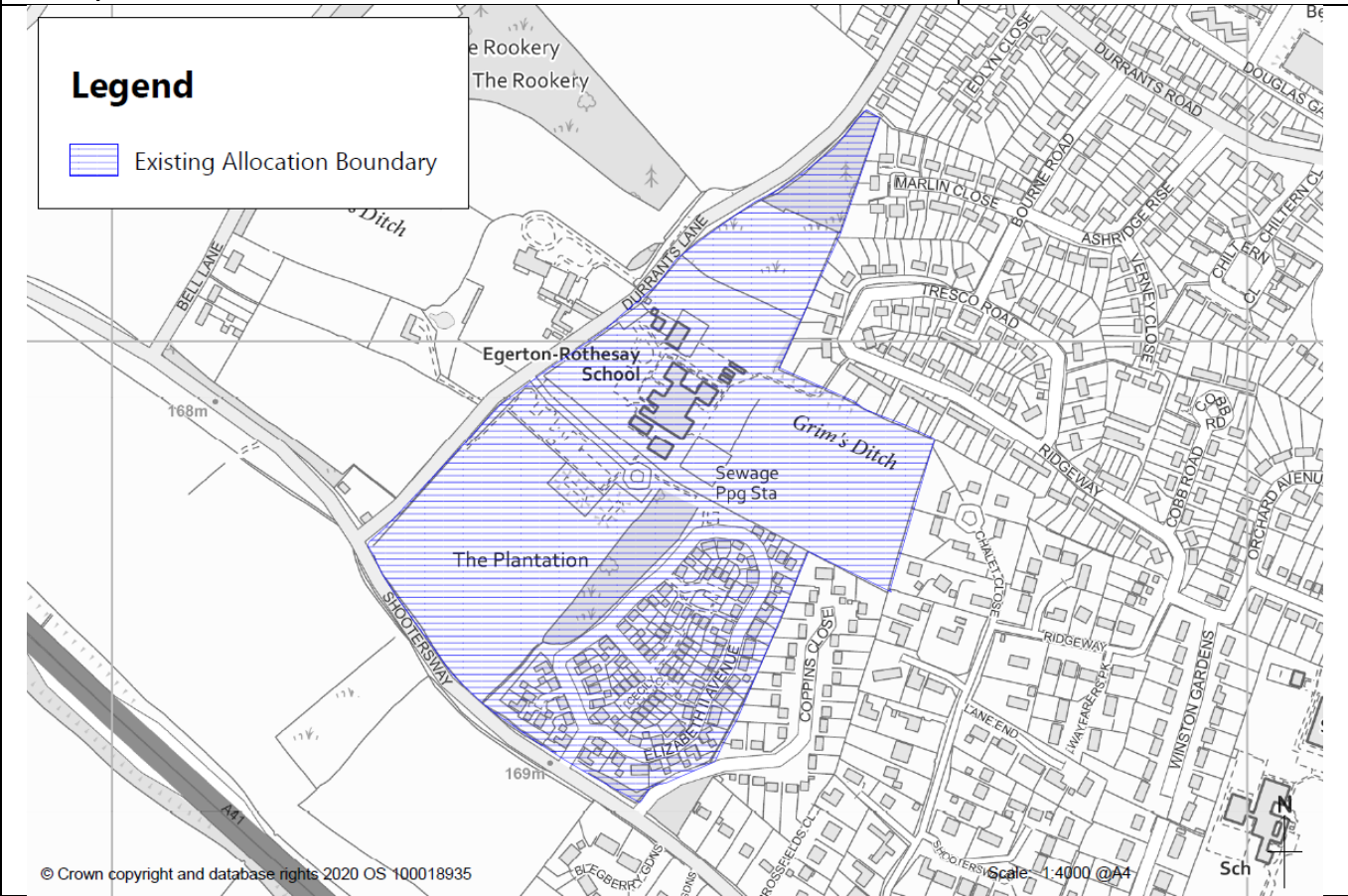
-  Existing Allocation Boundary
-  Proposed New Boundary



| | | |
|---|-----|-------------------|
| Previous allocation: 200 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | Yes | Retain allocation |
| <p><i>Further comments:</i> There is active interest in bringing forward this site in the short/medium term and a planning application is expected to be submitted prior to adoption of the Local Plan. The site has the potential to be further optimised, and the development potential can be increased to approximately 350 dwellings alongside other uses.</p> | | |
| <p>Proposed allocation following review: Site can deliver a higher allocation figure. Retain allocation, increase the number to around 350 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p> | | |

Allocation: MU/6 - Land at Durrants Lane/ Shootersway (Egerton Rothesay School)

Berkhamsted



Previous allocation: 150 dwellings

Is the development completed or under construction?

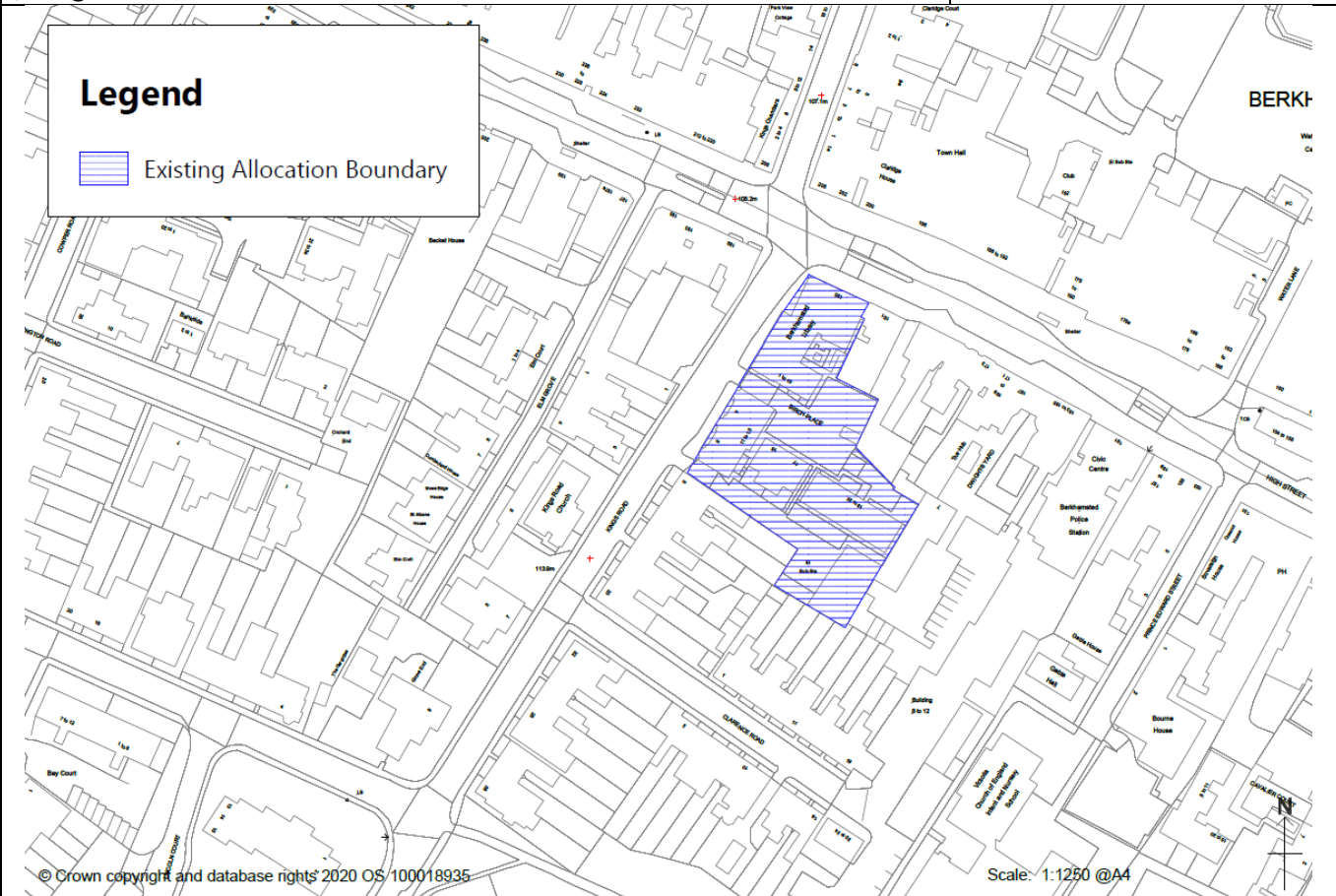
Yes

Delete allocation

Further comments: Part of the site is completed. Application 4/03026/18/MFA permissioned for remainder of the site. Construction on the remainder of the site is expected to commence prior to the Local Plan being finalised, however this will be kept under review.

Allocation: MU/8 - Former Police Station and Library site, rear of High Street / Kings Road

Berkhamsted

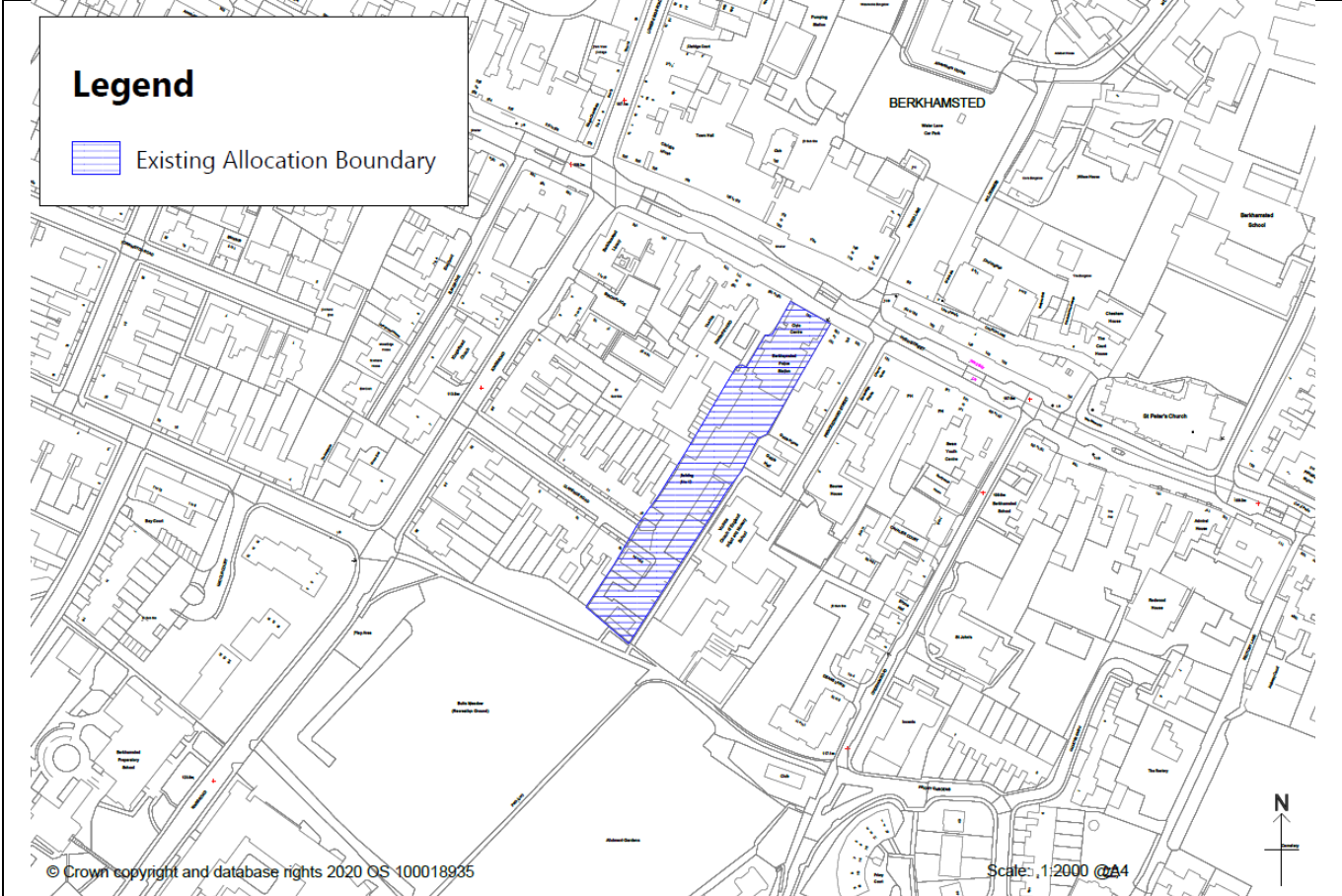


Previous allocation: 23 dwellings

Is the development completed or under construction?

Yes

Delete allocation



| | | |
|---|-----|-------------------------------------|
| Previous allocation: 16 dwellings | | |
| Is the development completed or under construction? | No | ↓ |
| Does all or part of the site have full/outline planning permission | No | ↓ |
| Is all or part of the site subject to a live application | No | ↓ |
| Is there interest in delivering the site in the next five years? | No | ↓ |
| Is there a reasonable prospect that the site will come forward by 2038? | Yes | Retain allocation /review potential |

Further comments: The site is owned by Dacorum Borough Council. The Council remains interested in developing this site, but do not expect to bring it forward in the first five years of the plan. There is a reasonable prospect that the site will come forward for development in the plan period. It is unlikely that the site can deliver more housing than is currently allocated for (i.e. that it is optimised).

Proposed allocation following review: Retain allocation for 16 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.