



2022-2036

**PRE-SUBMISSION SUMMARY
JANUARY 2023**

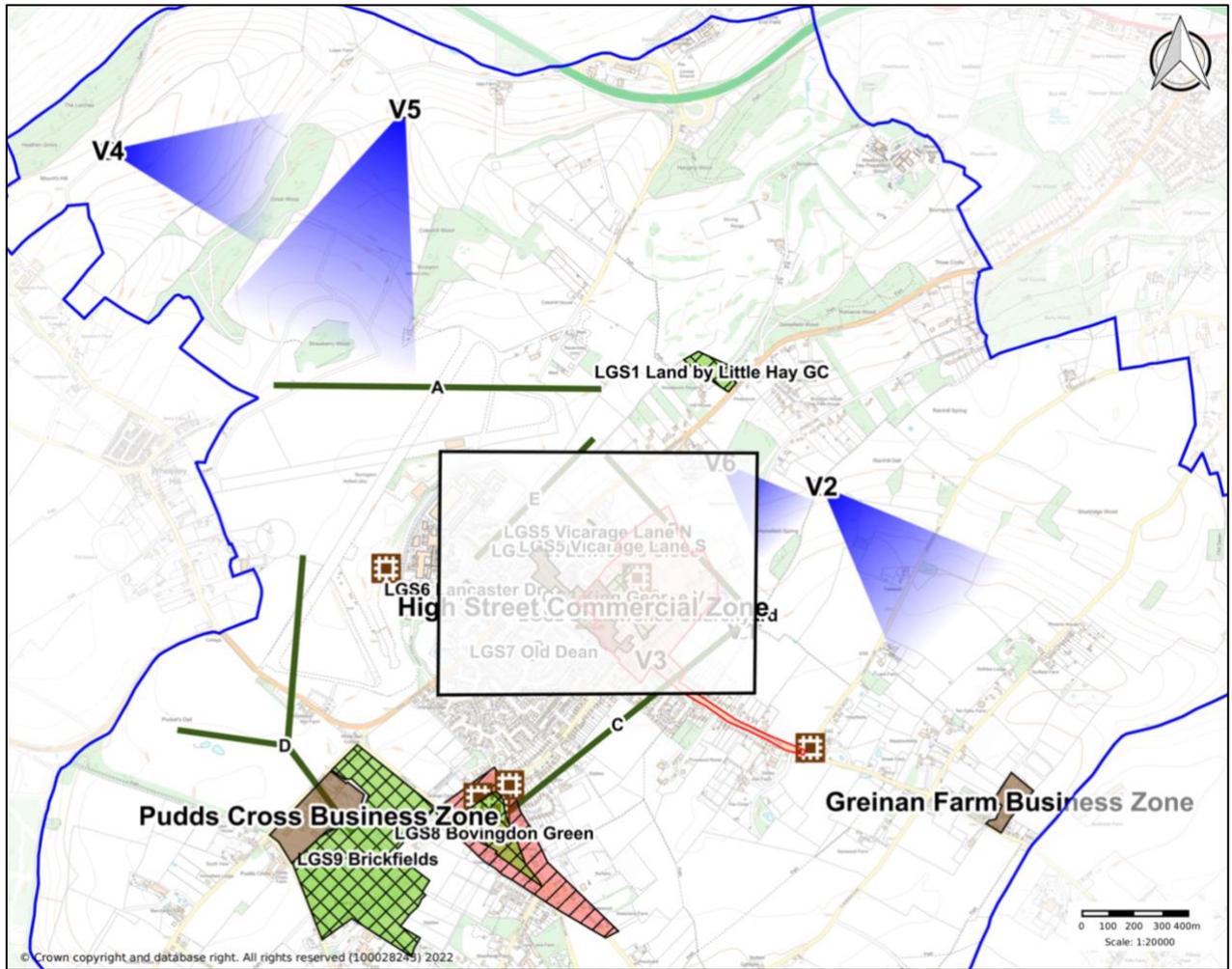


Figure 1 Policies Map

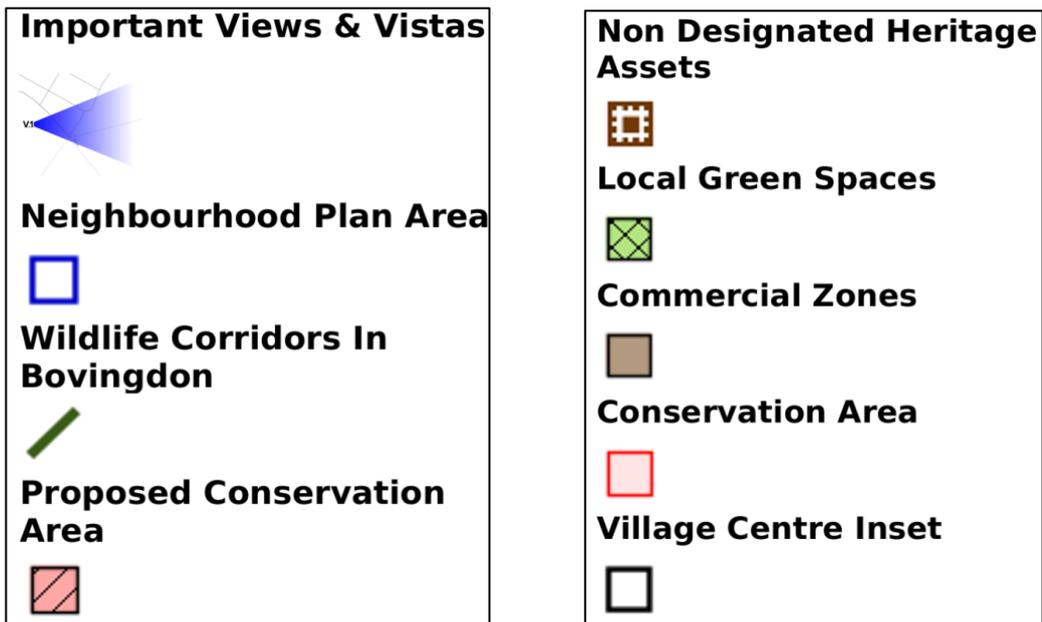


Figure 2 Policies Map Key

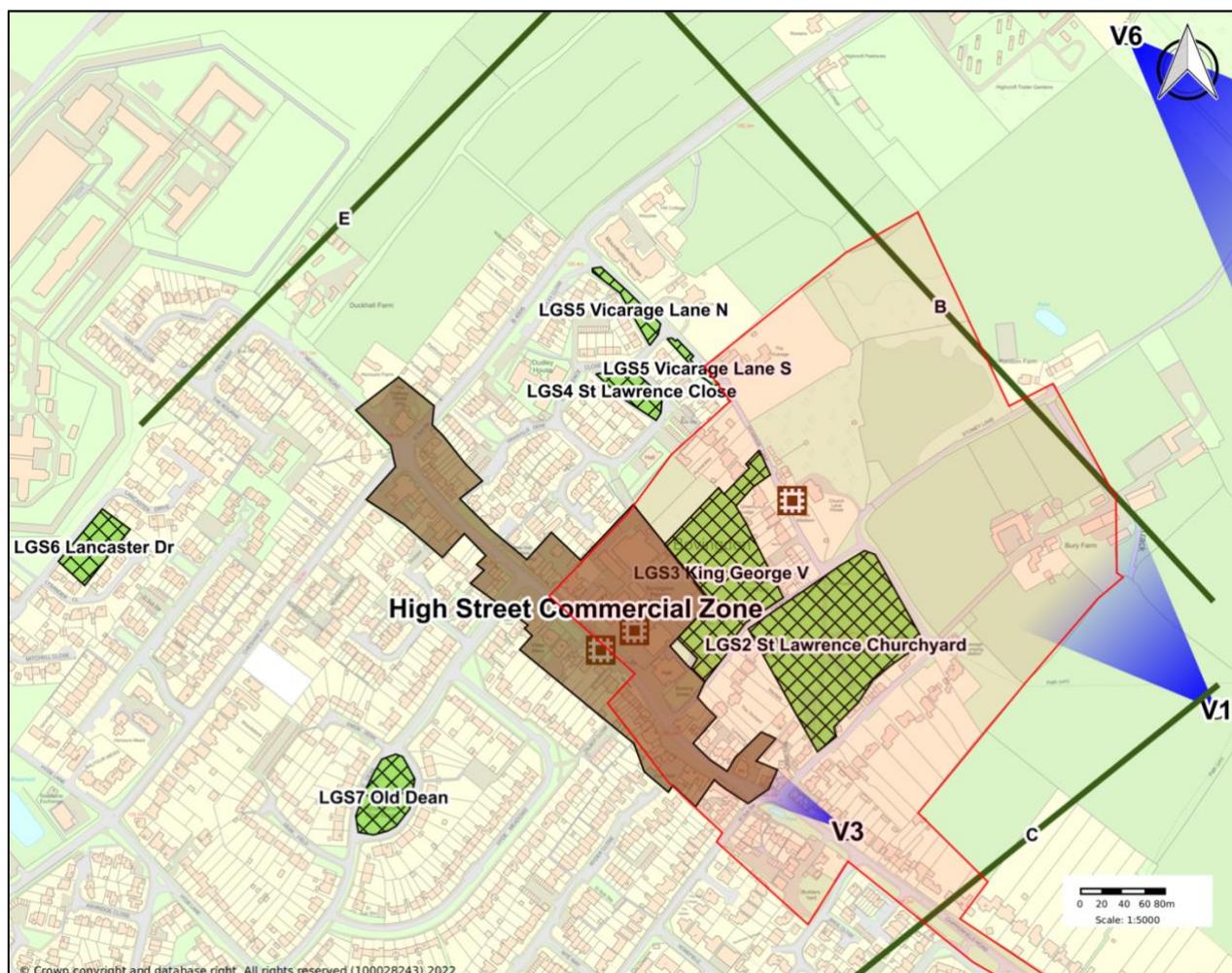


Figure 3 Policies Map Inset

Introduction

At a meeting of Bovingdon Parish Council on 5 March 2018, residents and councillors discussed the need to meet the housing requirements that had been set out in the consultation held by Dacorum on their draft Local Plan Issues and Options, in Autumn 2017. The Parish Council agreed to proceed with the production of a Neighbourhood Plan for Bovingdon.

Bovingdon Parish Council is the qualifying body for the Neighbourhood Plan. The Neighbourhood Plan Area designation was confirmed as the Bovingdon Parish boundary by Dacorum Borough Council 24 December 2018. The draft Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council.

The emphasis of the Plan's policies are to shape housing growth, safeguard the environment and improve social and economic conditions in the Neighbourhood Plan area.

This is a summary of the Bovingdon Neighbourhood Plan. The full document with photographs and maps, is available at on the [Neighbourhood Plan Page of the Parish Council's website](#).

We are now seeking your views on the Pre-Submission Draft Neighbourhood Plan.

The consultation is open from 5 January 2023 until midnight on 17 February 2023. Information on how to respond is given on page 15. When the plan has been assessed by an independent examiner, there will be a public referendum. Once the Plan is adopted, it will influence planning decisions impacting on the Bovingdon Neighbourhood Plan area between 2023 and 2036.

The Vision of this Neighbourhood Plan is:

Bovingdon's vision to 2038 is to be a village in which residents enjoy an excellent quality of life, where they feel valued, safe and connected. Bovingdon will preserve its historic legacy and welcoming character, while ensuring that nature and green spaces are protected, and any planned development is sustainable. There will be a flourishing local economy, and the infrastructure will be enhanced to benefit all residents, visitors and businesses. Development in Bovingdon will strengthen the community, enrich the rural identity and enhance the safe and inclusive essence of the village.

The following objectives are derived from the vision statement:

Shaping Housing Growth

- A.** Ensure that any new housing developments are inclusive, affordable and accommodating to the different needs of local residents
- B.** Require new development to be of high-quality design, complementary to the existing built environment in the parish and built to a high sustainability standard

Community, Natural Environment and Heritage

- C.** Improve social facilities and spaces for all generations, to promote social inclusivity, foster well-being and build on the already strong sense of community and social harmony in Bovingdon
- D.** Protect existing Local Green Spaces, wildlife corridors and natural habitats, ensuring future developments include green space and space for wildlife
- E.** Enhance existing recreational spaces such as playgrounds, sports facilities or nature reserves, developing new resources such as allotments
- F.** Ensure public footpaths are maintained and build new footpath and cycle networks that promote greater access to the countryside, while retaining old paths and routes
- G.** Protect existing views from being compromised through future development
- H.** Protect Bovingdon's historic legacy, including existing and potential conservation areas, as designated and non-designated heritage assets.

Economy and Employment

- I.** Ensure that the High Street is safe for pedestrians and easily accessible for current and future generations
- J.** Improve parking provision for the village centre to support shops and to ensure the free flow of traffic
- K.** Ensure that the needs of businesses are identified, and measures are put in place to ensure that these needs are met
- L.** Improve Bovingdon's infrastructure and connectivity, including providing broadband with sufficient speed and reliability to attract new businesses while ensuring current enterprises flourish

Travel, Transport and Parking

- M.** Protect and enhance current public transport infrastructure to encourage residents and visitors to take advantage of the public transport available
- N.** Improve Road Safety on our roads in partnership with key stakeholders
- O.** Create safe routes and encourage alternative, sustainable modes of travel, including encouraging new technologies
- P.** Improve the village centre pedestrian environment for all abilities and needs

Shaping Housing Growth

The Neighbourhood Plan contains policies on how housing growth should be shaped in the future. The principles underlying the Plan are concerned with retaining green belt land wherever possible, using brownfield land for any future development, maintaining the identity of the village from other settlements, housing need in Bovingdon, and providing detailed guidance in a Design Code.

POLICY BOV H1 Affordable Housing

- 1. Preference will be given to schemes that demonstrably meet the need for affordable housing in Bovingdon. Homes for first time buyers will make up 25% of affordable homes at a discount of at least 30%, with a recommended mix of homes for affordable rent comprising 60 social rent/40 affordable rent. This 60/40 split will be strictly adhered to on Green Belt sites.**
- 2. Schemes should provide a mix of house sizes that support housing need in Bovingdon.**

Two Housing Needs Assessments were carried out during the preparation of the Plan. These showed how important the accessibility of housing was in Bovingdon, both in terms of the design of homes and their location.

POLICY BOV H2 Accessible Housing

- 1. All new socially rented homes should be built to at least Building Regulations standard M4(2): Accessible and Adaptable Dwellings. Alternatively, the Lifetime Homes standard would also be acceptable.**
- 2. Developments of specialist housing for older and vulnerable people (whether new or conversions from other uses), including an extra care development, must be within walking distance, on a safe and level route or within easy reach by passenger transport, to village shops and services.**

Detailed design guidance has been written specifically for Bovingdon in the form of Bovingdon Design Guidance and Code by AECOM (2022). This is available to view on the [Neighbourhood Plan page of the Parish Council website](#).

POLICY BOV H3 Design Code

- 1. The Bovingdon Design Code is relevant to all developments in the Neighbourhood Plan area. The Code forms an essential part of the Neighbourhood Plan and should be used to prepare or comment on applications for planning permission.**
- 2. Dacorum Council will use the Code against which to assess planning applications.**

Community, Natural Environment and Heritage

This section of the Plan is focussed on improving community facilities and access to the countryside, protecting green spaces and biodiversity, identifying important views and raising awareness of the heritage assets of the village that are not currently given protection.

POLICY BOV COM1 Community and Recreation Facilities

- 1. The development of new or enhanced community facilities and services, including those that increase opportunities for recreation and for social inclusivity, will be supported.**
- 2. New or improved community and recreation facilities to accommodate the population growth of the village are a priority for S106/CIL funding. These should include:**
 - a. Indoor facilities in the form of an extension/redesign of the village hall or a new hall**
 - b. Outdoor sports facilities to create a multi-use games area on Dacorum owned land that is currently in recreational use or could be converted to recreational use**
 - c. Other facilities where opportunities for enhancement are identified.**

POLICY BOV NE1 Designated Local Green Spaces

- 1. The following sites contribute to local amenity, character, historic significance or green infrastructure. They have been identified as Local Green Spaces (LGS), are shown on the Policies Map, described in further detail in Appendix C of the full Neighbourhood Plan, and are listed below:**
 - LGS1 Land to the north west of Little Hay Golf Club entrance**
 - LGS2 St Lawrence Churchyard**
 - LGS3 King George V Playing Field**
 - LGS4 St Lawrence Close amenity green**
 - LGS5 Vicarage Lane/St Lawrence Close junction northwest and south amenity greens**
 - LGS6 Lancaster Drive amenity green**
 - LGS7 Old Dean green & playing area**
 - LGS8 Bovingdon Green**
 - LGS9 Box Moor Trust Land commonly known as The Brickfields**
- 2. Development will only be allowed within a designated Local Green Space which does not conflict with the purpose of its LGS designation, is necessary for maintenance or preservation of the space or contributes to its enhancement or appreciation, and where it is consistent with the National Planning Policy Framework.**

POLICY BOV NE2 New Areas of Natural Greenspace

1. New major developments must include an area of Natural Greenspace with a maintenance plan to ensure its sustainability.
2. Proposals for the creation of a Suitable Alternative Natural Greenspace will be welcomed subject to having no conflict with other policies in this Plan.

POLICY BOV NE3 Footpaths and Access to the Countryside

1. Access to the countryside is now more important than ever. Future housing developments must consider how they can provide access to the countryside and access across the village. This can be achieved by:
 - Funding the maintenance of existing footpaths
 - Installing new walking routes where possible
 - Reinstatement and protection of ancient tracks and routes

POLICY BOV NE4 Wildlife Corridors and Biodiversity

1. Existing wildlife corridors should be retained in all development proposals and the opportunity to improve existing wildlife corridors or create new ones should be taken wherever possible.
2. The habitat value of ancient lanes should be protected and enhanced:
 - Stoney Lane
 - Pocketsdell Lane (LWS)
 - Hyde Lane
 - Green Lane (Footpath LT8 to Ley Hill) (Local Wildlife Site)
3. Development proposals must conserve and enhance biodiversity and deliver net biodiversity gains of at least 10% (in accordance with the current best practice DEFRA Biodiversity Metric).
4. All designated Local Wildlife Sites should be managed for biodiversity.



Figure 4 Hedge, Holly Hedges Lane

POLICY BOV NE5 Hedges and Significant Trees

1. The hedges and significant trees identified in the Evidence Base are important to the character of the area and to biodiversity.
2. Proposals should be designed to retain all ancient trees and those with recognisable amenity value. Any development that would impact on these features should provide an assessment of that impact and how it can be mitigated.
3. Developers and local landowners will be encouraged to plant trees able to withstand climate change at every opportunity.
4. Further information will be contained in the Tree Charter on the Neighbourhood Plan webpage.

POLICY BOV NE6 Important Views

1. Development proposals will only be supported where it can be demonstrated that measures have been taken to contain and mitigate the visual impacts of development on the open character of the landscape setting of Bovingdon village.
2. 6 cherished views have been identified on the Policies Map and are detailed in the full Neighbourhood Plan, including photographs and specific features of each view:
 - VIEW1 From Footpath 17 to Bury Farm and west to St Lawrence church
 - VIEW2 From Footpath 16 between Homefield Spring and Rainhill Spring looking east
 - VIEW3 From Chipperfield Road looking west to the Ryder Memorial
 - VIEW4 From Footpath 36 at Mounts Hill east towards Great Woods
 - VIEW5 From Footpath 29 south towards Strawberry Woods
 - VIEW6 From Footpath BV21 Stoney Lane looking southeast across fields at the junction of the footpath.
3. New development within the identified views listed above and indicated on the Policies Map must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and countryside. Development proposals must, where appropriate, include a landscape and visual assessment, using an appropriate methodology, of the harm to those views. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered.

POLICY BOV HE1 Conservation Areas in Bovingdon

1. In accordance with the Bovingdon Conservation Area Appraisal or any updated document, the character or appearance of Bovingdon Conservation Area and its setting will be preserved and, where possible enhanced. Specific enhancements have been identified and can be found in the Action Plan.
2. Proposals for the designation of Bovingdon Green as a conservation area will be welcomed.



Figure 5 Bovingdon Green

POLICY BOV HE2 Non-designated Heritage Assets

1. The following non-designated heritage assets have been identified:
 - Postbox in wall of Grange Farm, Green Lane
 - Postbox in wall of Longcroft Farm, Longcroft Lane
 - Letter box in wall of Garden Cottage, Green Lane
 - Queen Elizabeth Commemorative Plaque on Bovingdon Green
 - Signage at crossroads of Long Lane and Shantock Lane
 - Airfield Control Tower, Bovingdon Airfield
 - Bovingdon's Millennium village sign
 - 'Little Madison' House, Vicarage Lane
 - Bovingdon Primary School, original 1920's building
2. Development proposals, which affect the above-named assets or other non-designated heritage assets, will take into account the significance of the heritage asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Economy and Employment

The Plan supports the existing retail and service provision in the area and encourages new small business development in appropriate locations. Working from home has also become more popular and the provision of essential services for homeworking are sought. Bovingdon Airfield will expand further in the next 10 years to accommodate studios, workshops and office accommodation to the film and TV production industry.

POLICY BOV EE1 Safeguarding Existing Employment

- 1. Loss of existing employment land or buildings will not be supported unless evidence has been submitted documenting the property has been actively marketed for at least 12 months at realistic market terms and a new business occupier could not be found.**
- 2. The expansion and modernisation of existing business will be supported provided such development:**
 - a. is in keeping with the scale, form and character of its surroundings;**
 - b. does not have an adverse impact on the amenity of neighbouring businesses, residents and the environment;**
 - c. provides safe road access and includes required off-street parking and Electrical Vehicle (EV) charging points in line with Dacorum Borough Council's Parking Standards.**

A commercial zone has been identified in and around Bovingdon High Street to highlight the importance of the shops and services within it. Residential uses above business premises are encouraged.

POLICY BOV EE2 Protect and Promote Retail Employment

- 1. Measures to protect existing and encourage new retail development in the Bovingdon High Street Commercial Zone, as shown on the Policies Map will be supported including:**
 - a. the expansion of existing premises that will result in a net increase in full-time equivalent jobs and/or that has been demonstrated to be necessary to enable the business to grow;**
 - b. new shops and services that complement and contribute positively to the employment, vitality and sustainability of the High Street.**
- 2. In the High Street Commercial Zone, development requiring planning permission should retain retail or services uses. Existing premises with ground floor access should retain an active retail frontage and new buildings should create new active retail frontage to attract customers.**
- 3. Redevelopment proposal on the High Street should introduce mixed uses that provide new business with residential units above.**

POLICY BOV EE3 Improving Accessibility and Reducing Congestion

1. The use of shops and services in the Bovington High Street Commercial Zone, as shown on the Policies Map, will be promoted by improving High Street safety, accessibility, parking, and reducing traffic congestion. This will be achieved through the following criteria:
 - a. New High Street developments and existing shop upgrades and expansions should reflect the desired character at a scale that is in line with existing High Street development and does not have an adverse impact on the amenity of neighbouring businesses and residents or a detrimental impact on the local environment.
 - b. Off-street parking provision should be provided for residential and commercial uses in accordance with Dacorum Borough Council's Parking Standards.

POLICY BOV EE4 Encouraging New Employment

1. New small and micro businesses and employment will be encouraged, provided such development:
 - a. is in keeping with the scale, form and character of its surroundings;
 - b. does not have an adverse impact on the amenity of neighbouring businesses and residents or a detrimental impact on the local environment;
 - c. provides safe road access and sufficient off-street business parking that does not result in additional on-street parking or deliveries and provides the required EV charging points;
 - d. provides safe pedestrian/cycle routes to support sustainable travel options for employees.
2. To meet local economic needs and help maintain and protect the Green Belt, development of brownfield land and redevelopment of existing sites will be favourably considered provided conditions a – d above are met and:
 - i. Development is first considered in the three commercial and businesses zones as shown on the Policies Map, which still have available brownfield land and/or existing buildings for development and;
 - ii. When limited or no suitable brownfield land is available for development, support will be given to farm diversification and development of underutilised agricultural building for small business, with a planning condition that restrict conversion to residential use for a period of at least 5 years from the last business occupation.
3. Options for expansion of the film industry and supporting businesses will be considered against criteria a-d in 1. above.

POLICY BOV EE5 Support Home-based Businesses and Homeworking

1. The provision of dependable quality superfast broadband and ‘smart phone’ mobile telecommunication services which is essential to the sustainability of home-based business and homeworking (see Policy BOV EE6) will be supported.
2. Small scale home-based businesses will be supported provided it can be shown that:
 - a. Amenities of nearby residents and businesses will not be adversely affected by the nature of the operation, access issues, noise, parking or traffic generated.
 - b. The scale and design of any proposed structures is sympathetic to the character of the area.
 - c. Operation of the business can be contained within the residential curtilage.

POLICY BOV EE6 Ensuring High-quality Digital Communications

1. The provision of dependable ultrafast fibre broadband infrastructure and modern mobile telecommunications services to commercial, residential and community properties is a top priority and will be supported.
2. All new business developments are to be served by ultrafast fibre broadband infrastructure unless it can be documented by the developer through consultation with relevant service providers that it is not possible, practical or commercially viable.
3. To assure required service levels, any new infrastructure providing ultrafast fibre broadband and/or modern mobile telecommunication services will be supported provided any proposal meets the following criteria:
 - a. The siting and appearance of equipment does not have a significant adverse impact on the character and appearance of the surrounding area or on the amenity of nearby residents and businesses.
 - b. Any equipment installed on existing buildings and structures is sympathetically designed.
 - c. If freestanding new masts are proposed, it has to have been demonstrated that it is not possible to site the equipment on or in an existing building or structure.

**Figure 6 Bovington Airfield**

Travel, Transport and Parking

Providing sustainable transport options is the key to improving traffic issues in Bovingdon village.

POLICY BOV T1 Safer Roads

All major development proposals should include options for reducing the impact of their developments proposals on the already high volumes of traffic passing through the village, particularly on residential roads. In the long term, these options may include contributions towards changing the road system to reduce, divert or bypass those roads most affected.

POLICY BOV T2 Public Transport Infrastructure

To encourage greater use of public transport, public transport provision should be enhanced through S106 contributions/CIL funding or other funding mechanisms. Provision can include bus services, taxis and other publicly available community/charitable passenger services.

POLICY BOV T3 Village Centre Parking

For every commercial or residential development proposal in the village centre, consideration must be given to including an improvement to the quality and quantity of on street and off-street parking provision to ensure that the proposal results in increased public car parking capacity. Solutions which respond to this requirement will be proportional to the size of the development proposal.

POLICY BOV T4 Encouraging Walking and Cycling

Where possible, major development proposals should deliver improvements to pedestrian/cycle routes to encourage walking and cycling. S106/CIL funding or other funding mechanisms should contribute in the first instance to the upgrade of the path from the village to Hemel Hempstead Railway Station as a safe pedestrian/cycle path. This could be achieved in two phases, the first to Little Hay Golf Course and the second from this point to the Railway Station.

Implementation and Monitoring

The full Action Plan which identifies spending priorities can be found in Appendix D of the full Neighbourhood Plan document.

POLICY BOV IM1 Funding Priorities

Bovingdon Parish Council will maintain, update and publish the Action Plan annually as a schedule of priorities to receive the benefit of funding from S106 agreements and any other funding streams such as a Community Infrastructure Levy.

Instructions

This consultation is open from 5 January 2023 until midnight on 17 February 2023. You can respond in one of two ways:

1. Completing the online response form accessible from the Neighbourhood Plan page of the parish council website [bovingdonparishcouncil.gov.uk](https://www.bovingdonparishcouncil.gov.uk) or via this link: <https://forms.office.com/r/kKrp2xAa57>
2. Completing this double-sided, removable response form and returning a scanned copy by email to office@bovingdonparishcouncil.gov.uk, dropping the form into the Parish Office at the Memorial Hall, or posting it to Bovington Parish Council, Memorial Hall, High St, Bovington, HP3 0HJ.

All responses received by midnight on 17 February 2023 will be considered and may be used to amend the Pre-Submission Neighbourhood Plan. If you require assistance with the response form, please contact the Bovington Parish Clerk on 01442 833036 or email office@bovingdonparishcouncil.gov.uk.

The full Neighbourhood Plan is available at:

https://www.bovingdonparishcouncil.gov.uk/Neighbourhood_Plan_22479.aspx

A hard copy of the Neighbourhood Plan can be made available for you to view by contacting the Parish Clerk on the number above or dropping into the Parish office during opening hours.

An open event will be held on Sunday 22 January between 11am and 1pm in the Memorial Hall. This will be a chance for you to view paper copies of the Plan, find out more about how to respond to the consultation, and talk to members of the Steering Group. Refreshments will be provided.

We look forward to your responses.



Figure 7 Jubilee Beacon, Bovington Green



Bovingdon Neighbourhood Plan Pre-Submission Consultation Form

This section must be completed in full for your response to be considered.

Responses will be available for public inspection.

Please mark this box to show your continued interest and allow Dacorum Council to contact you when the Neighbourhood Plan reaches the next stage of consultation.

Name	
Address	
Postcode	
Email address	
Are you a resident of Bovingdon Parish?	
If you are not a resident, please state company, organisation or client.	

If you are commenting on a policy, please quote the policy number and title, eg **BOV IM1** Funding Priorities. If you are commenting on other aspects of the full Neighbourhood Plan, please quote paragraph, page number or appendix.

You may use continuation sheets.

Policy/Para/Appendix	Comments

Bovingdon Neighbourhood Plan Pre-Submission Consultation Form

Policy/Para/Appendix	Comments