

Dacorum Local Plan (2020 – 2038): Emerging Strategy for Growth (for consultation)

Some of you may have already seen the draft proposals for the provision of new housing in the village as part of the Borough's emerging strategy for growth for the period 2020 – 2038, which have been published on the Borough Council's website.

Dacorum Borough Council is preparing a new Local Plan for the period 2020 to 2038. Once adopted, it will replace the Site Allocations Development Plan Document (adopted July 2017), the Core Strategy Development Plan Document (adopted September 2013) and those "saved" parts of the Dacorum Borough Local Plan (adopted May 2004). The Local Plan is being prepared in accordance with the Council's Local Development Scheme (LDS) (adopted July 2020).

The Bovingdon Delivery Strategy, which can be found on pages 256 - 261 of the draft plan, states that at least 240 homes will be provided over the period 2020-2038. The compact and built-up nature of Bovingdon limits opportunities for development on previously developed land in the settlement area. It also states that there is scope for some further redevelopment opportunities on the High Street and on the former Bobsleigh Hotel to the north east of the village. Included in the current allocation is land already allocated under the old plan for 40 homes on the site adjacent to Chesham Road/Molyneaux Ave. However the majority of the growth is to be accommodated through 'a sustainable urban extension of 150 homes' on a greenfield site on the village edge i.e. Land at Grange Farm, Green Lane (corner of Leyhill Road / Green Lane). The Borough Council has decided at this time against additional development on Land south of Homefield, Land rear of Green Lane / Louise Walk and Land at Duckhall Farm, Newhouse Road and on other sites that had been promoted by various land owners in and around the Village.

The Parish Council responded in depth to the Dacorum Issues and Options Consultation in December 2017, which at the time listed four sites that had been put forward by landowners for consideration for development. Since 2017, the Borough Council has also invited people to put forward other sites in the borough for consideration for

development and several other sites in the village have been identified but not consulted on.

A number of meetings between your local Borough Councillors and Dacorum Council officers have taken place over recent months in order to reinforce the view that Bovingdon would be unable to cope with large scale development. We are therefore pleased to note that currently the proposals for Bovingdon are very much reduced.

If all the sites that had been put forward for development had been allowed, the Parish Council estimates that the village would have been facing an increase of 800 - 1,000 new homes.

The Parish Council has always been protective of the Green Belt and regrets any proposal that seek to remove land from the Green Belt for development. However it would be unrealistic to expect the Village not to bear some of the governments requirements for new homes and in principal we support the Borough's proposals, which are in line with the suggestions for growth in the other large villages in the Borough, namely, Kings Langley and Markyate. The additional development will provide funding towards improvements to infrastructure within the Village. Currently the level of financial contribution that would go directly to the Village will be increased by 60% if we have an adopted Neighbourhood Plan in place prior to the commencement of any additional development.

These proposals are currently in draft form and have yet to be ratified by the full Dacorum Borough Council before going out for consultation. We understand that consultation process will commence in November, and will run for eight weeks. Needless to say we will keep residents informed and up to date on this vitally important document.

Councillor Graham Barrett
Chairman, Bovingdon Parish Council