



# Strategic Housing Land Availability Assessment Update October 2023


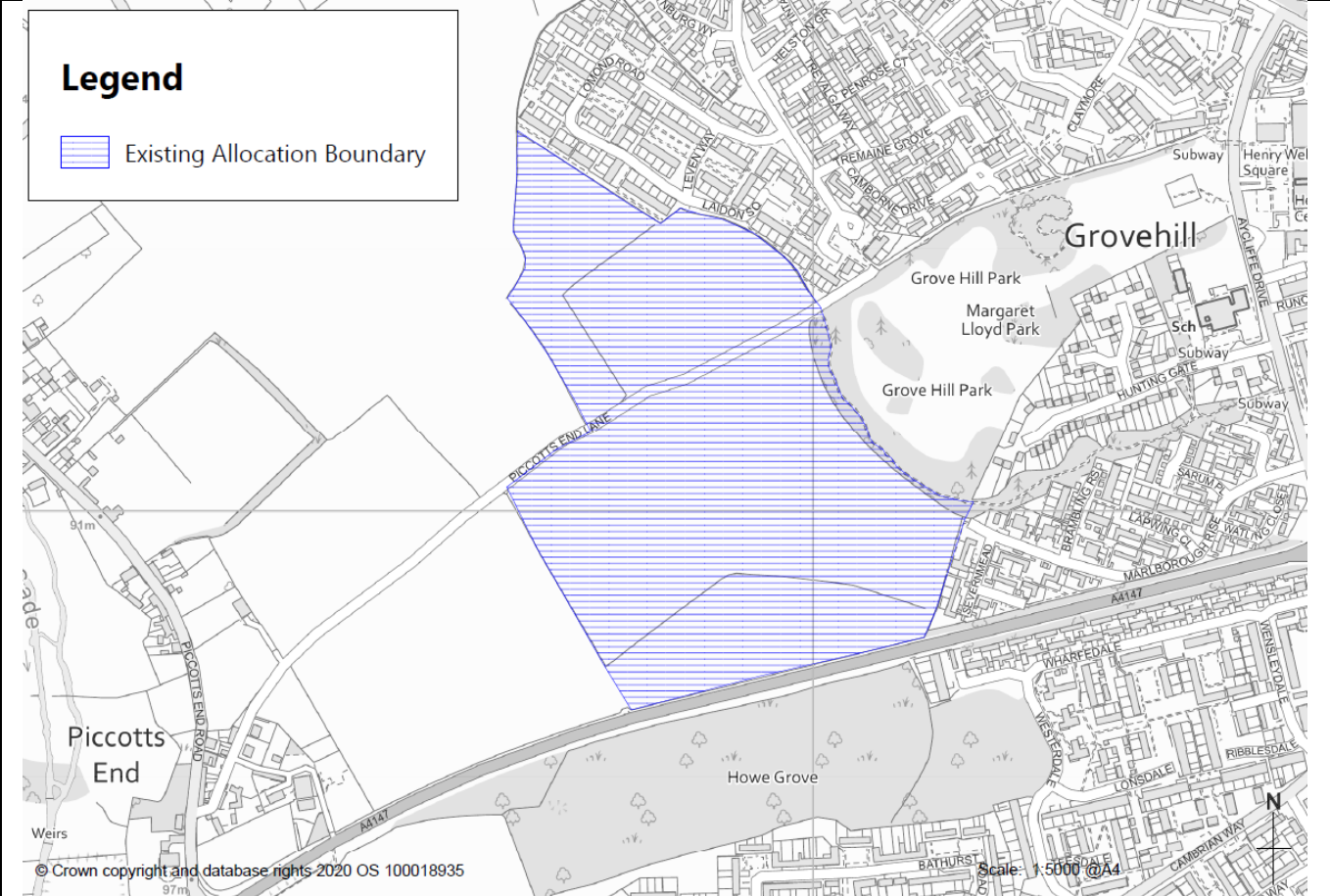
## **Appendix B: Review of Existing Housing Allocations**

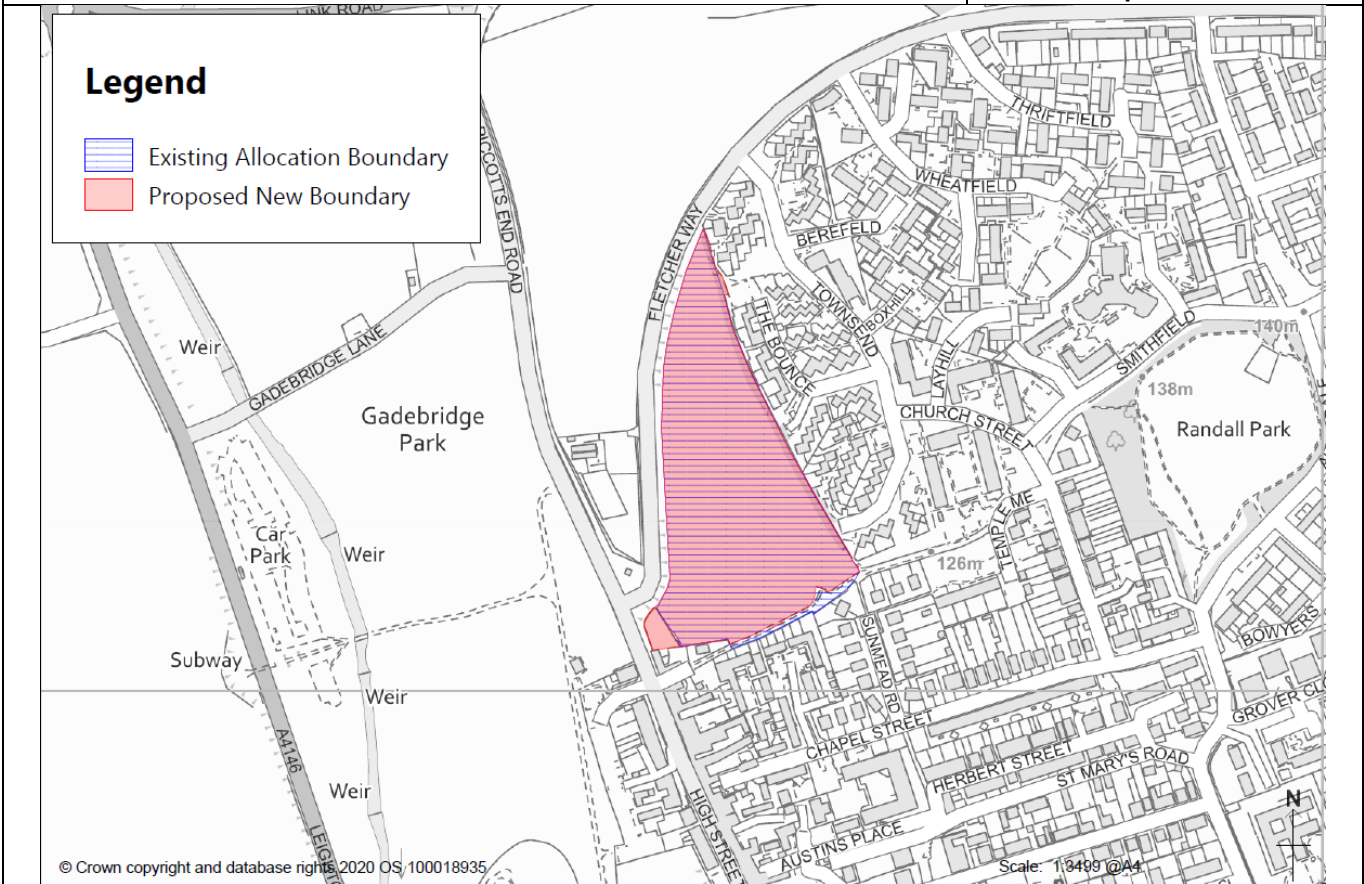
**Dacorum Local Plan 2024-2040**

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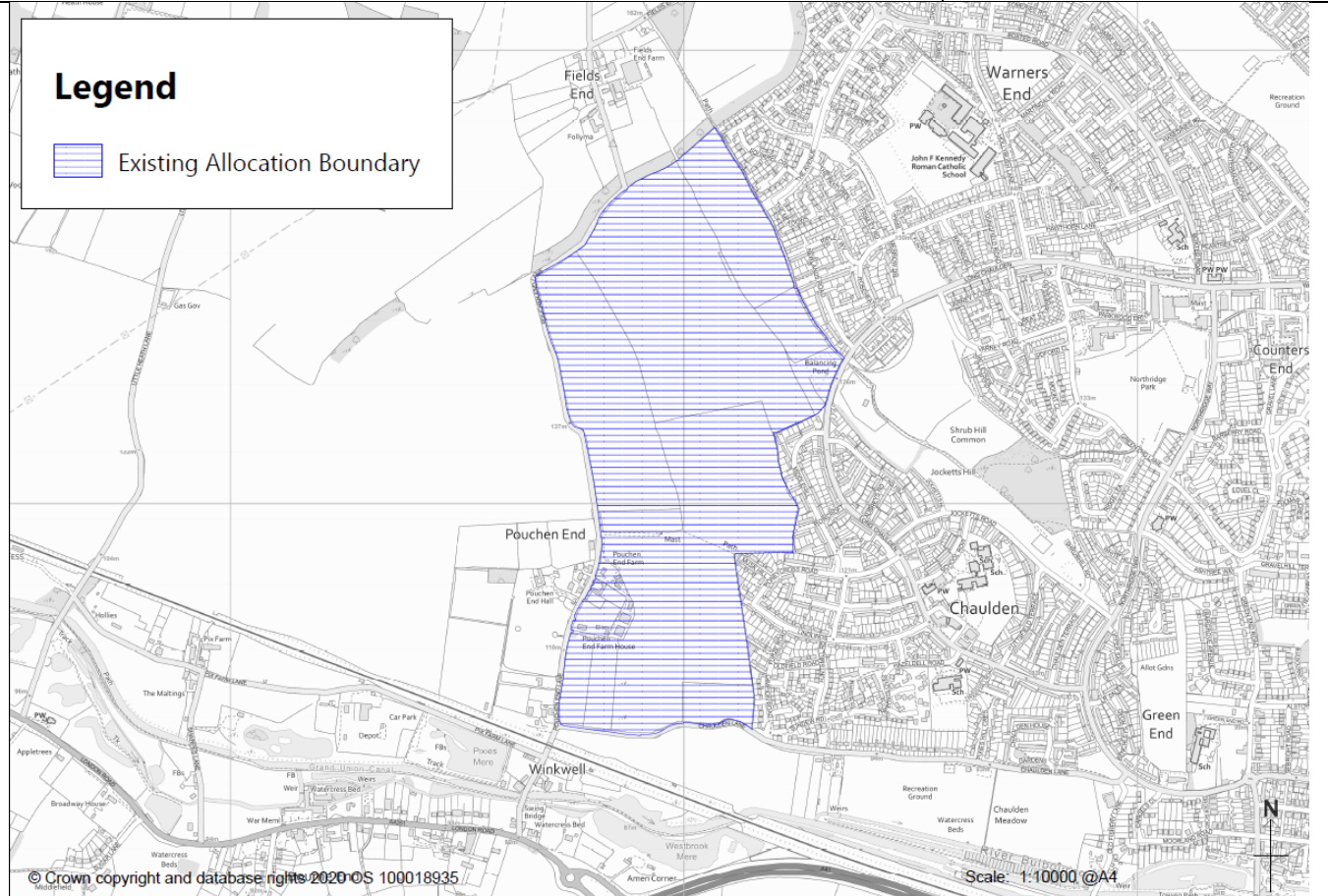
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# Local Allocations “LA”

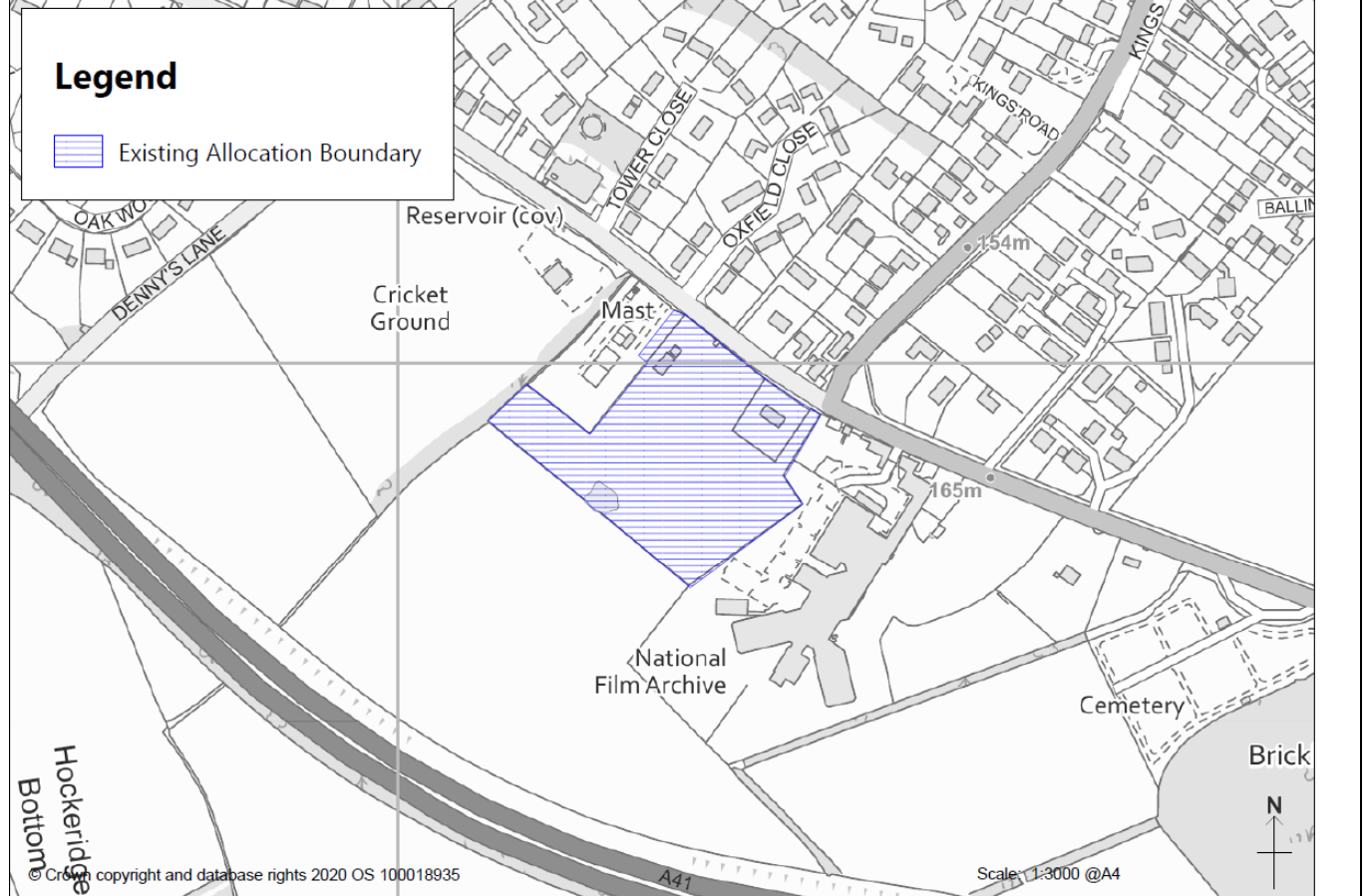
Allocation: LA1 – Marchmont Farm	Hemel Hempstead	
<div data-bbox="124 277 564 474"> <p><b>Legend</b></p> <p> Existing Allocation Boundary</p> </div>  <p>© Crown copyright and database rights 2020 OS 100018935</p>		
<b>Previous allocation: 350 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 385 dwellings</b>		
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 part
<p><i>Further comments:</i> Application 19/02749/MOA received 28 October 2019. A new application is expected to be submitted in due course in light of Habitats Regulations Assessment. Small area of land (Dacorum-owned land) received planning permission 10 July 2023 (22/01258/MFA). There is the potential to deliver an additional 35 dwellings on top of the existing allocation figure.</p>		
<p><b>Proposed allocation following review:</b> Retain the Emerging Strategy for Growth draft allocation for around 382 dwellings, reflecting the status of both applications on this site. Ensure the site-specific policy aligns with the strategy of the new Local Plan.</p>		



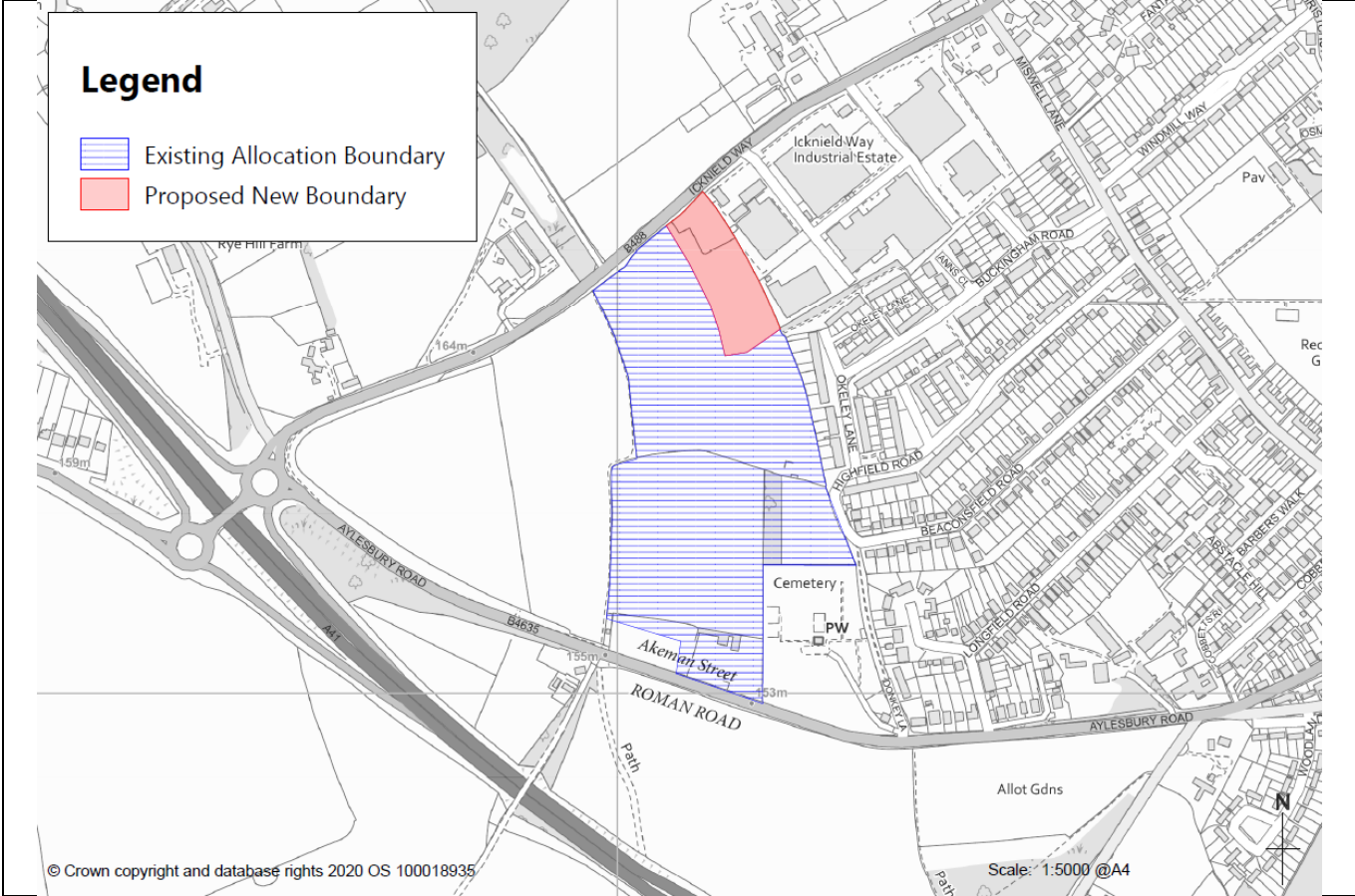
<b>Previous allocation: 80 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 90 dwellings</b>		
Is the development completed or under construction?	No	
Does all or part of the site have full/outline planning permission	No	
Is all or part of the site subject to a live application	No	
Is there interest in delivering the site in the next five years?	No	
Is there a reasonable prospect that the remainder will come forward by 2040?	Yes	Retain allocation/ review potential
<i>Further comments:</i> This site is Council owned land. Council is actively looking to progress the site however there is no evidence to suggest that the site will be achievable in the short term (5 years). Site has the potential to be further optimised, and the development potential can be increased to approximately 90 dwellings.		
<b>Proposed allocation following review:</b> Retain the Emerging Strategy for Growth draft allocation for around 90 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.		



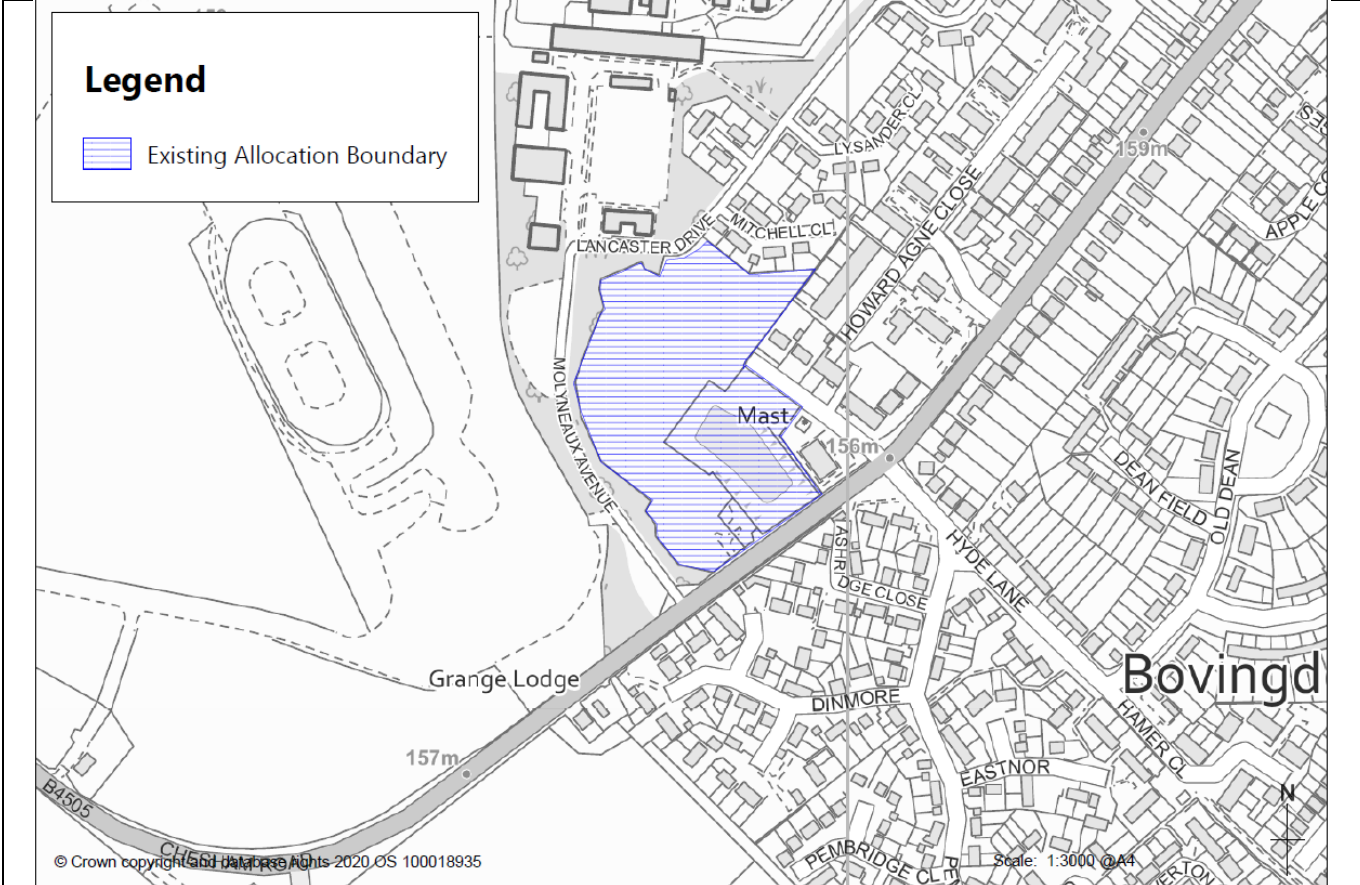
<b>Previous allocation: 900 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 1,150</b>		
Is the development completed or under construction?	No	
Does all or part of the site have full/outline planning permission	Yes - Part	Delete Allocation
Is all or part of the site subject to a live application	No	
Is there interest in delivering the site in the next five years?	Yes – Part	Review potential
<p><i>Further comments:</i> A hybrid application (4/03266/18/MFA) received planning permission on 3<sup>rd</sup> December 2021. 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.</p>		
<p><b>Proposed allocation following review:</b> Delete the Emerging Strategy for Growth draft allocation for 1,150 dwellings as it now forms part of the housing supply. Smaller parcels of land re-evaluated in the SHLAA.</p>		



<b>Previous allocation: 40 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 40 dwellings</b>		
Is the development completed or under construction?	maybe	
Does all or part of the site have full/outline planning permission	Yes - all	Delete allocation
<i>Further comments:</i> The site was granted planning permission on the 26 <sup>th</sup> March 2021 (reference 20/02021/MFA) for extra care (Class C2) development. Site is currently under construction.		
<b>Proposed allocation following review:</b> Remove draft allocation from the Emerging Strategy for Growth, as the whole site has planning permission and is under construction.		



<b>Previous allocation: 200 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 50 homes</b>		
Is the development completed or under construction?	Yes - part	Delete - Part
Does the remaining 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 2040?	Unsure	Delete – Part Include in Study
<p><i>Further comments:</i> The majority of the site is under construction or completed. A small area was previously allocated to deliver new employment opportunities. A planning application on this part of the site for a Class E discount foodstore was submitted in June 2022 and subsequently withdrawn in October 2022 (22/01962/MFA). There has since been a revised application submitted (23/00662/MFA) however this was refused on the 28<sup>th</sup> September 2023. Since there is now evidence that there is a reasonable prospect of employment generating uses coming forward on the site coming forward, it should be retained accordingly.</p>		
<p><b>Proposed allocation following review:</b> Delete draft allocation for around 50 homes.</p>		

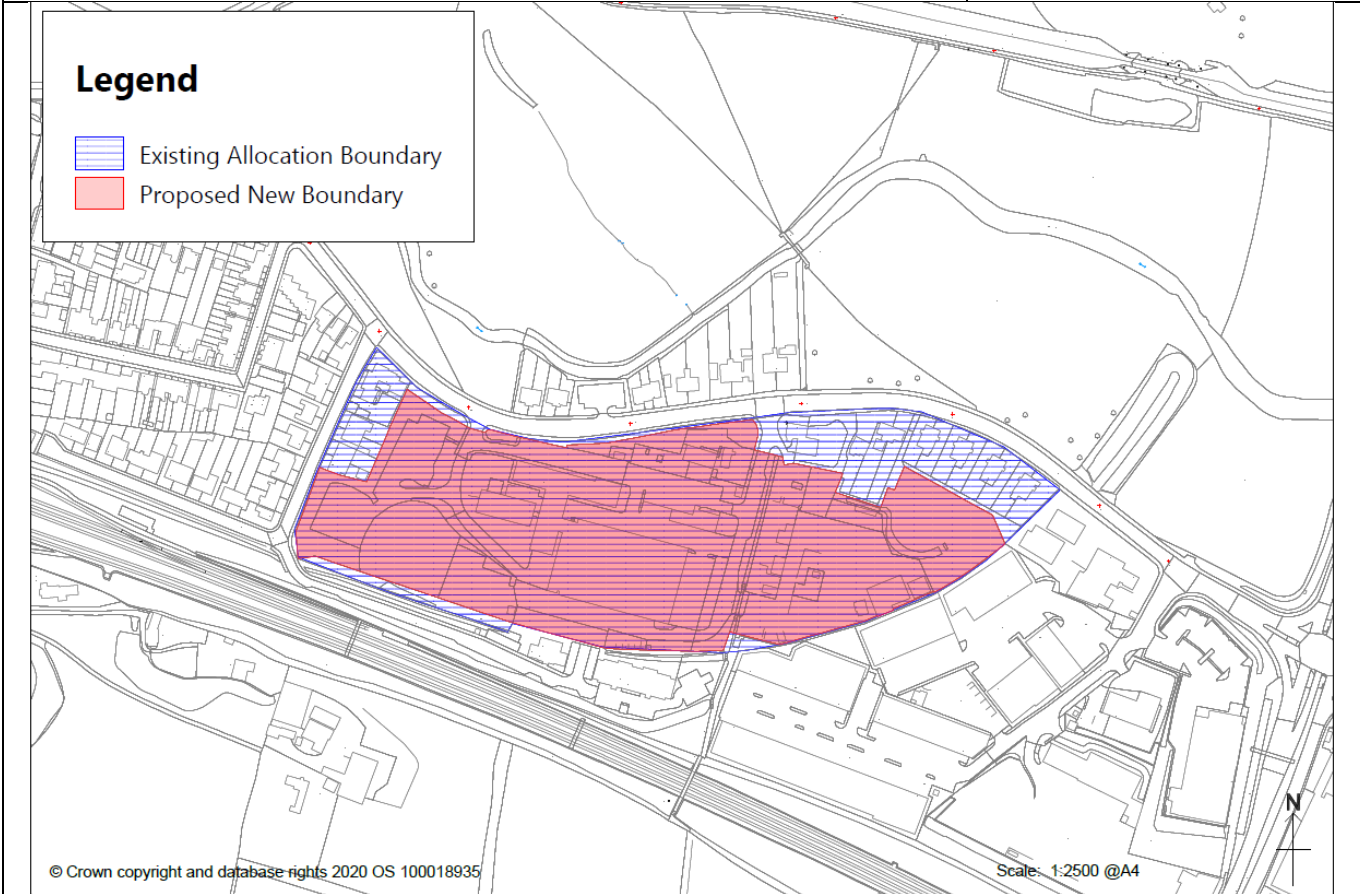


<b>Previous allocation: 60 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 40 dwellings</b>		
Is the development completed or under construction?	No	
Does all or part of the site have full/outline planning permission	No	
Is all or part of the site subject to a live application	Yes – All	Retain allocation.
Further comments: A planning application was received on the 6 <sup>th</sup> September 2023 (23/02178/MFA) and is currently with the planning case officer.		
<b>Proposed allocation following review:</b> Retain draft allocation for around 40 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.		



# Housing Allocations “H/”

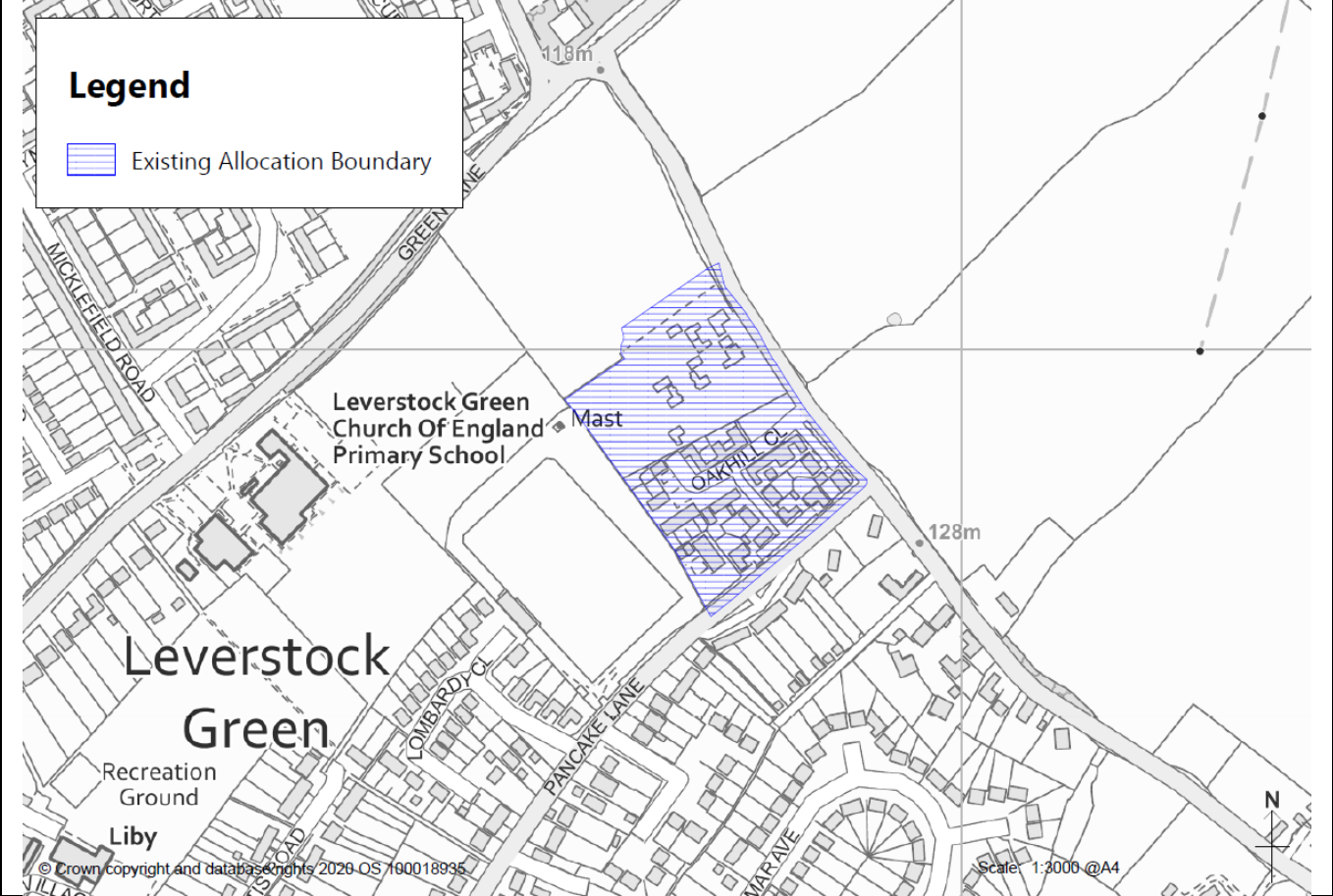
Allocation: H/1 – Land rear of 186-202 Belswains Lane		Hemel Hempstead	
<b>Previous allocation: 10 dwellings</b>			
<b>Emerging Strategy Allocation: Deleted</b>			
Is the development completed or under construction?	No	↓	
Does all or part of the site have full/outline planning permission	No	↓	
Is all 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 2040?	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 site assessment update where it will be reviewed.</p>			
<p><b>Proposed allocation following review:</b> 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 2040. 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>			



<b>Previous allocation: 350 dwellings</b>		
<b>Emerging Strategy Allocation: 400 dwellings</b>		
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 an application for this site in the short term, and this is likely to occur ahead of adoption of the new Local Plan. An application has been submitted for 440 dwellings on this site and is currently being considered.		
<b>Proposed allocation following review:</b> Increase draft Emerging Strategy for Growth allocation from around 400 to around 440 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.		

Allocation: H/3 – Land at Westwick Farm, Pancake Lane

Hemel Hempstead

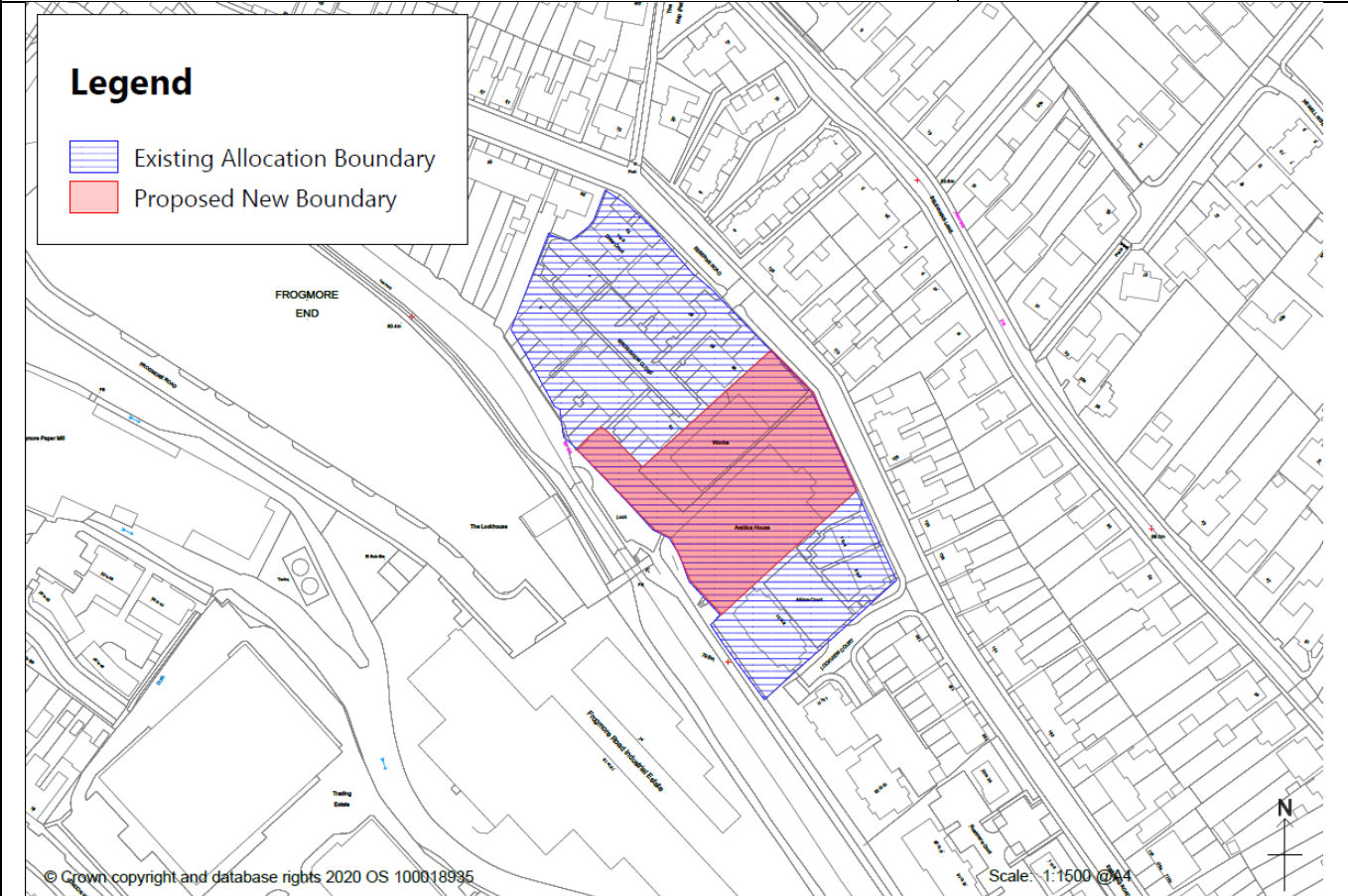


Previous allocation: 24 dwellings

Is the development completed or under construction?

Yes

Delete allocation



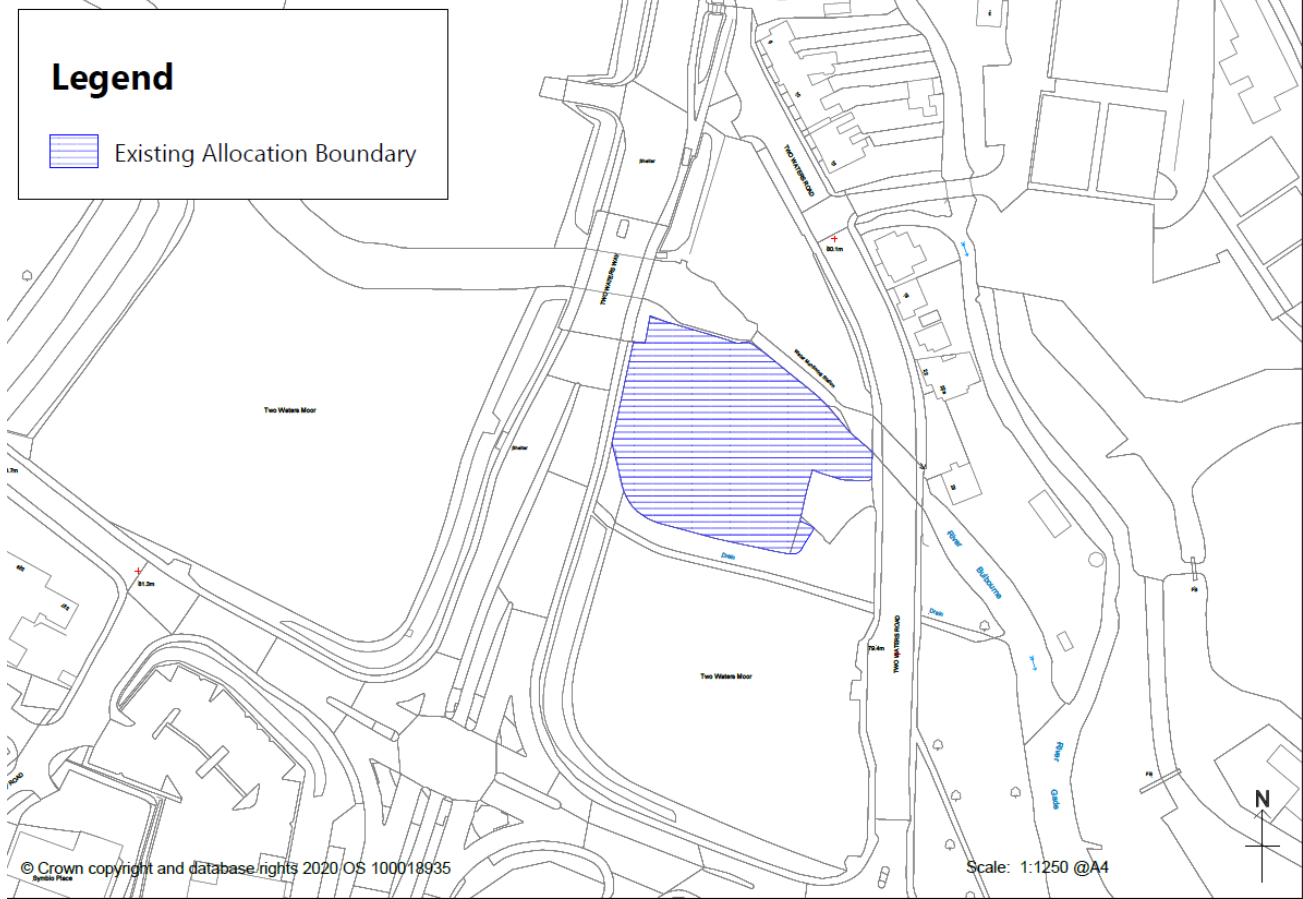
<b>Previous allocation: 30 dwellings</b>		
<b>Emerging Strategy Allocation: 30 dwellings</b>		
Is the development completed or under construction?	Yes - part	Delete part
Does part of the site have full/outline planning permission	No - part	↓
Is part of the site subject to a live application	No - part	↓
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 2040?	Unsure	Delete Part Include in Study
<i>Further comments:</i> Approximately two thirds of the site has planning permission and is completed and no longer need to be allocated. Development of the remaining part of the site is dependent on the relocation of the existing businesses, however to date, no such alternative site has been identified.		
<b>Proposed allocation following review:</b> The delivery of two thirds of the site has meant that the original allocation number has been met. Delete the remainder of the draft Emerging Strategy for Growth allocation as it is unclear that the site is available for development. 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.		

Allocation: H/5 – Former Hewdens Hire site

Hemel Hempstead

**Legend**

 Existing Allocation Boundary




**Previous allocation: 36 dwellings**

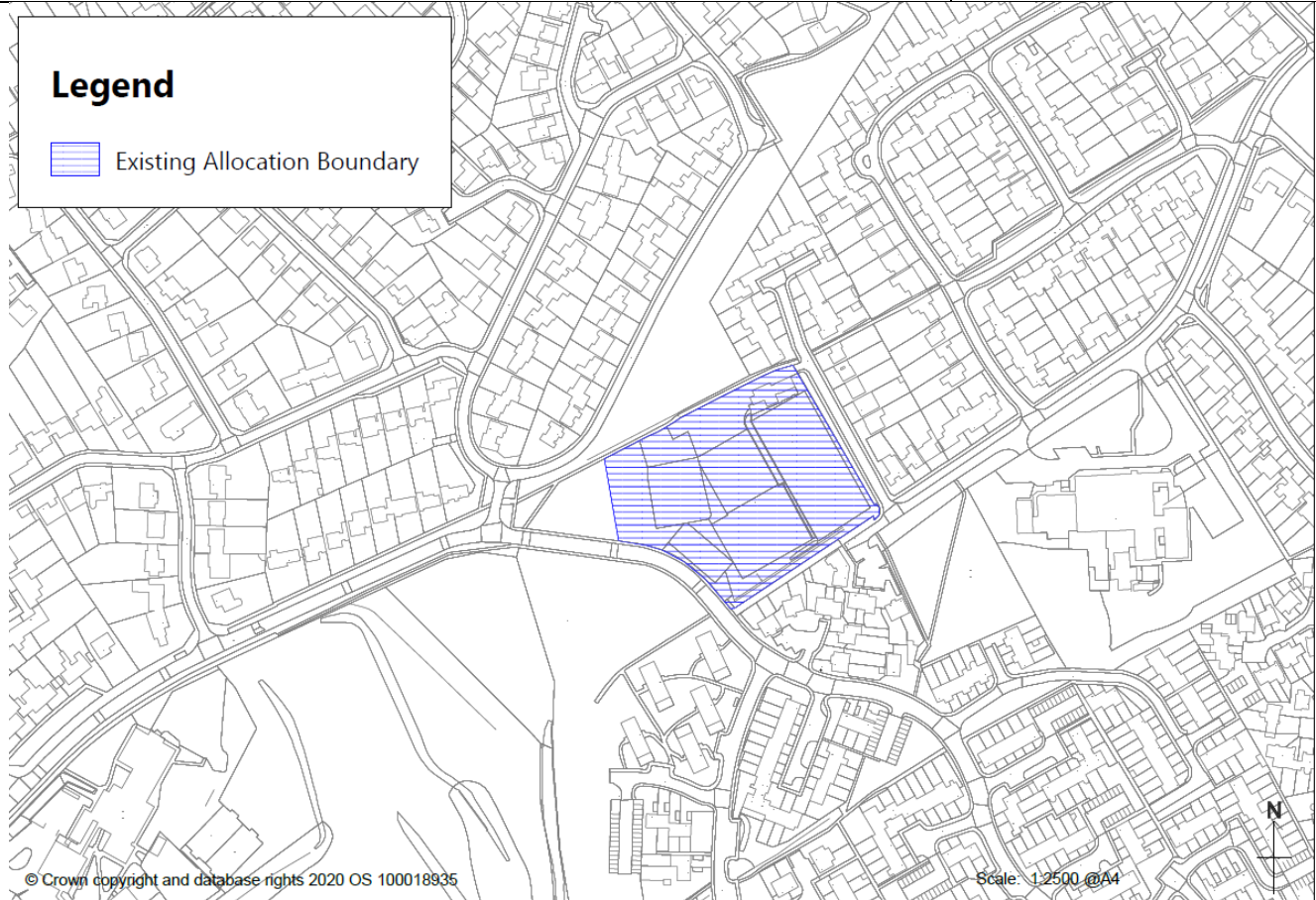
Is the development completed or under construction?

Yes

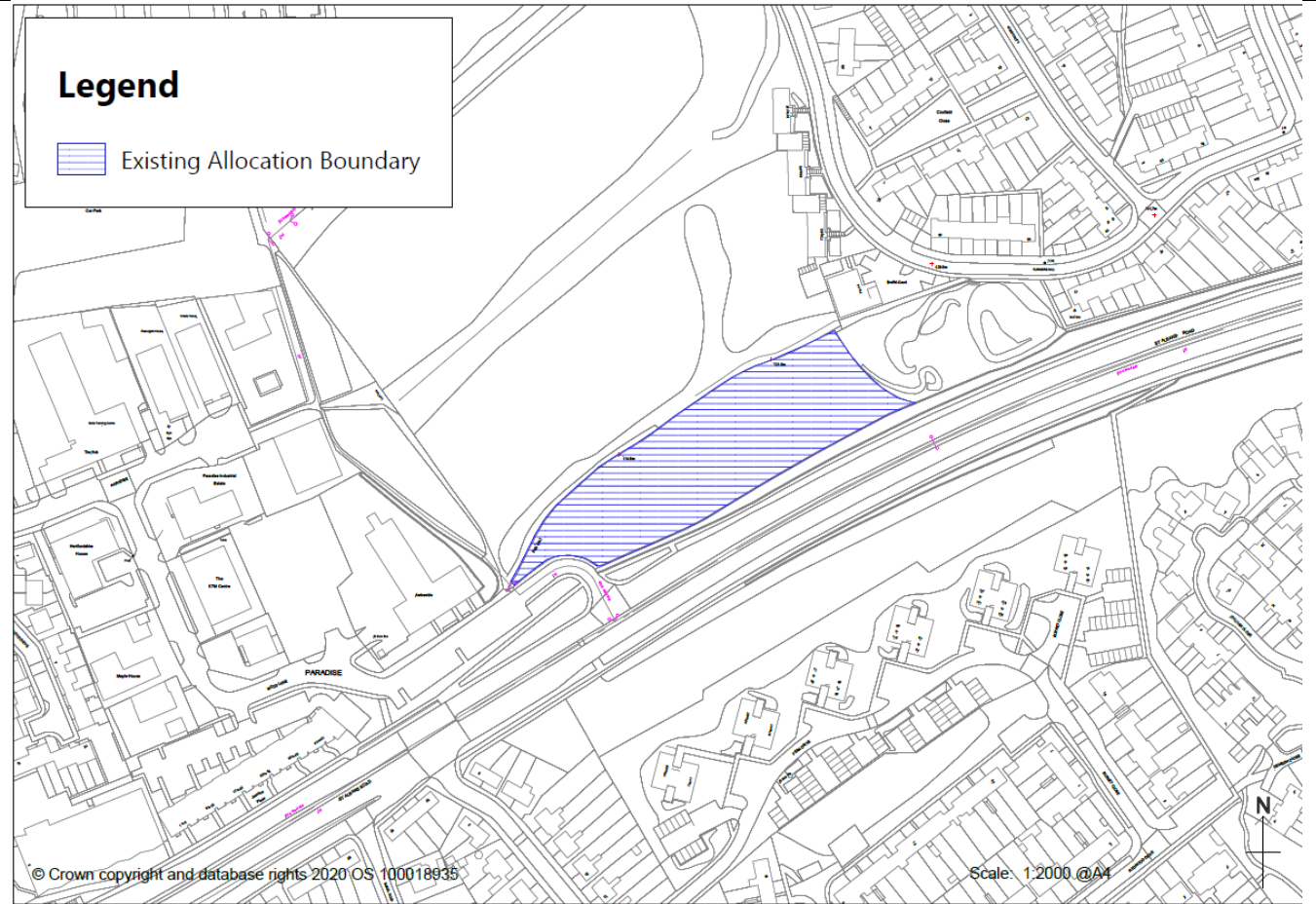
Delete allocation

**Legend**

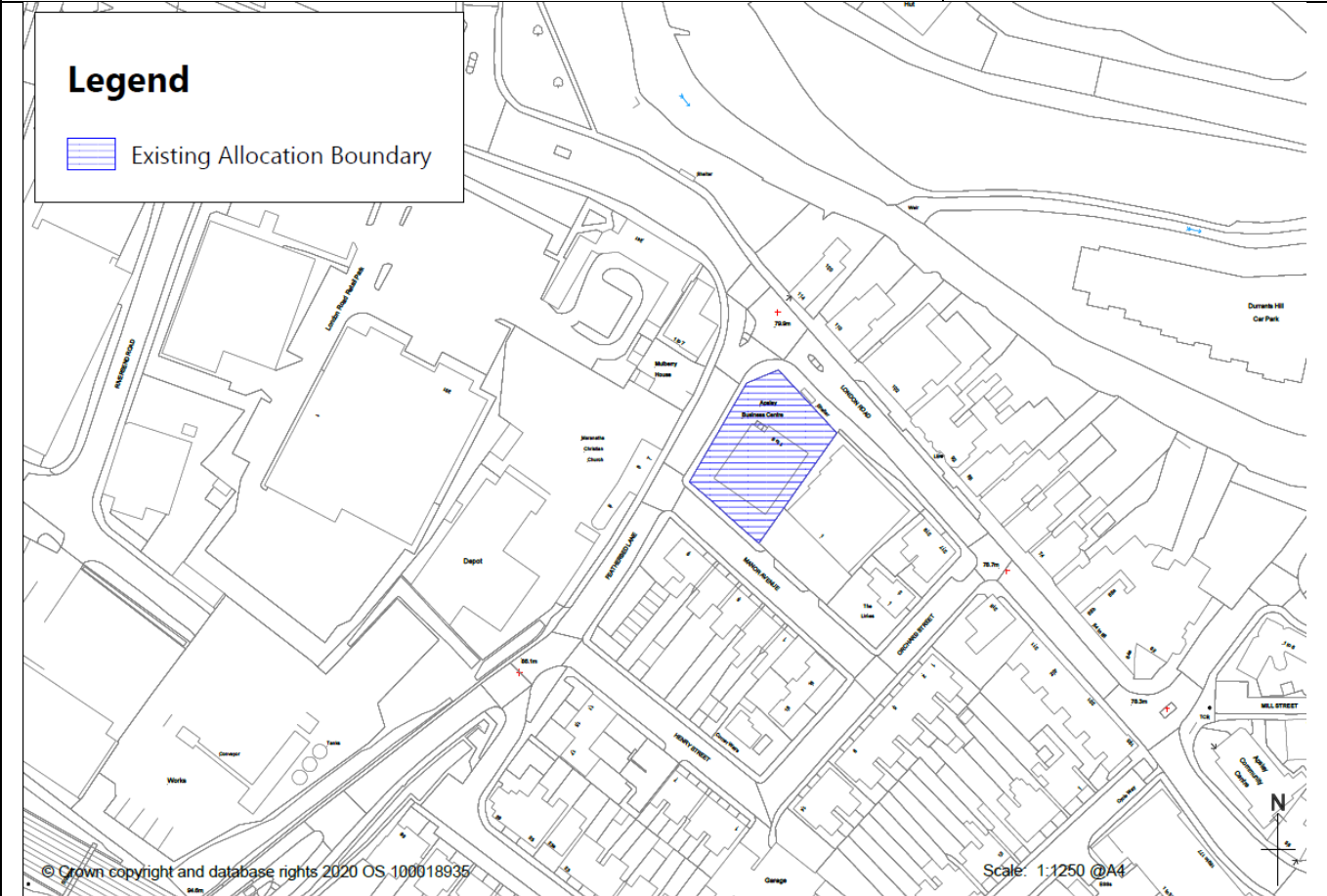
 Existing Allocation Boundary



<b>Previous allocation: 25 dwellings</b>		
<b>Emerging Strategy Allocation: Deleted</b>		
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 2040?	Unsure	Delete allocation Include in study
<i>Further comments:</i> 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.		
<b>Proposed allocation following review:</b> 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.		

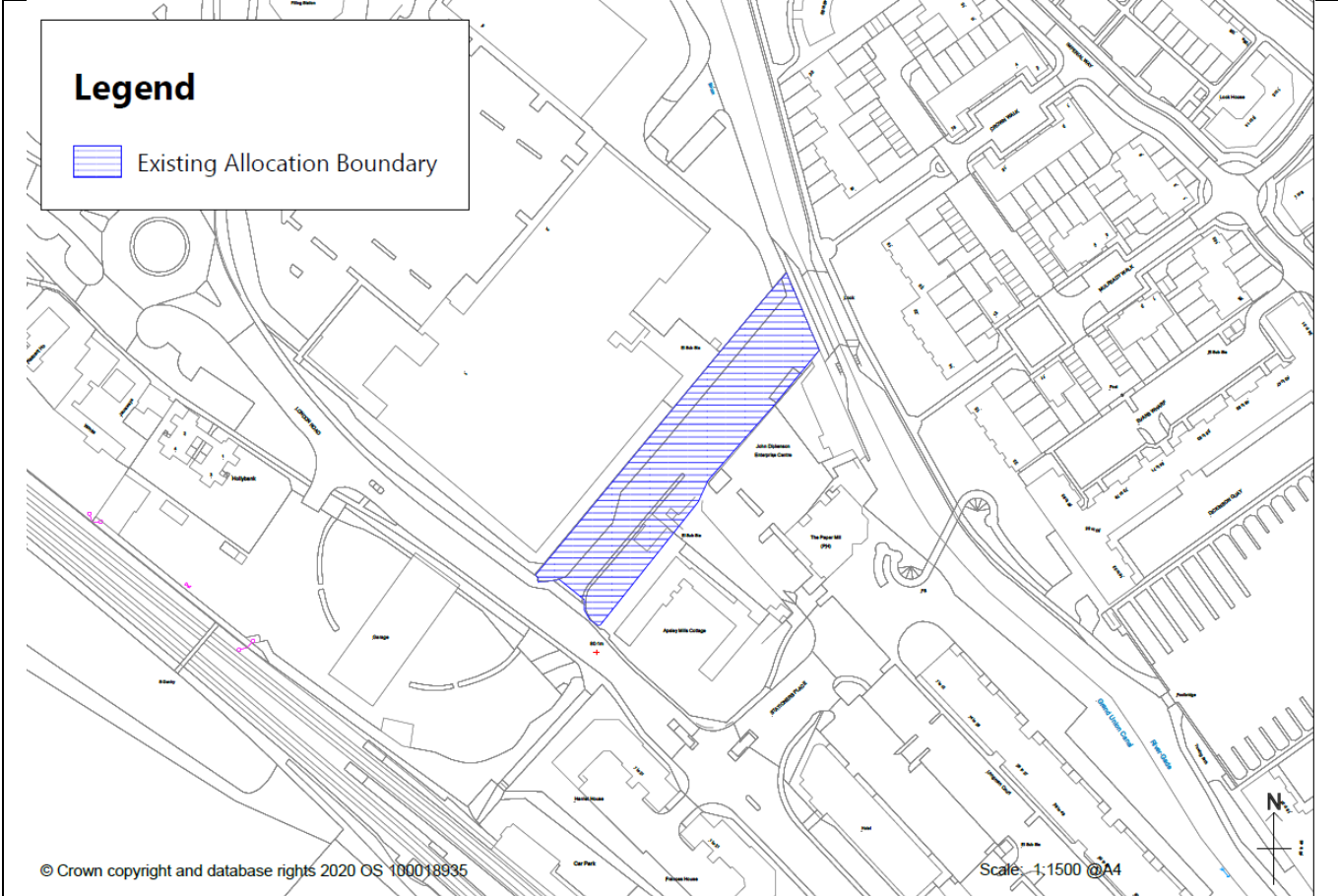


<b>Previous allocation: 43 dwellings</b>	
<b>Emerging Strategy Allocation: 60 dwellings</b>	
Is the development completed or under construction?	Yes   Delete Allocation
<i>Further comments:</i> The site has planning permission (20/02519/MFA) and is under construction.	
<b>Proposed allocation following review:</b> Delete allocation.	



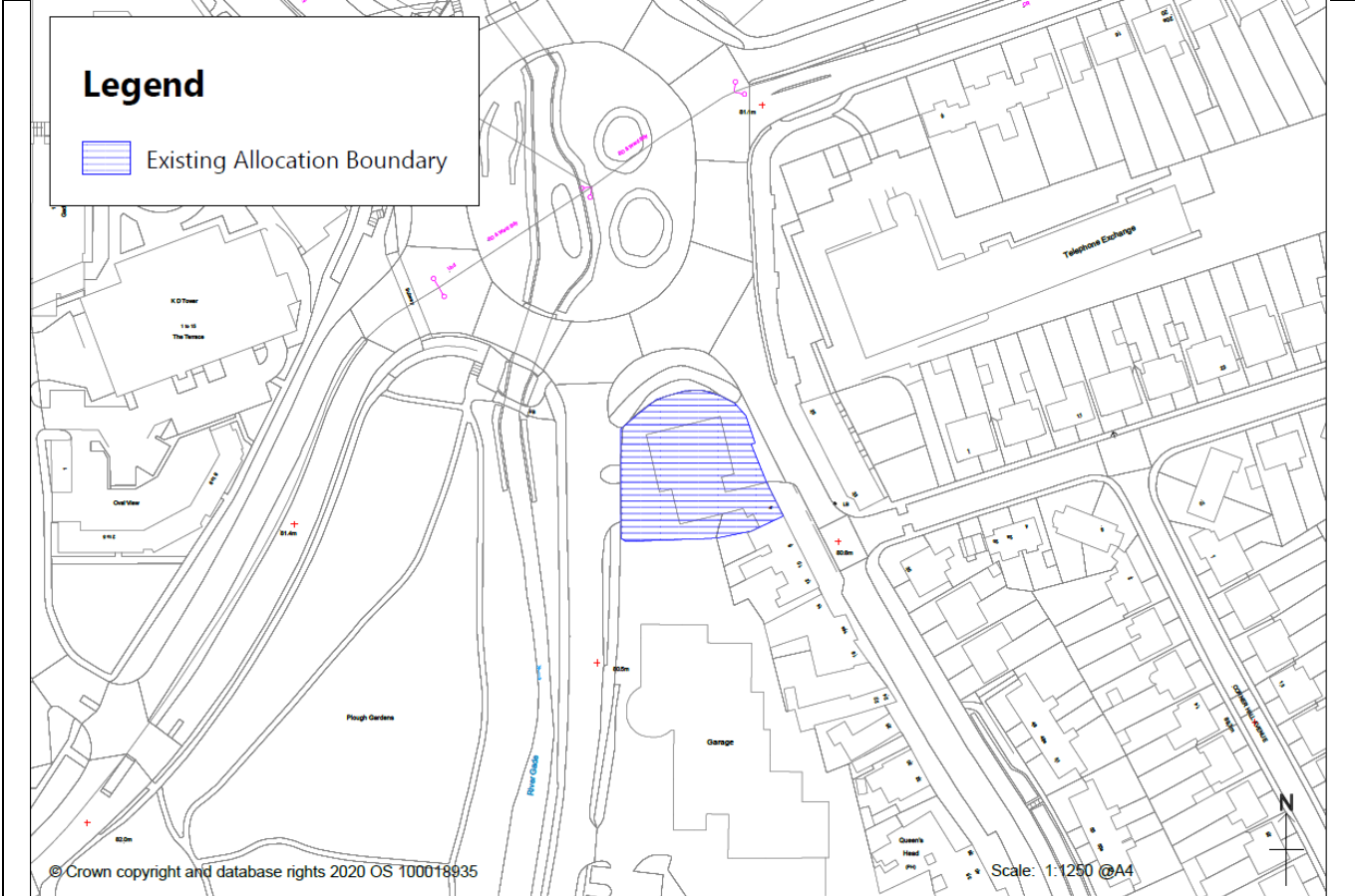
<b>Previous allocation: 10 dwellings</b>		
<b>Emerging Strategy Allocation: 10 dwellings</b>		
Is the development completed or under construction?	No	
Does all or part of the site have full/outline planning permission	No	
Is all or part of the site subject to a live application	No	
Is there interest in delivering the site in the next five years?	No	
Is there a reasonable prospect that the site will come forward by 2040?	Unsure	Delete Allocation Include in study
<i>Further comments:</i> It is unlikely that the site will come forward for development within the plan period.		
<b>Proposed allocation following review:</b> Delete allocation for 10 dwellings 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.		





<b>Previous allocation: 31 dwellings</b>			
<b>Emerging Strategy Allocation: Deleted</b>			
Is the development completed or under construction?	<table border="1"> <tr> <td>Yes</td> <td>Delete allocation</td> </tr> </table>	Yes	Delete allocation
Yes	Delete allocation		

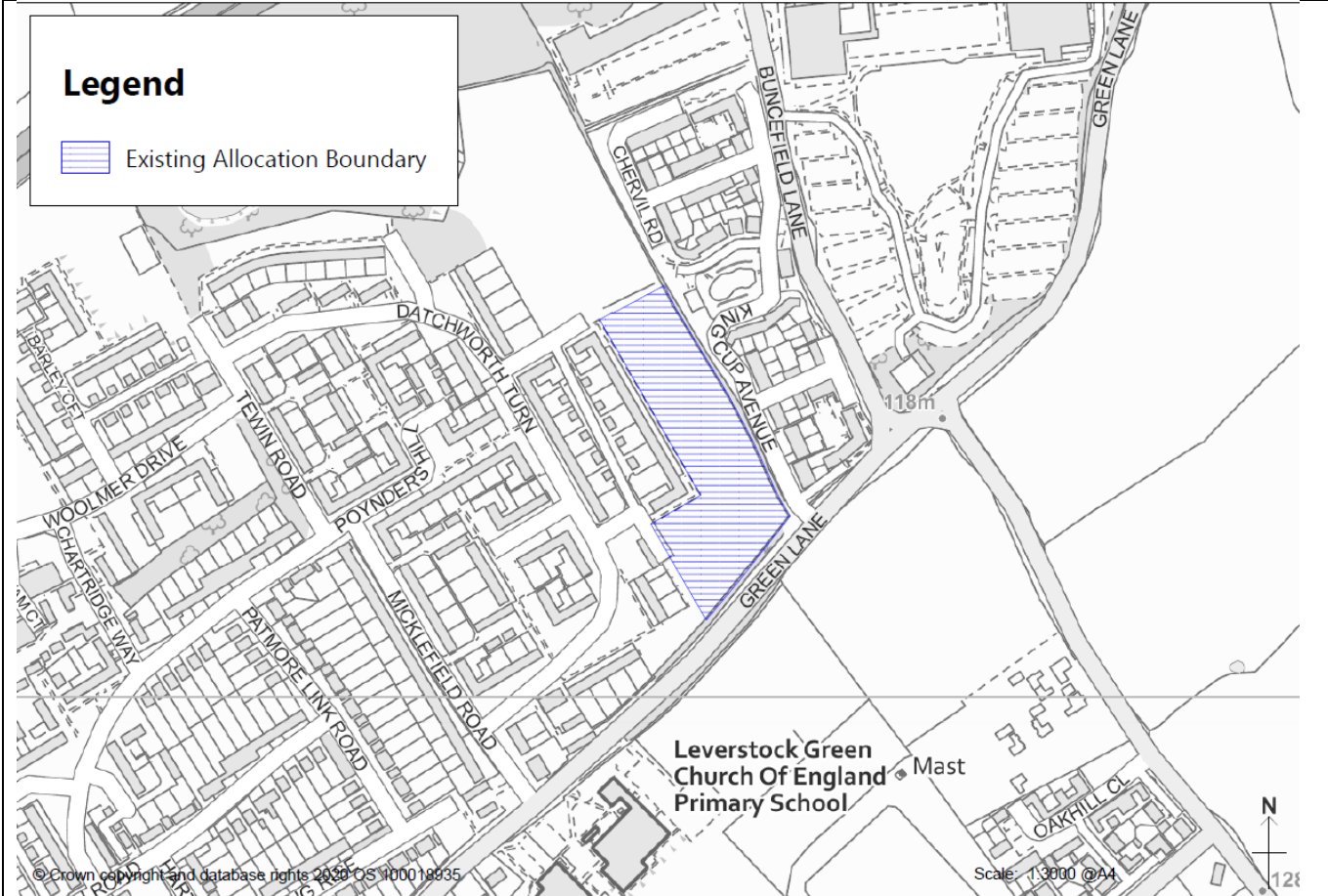
**Allocation: H/10 – The Point (former petrol filling station), Two Waters Road Hemel Hempstead**



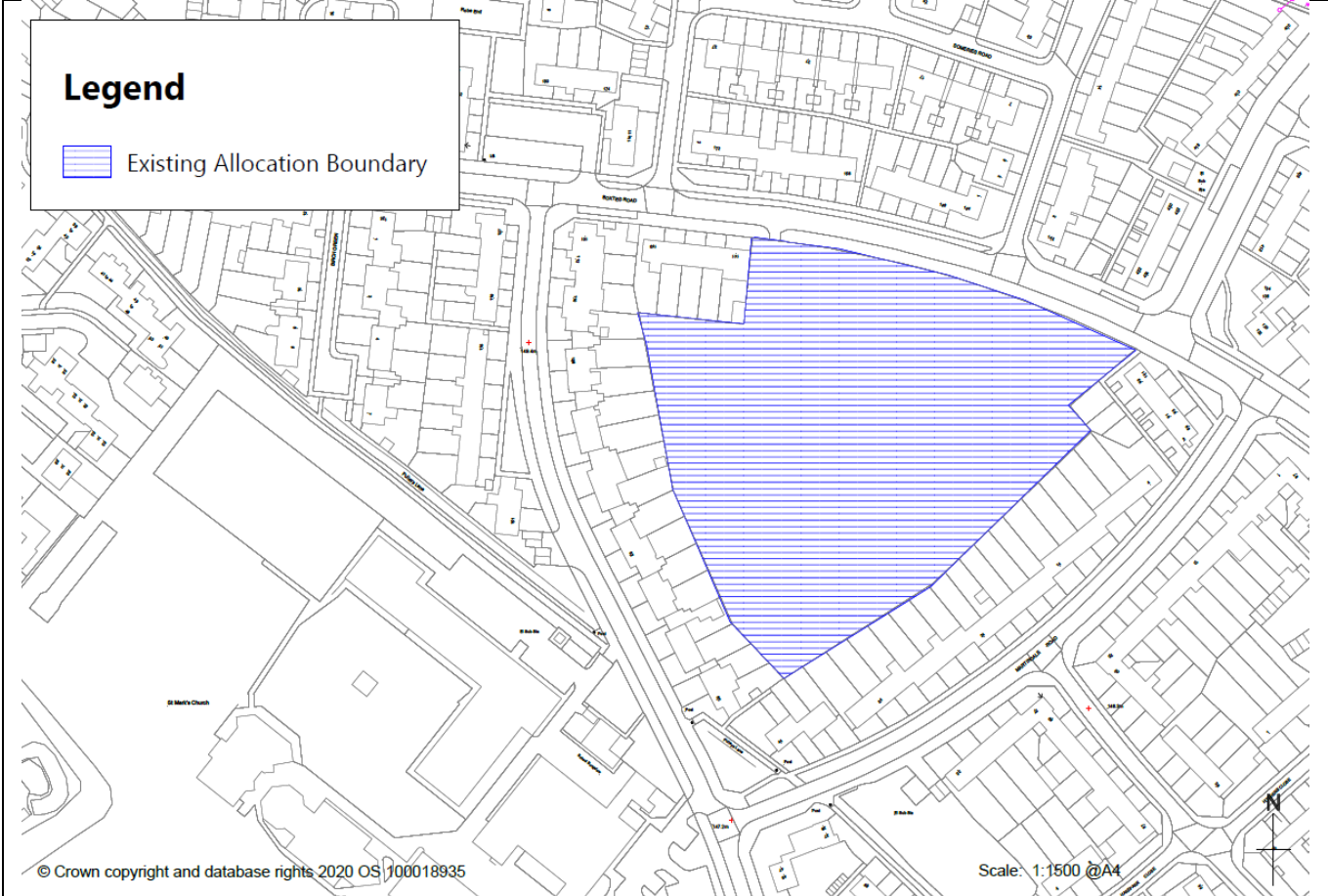
<b>Previous allocation: 25 dwellings</b>		
<b>Emerging Strategy Allocation: Merged with two waters north</b>		
Is the development completed or under construction?	No	↓
Does all or part of the site have full/outline planning permission	No	↓
Is all or part of the site subject to a live application	No	↓
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 2040?	Yes	Retain 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.



<b>Previous allocation: 32 dwellings</b>	
<b>Emerging Strategy Allocation: 50 dwellings</b>	
Does all or part of the site have full/outline planning permission	Yes Delete allocation
<i>Further comments:</i> The site has full planning permission (21/03089/MFA)	
<b>Proposed allocation following review:</b> Delete draft allocation for around 50 dwellings.	

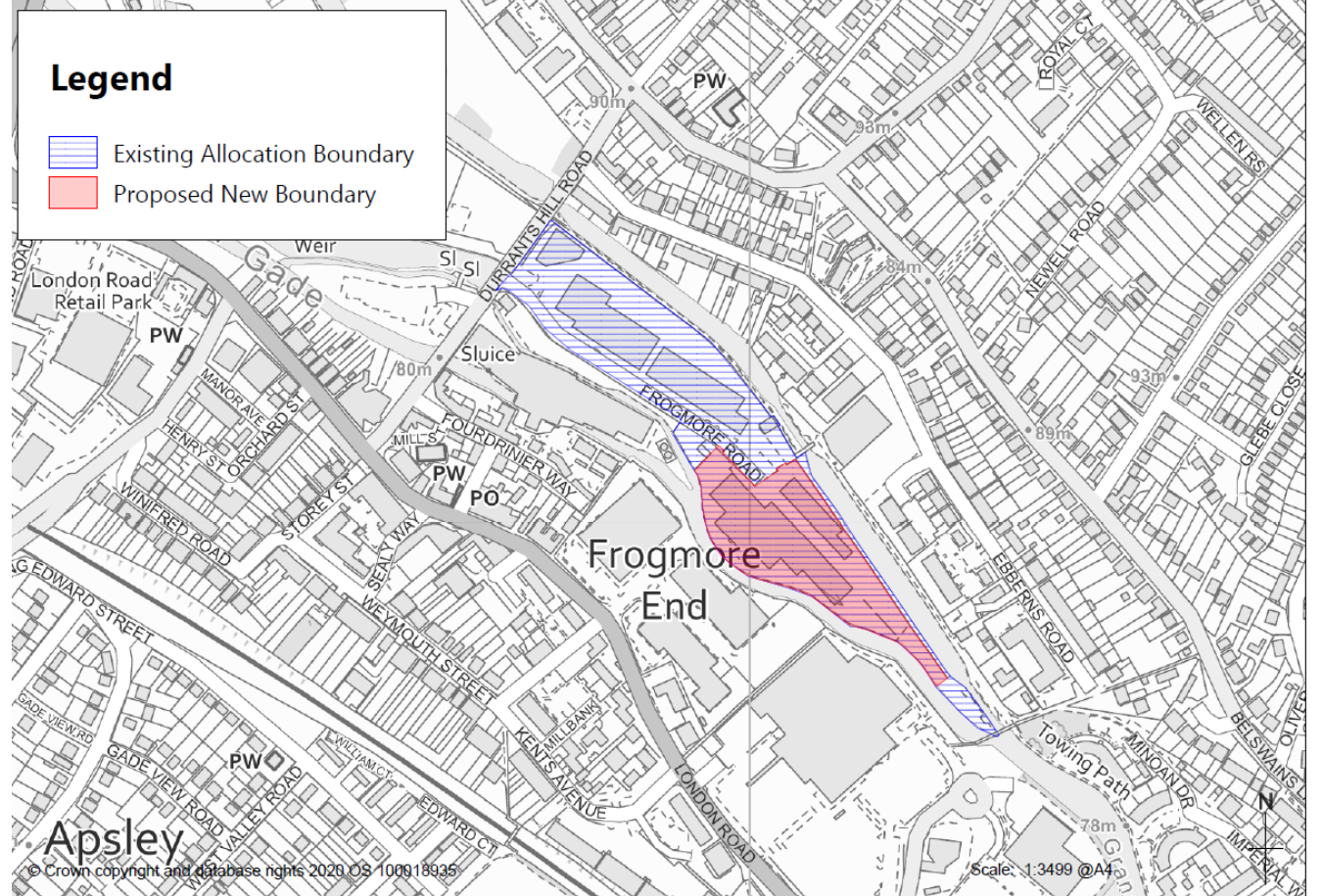


**Previous allocation: 66 dwellings**

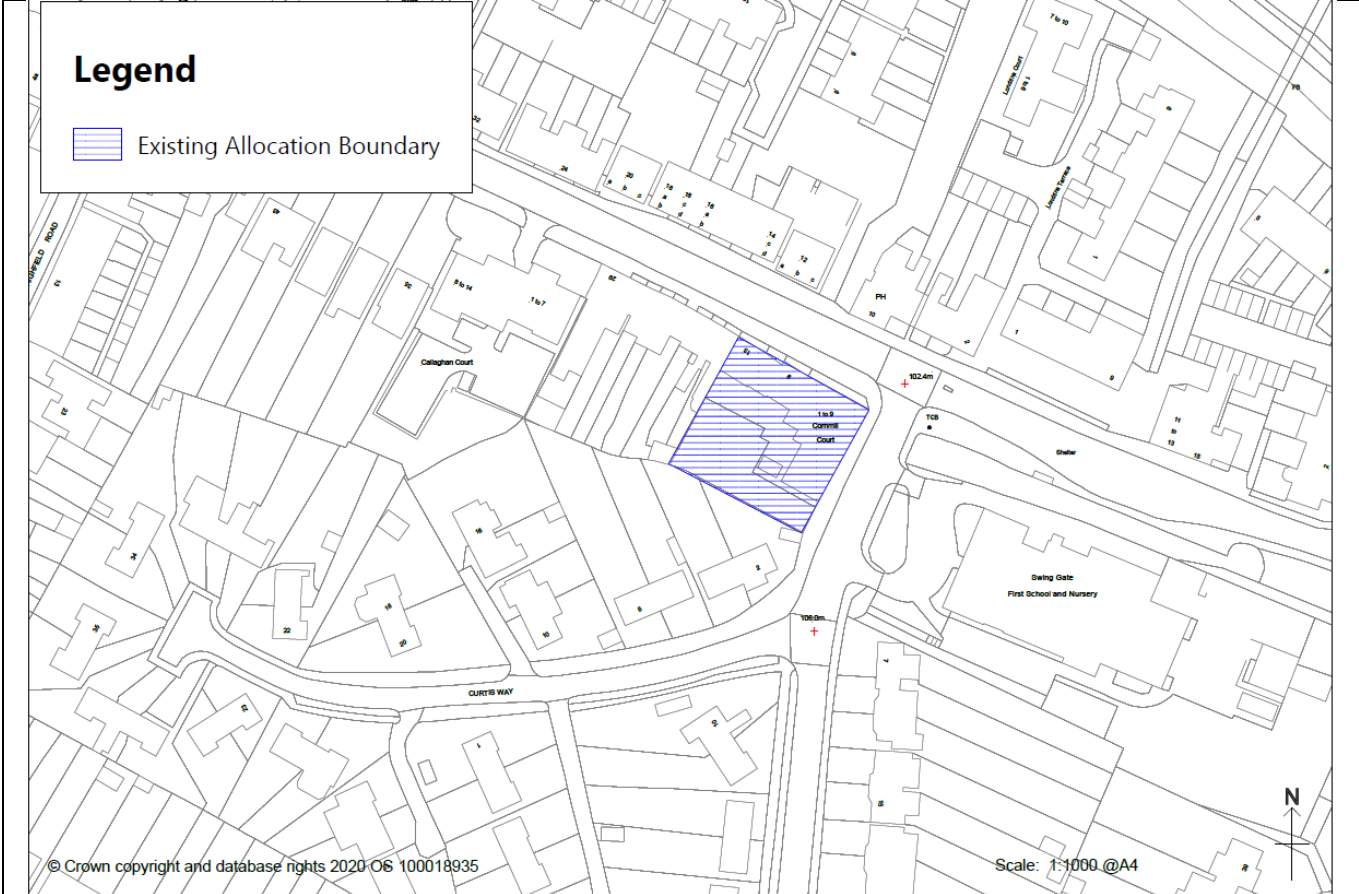
Is the development completed or under construction?

Yes

Delete allocation



<b>Previous allocation: 150 dwellings</b>		
<b>Emerging Strategy Allocation: 170 dwellings</b>		
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?	No	
Is there a reasonable prospect that the remainder will come forward by 2040?	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><b>Proposed allocation following review:</b> Retain draft allocation for 170 dwellings in line with the 2020 proposed amended boundary, and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p>		

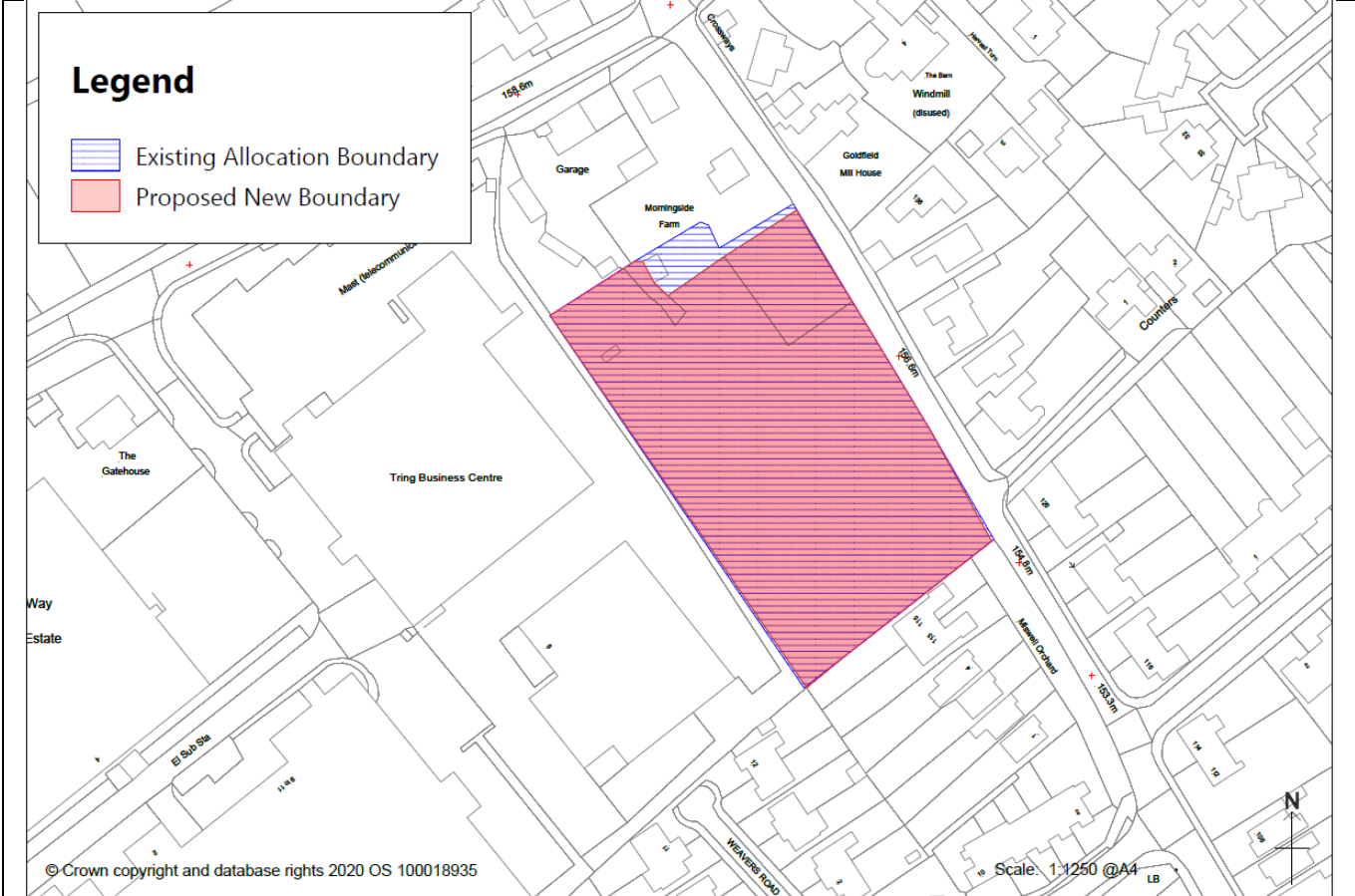


Previous allocation: 11 dwellings

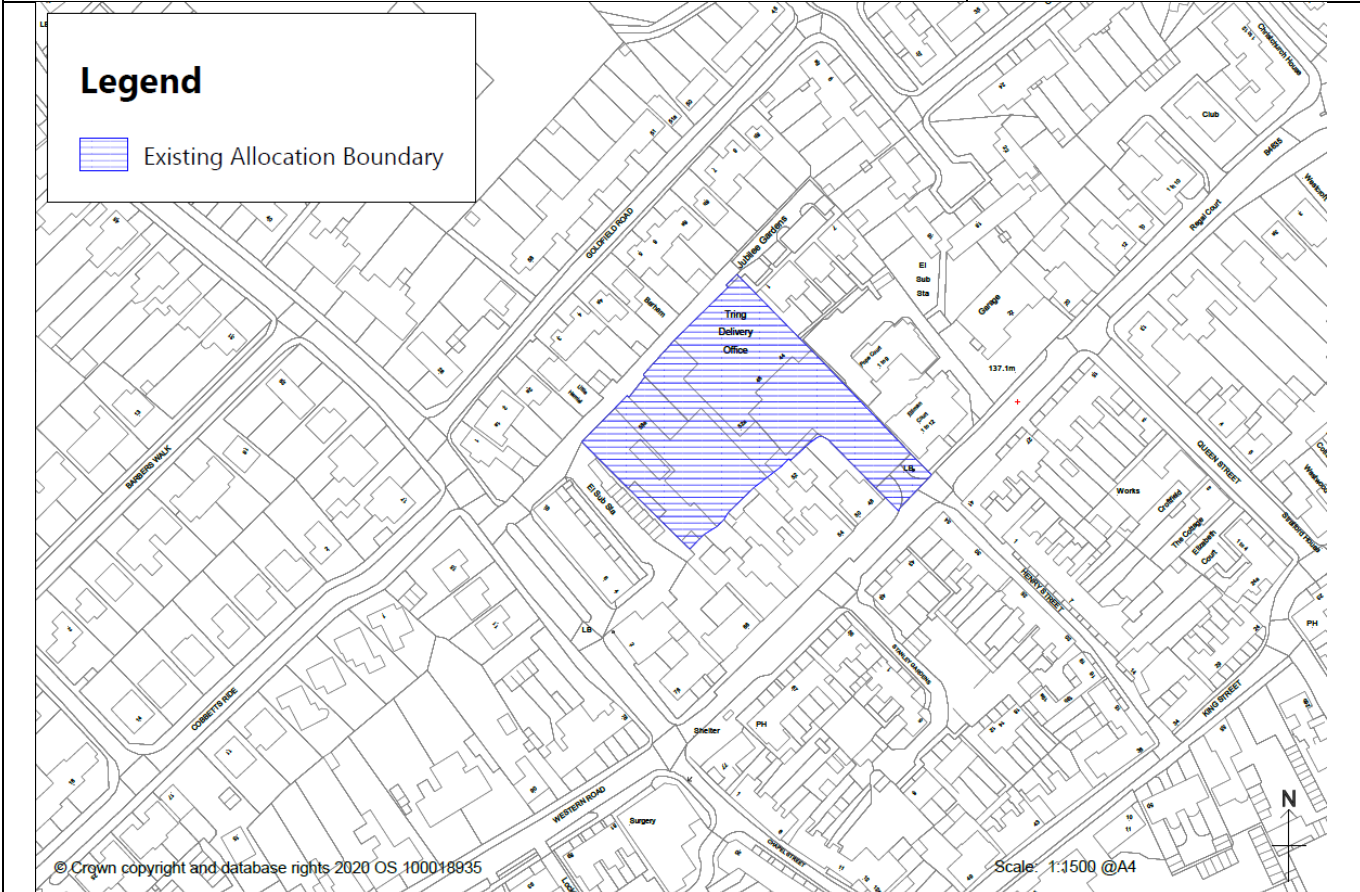
Is the development completed or under construction?

Yes

Delete allocation

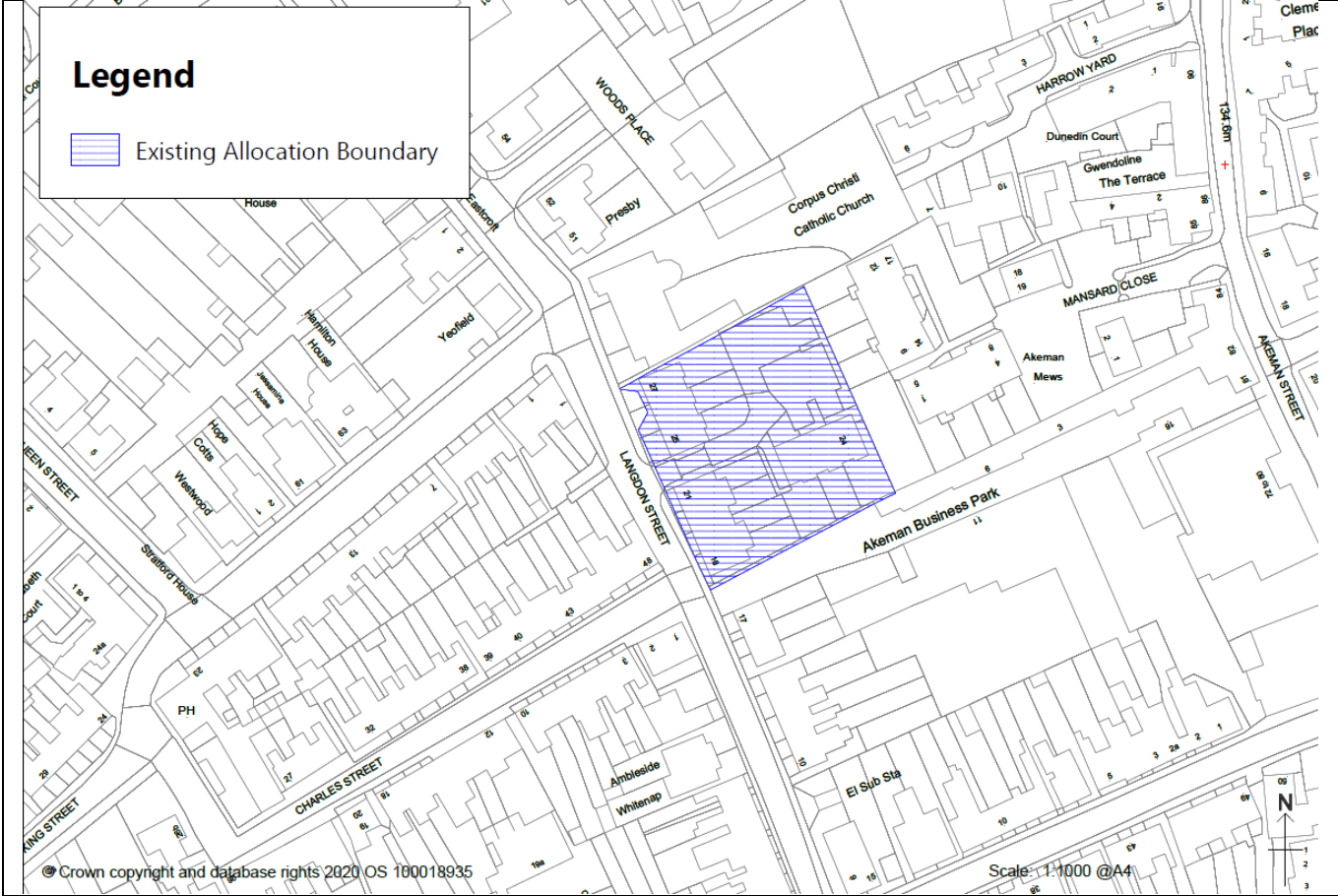


<b>Previous allocation: 24 dwellings</b>	
<b>Emerging Strategy Allocation: 24 dwellings</b>	
Is the development completed or under construction?	No
Does all or part of the site have full/outline planning permission	Yes
<i>Further comments:</i> The site was granted planning permission (21/04769/MFA) for a C2 extra care scheme on 1 September 2023 and now forms part of the Councils supply of housing.	
<b>Proposed allocation following review:</b> Delete draft allocation for 24 dwellings.	



<b>Previous allocation: 25 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: deleted</b>		
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 2040?	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><b>Proposed allocation following review:</b> 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>		

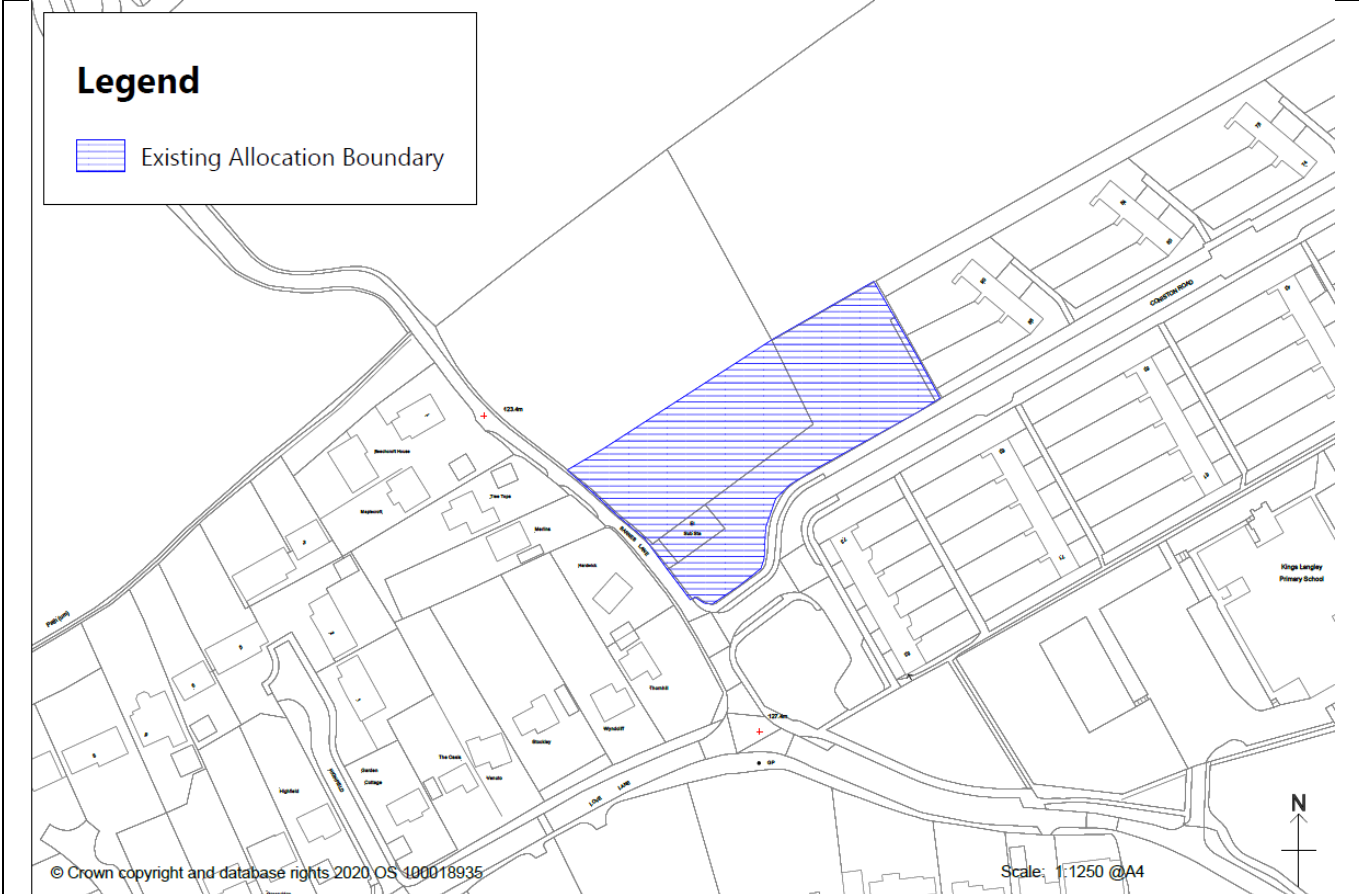




<b>Previous allocation: 10 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: deleted</b>		
Is the development completed or under construction?	Yes	Delete allocation

**Legend**

 Existing Allocation Boundary



**Previous allocation: 12 dwellings**

**Emerging Strategy for Growth Allocation: 10 dwellings**

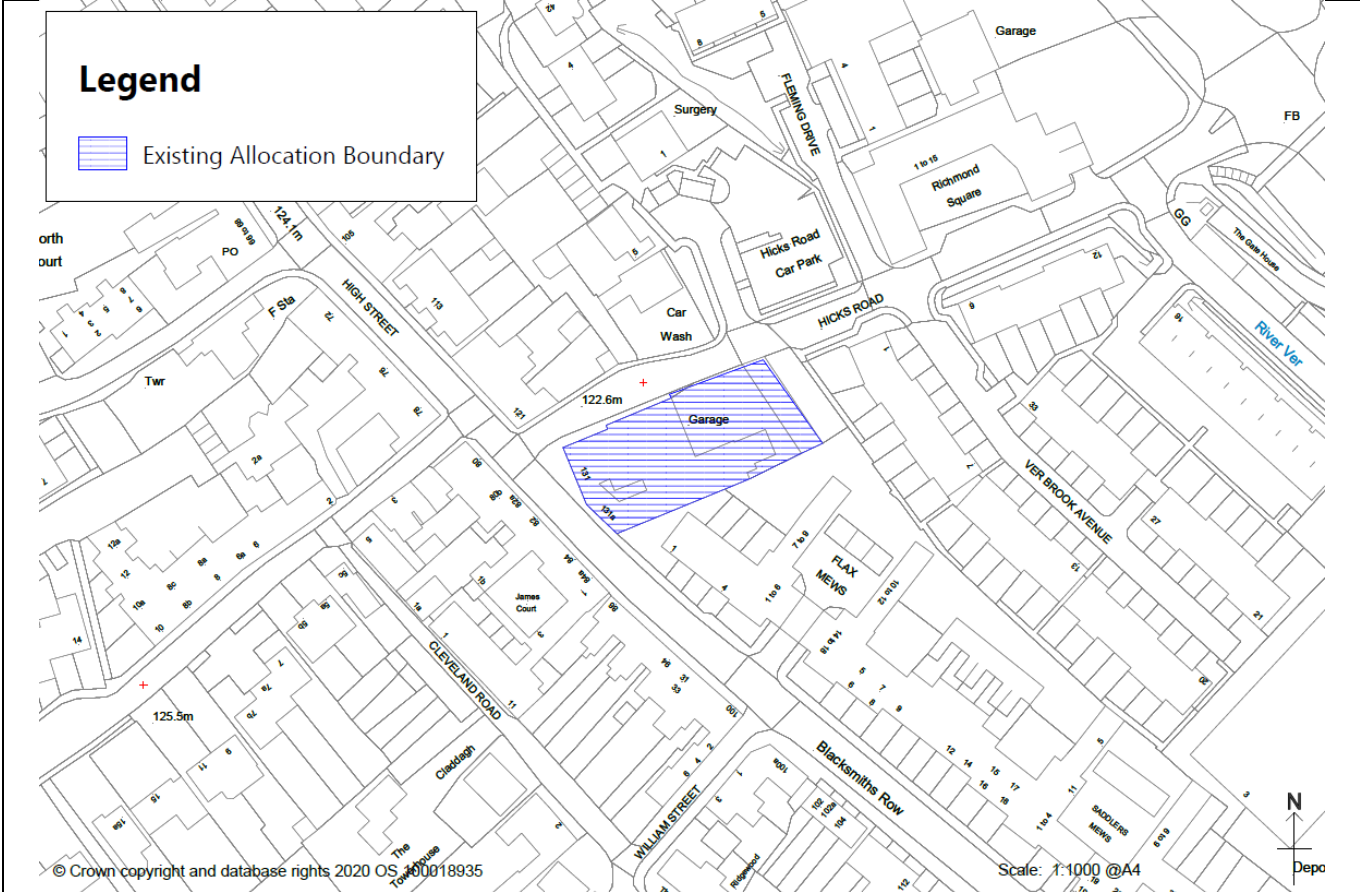
Is the development completed or under construction?

Yes

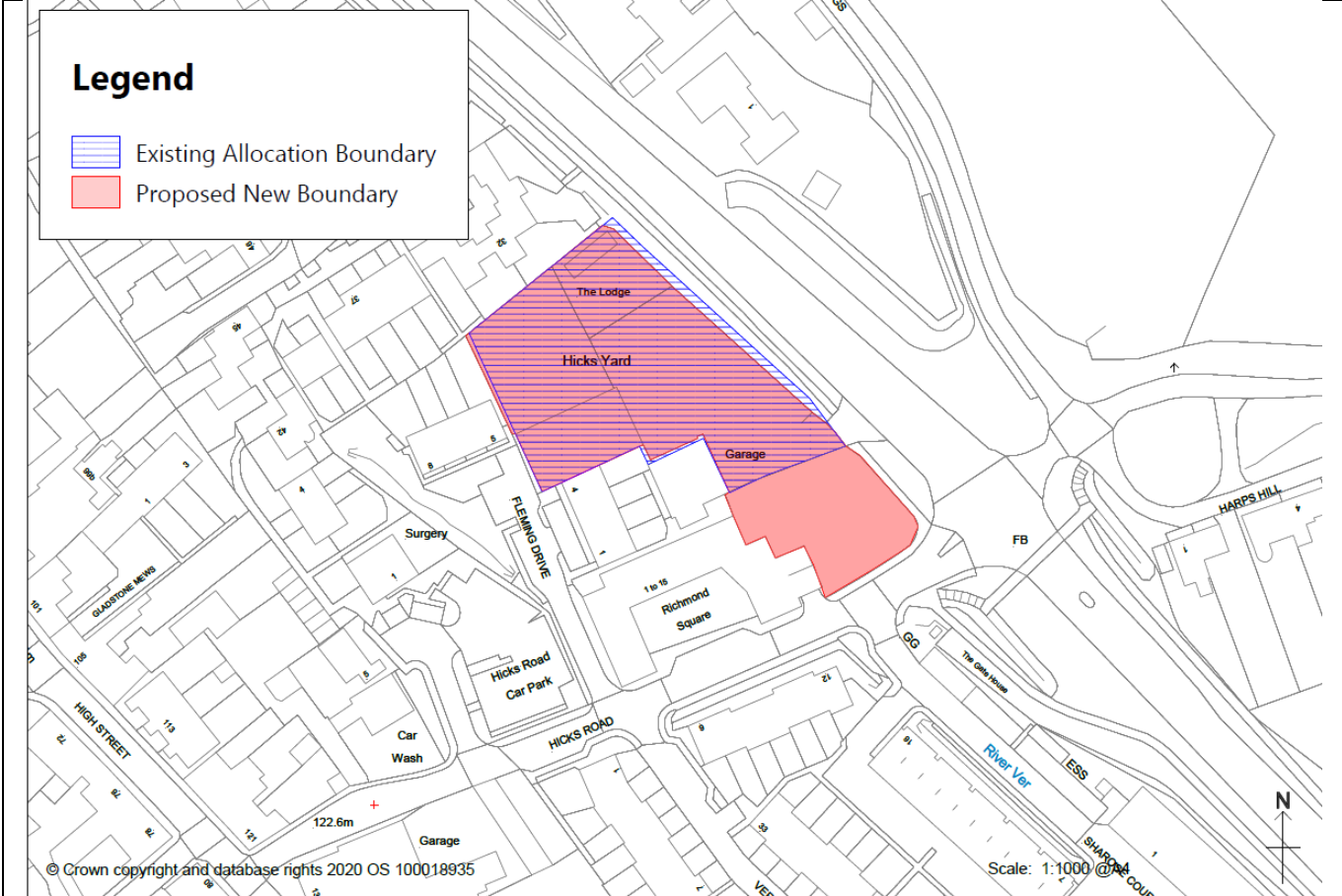
Delete Allocation

*Further comments:* Site application 19/02735/MFA was granted permission on 28 February 2020 for 10 new dwellings with associated access road, parking and landscaping. The site is now completed.

**Proposed allocation following review:** Delete allocation.

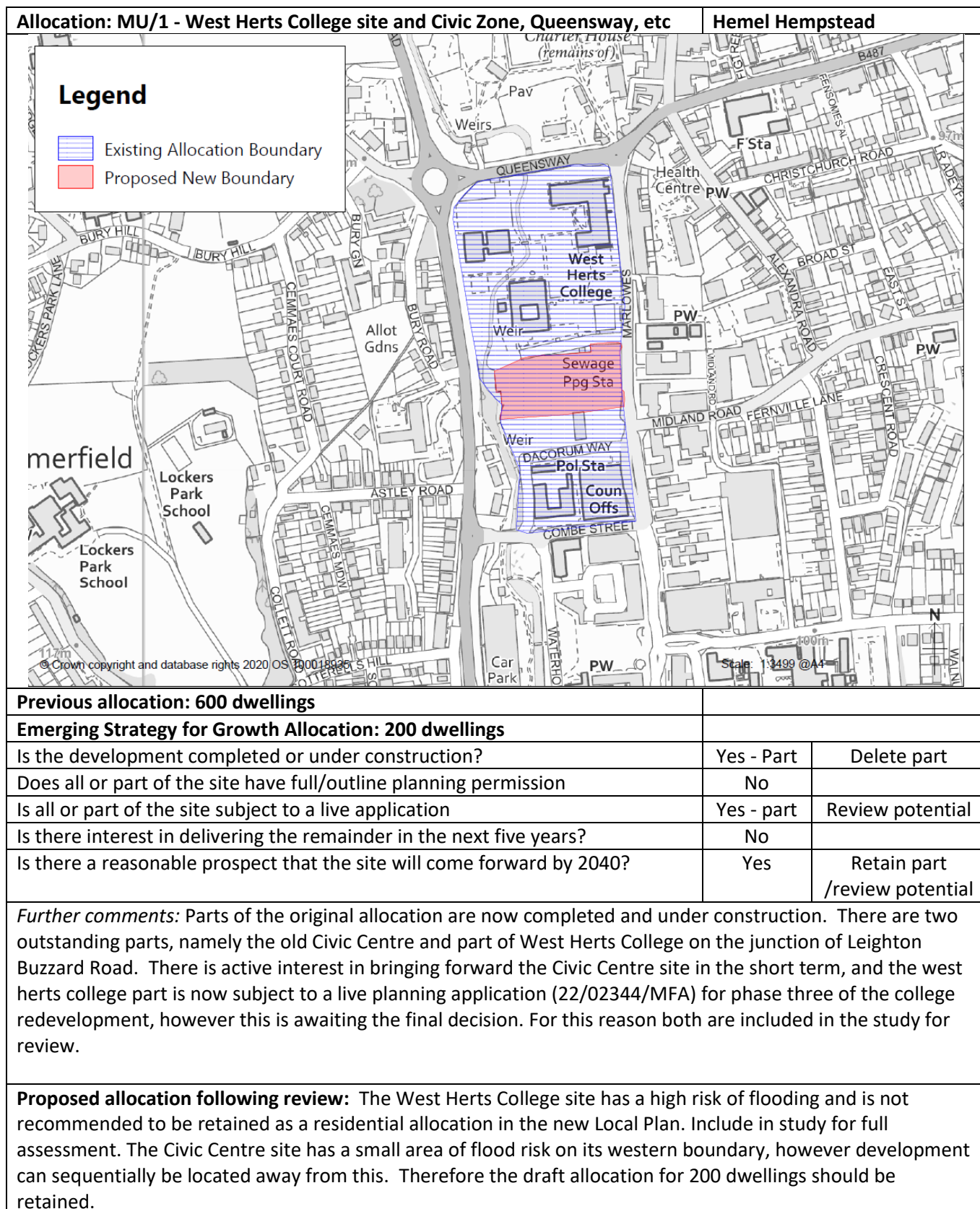


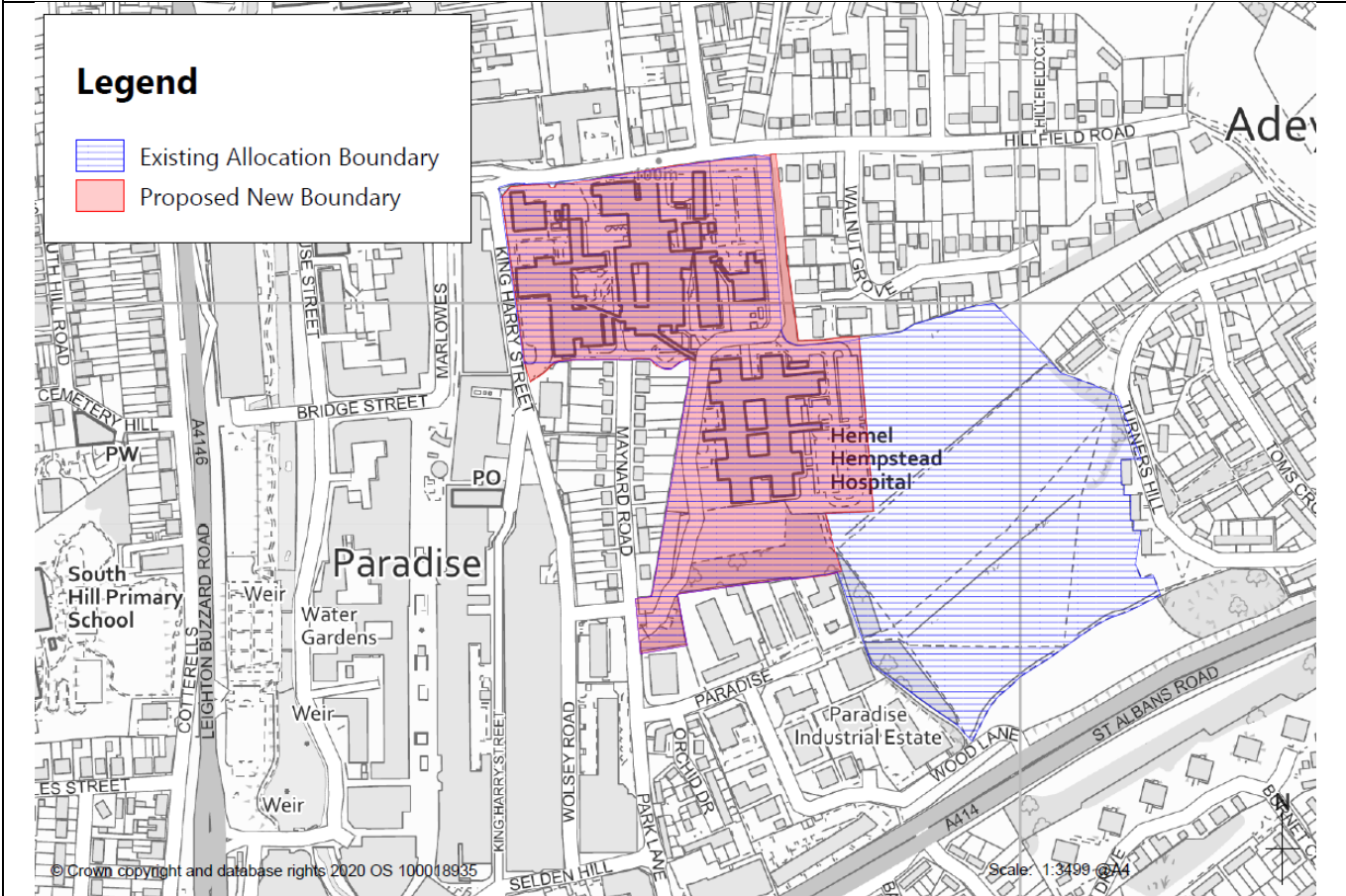
<b>Previous allocation: 15 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 13 dwellings</b>		
Is the development completed or under construction?	No	
Does all or part of the site have full/outline planning permission	No	
Is all or part of the site subject to a live application	No	
Is there interest in delivering the site in the next five years?	No	
Is there a reasonable prospect that the remainder will come forward by 2040?	Unsure	Delete allocation Include in study
<i>Further comments:</i> It is unlikely that this site will come forward for development as there are active businesses on the site.		
<b>Proposed allocation following review:</b> Delete allocation. 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.		



<b>Previous allocation: 10 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 20 dwellings</b>		
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 2040?	Yes	Retain allocation /review potential
<p><i>Further comments:</i> There is active interest from the landowner in bringing forward development on the site by 2040. 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.</p>		
<p><b>Proposed allocation following review:</b> Retain the draft allocation for 20 dwellings in line with the amended boundary and ensure the site-specific policy aligns with the strategy of the new local plan.</p>		

## Mixed-Use Allocations “MU/”

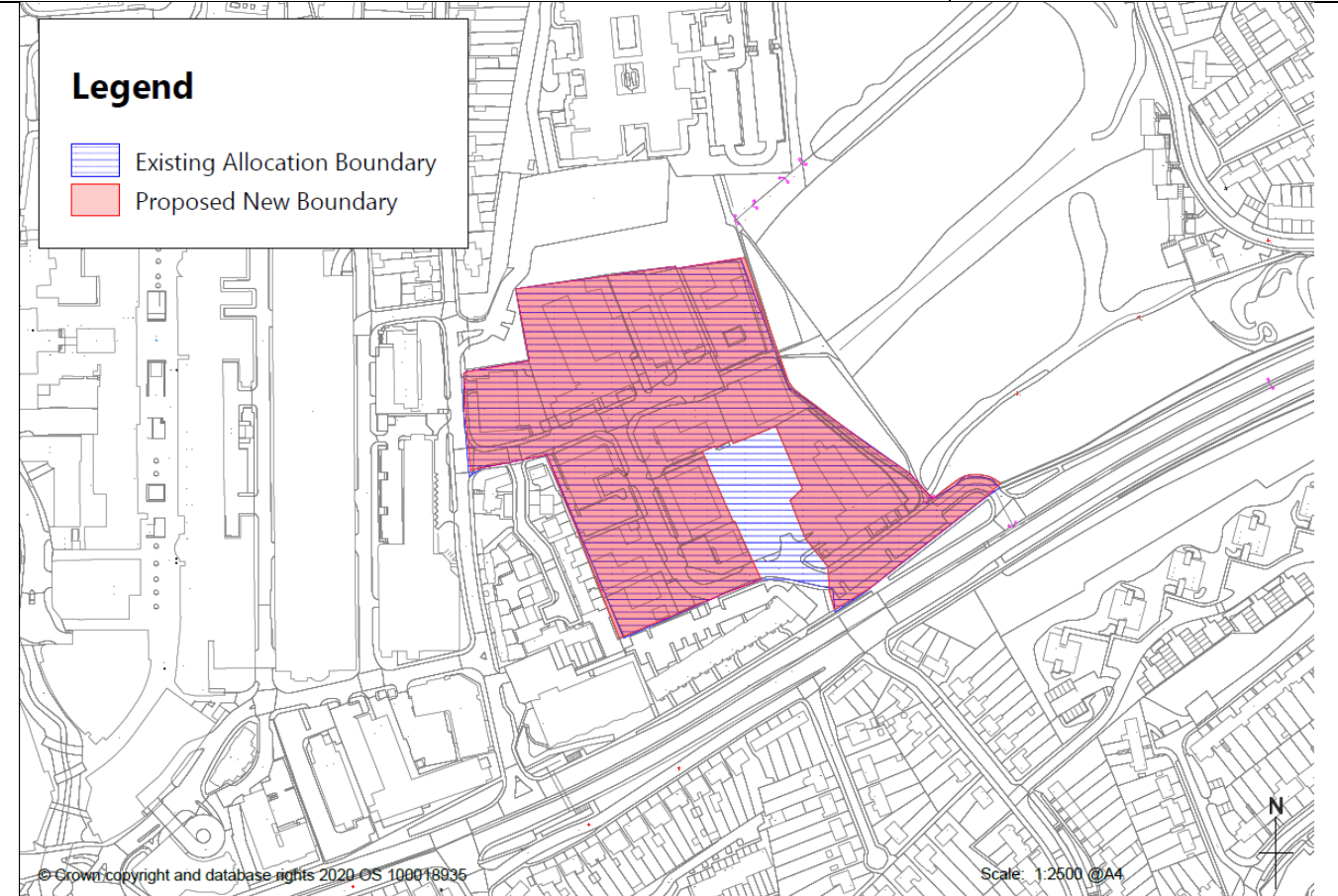




<b>Previous allocation: 400 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 450 dwellings</b>		
Is the development completed or under construction?	No	↓
Does all or part of the site have full/outline planning permission	No	↓
Is all or part of the site subject to a live application	No	↓
Is there interest in delivering the site in the next five years?	Unsure	↓
Is there a reasonable prospect that the site will come forward by 2040?	Yes	Retain allocation /review potential

*Further comments:* Ongoing discussions with the NHS 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 draft allocation for around 450 dwellings in line with the 2020 proposed amended boundary. Ensure the site-specific policy aligns with the strategy of the new Local Plan.



<b>Previous allocation: 75 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 350 dwellings</b>		
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	Delete part
Is all or part of the site subject to a live application	Yes - Part	Retain Part
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 2040?	Yes – part	Retain /review potential

*Further comments:* The site is complex and is under multiple ownership. A design code SPD was adopted for the site in April 2023.

Completed:

- 4/01121/18/MFA Car repair workshop - granted and completed (44 units) – area deleted from allocation in 2020.

Planning Permission:

- 21/04352/MFA The Hub - granted (56 units).
- 20/03950/MFA Park House – granted. 22/00693/DPA granted.

Live planning applications:

- 23/02458/FUL Park House 7 apartments (permission granted for a 2 storey extension for 18 plus converting the office to form 22).
- 22/03758/MFA Parks Works Depot 94 residential units.
- 23/01453/MFA Breakspear medical 71 residential units.

**Proposed allocation following review:** Retain draft allocation for around 350 dwellings, and ensure the site-specific policy aligns with the strategy of the new Local Plan.

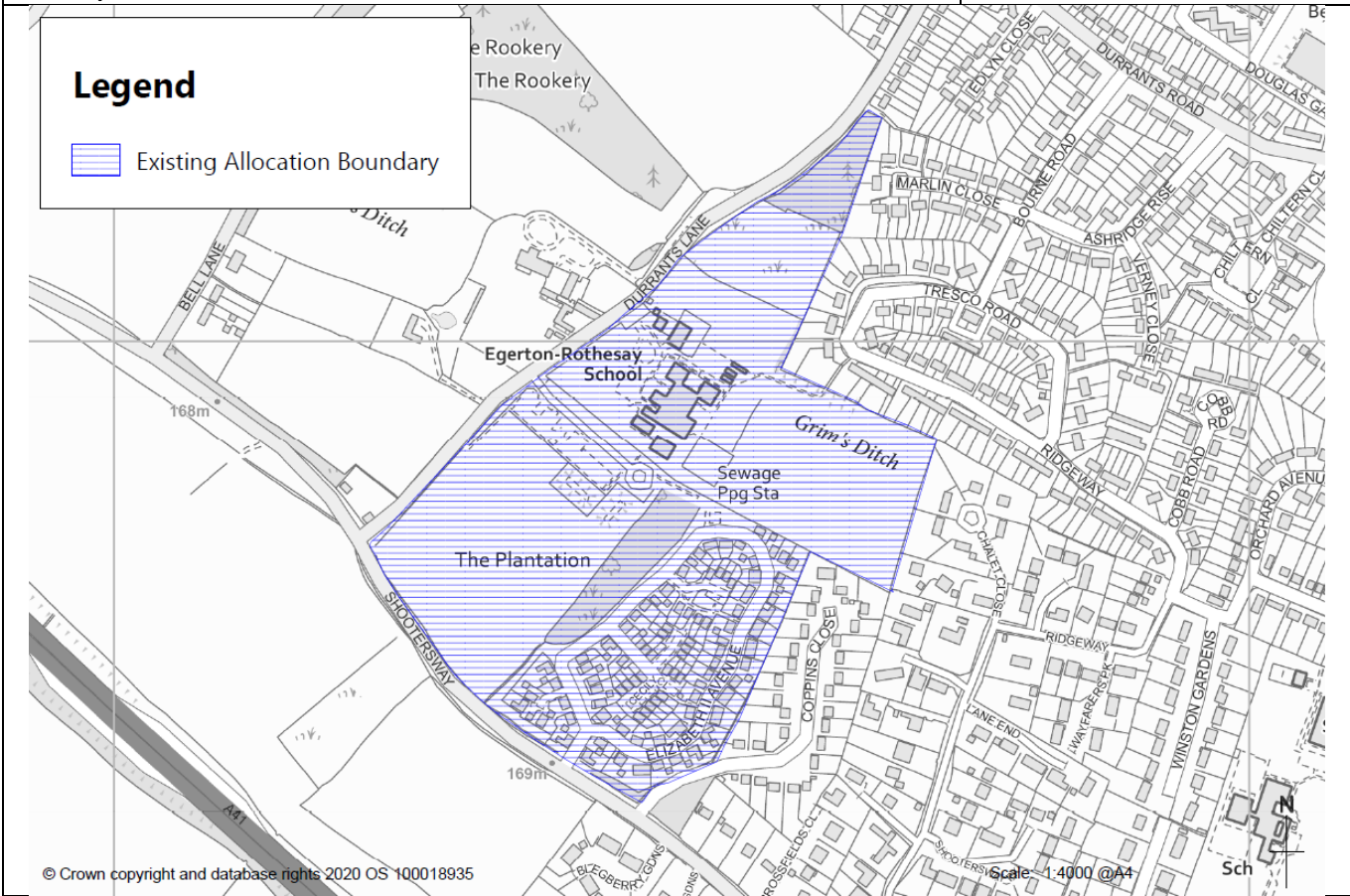
Allocation: MU/4 - Hemel Hempstead Station Gateway, London Road		Hemel Hempstead	
<b>Previous allocation: 200 dwellings</b>			
<b>Emerging Strategy for Growth Allocation: 350 dwellings</b>			
Is the development completed or under construction?	No	↓	
Does all or part of the site have full/outline planning 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><b>Proposed allocation following review:</b> Retain draft allocation for around 360 dwellings and ensure the site-specific policy aligns with the strategy of the new Local Plan.</p>			

Allocation: MU/5 - Bunkers Park, Bunkers Lane		Hemel Hempstead	
<b>Previous allocation: Leisure / cemetery</b>			
<b>Emerging Strategy for Growth Allocation: crematorium / cemetery</b>			
Is the development completed or under construction?	Yes	Delete allocation	
<p><i>Further comments:</i> Construction on the site is now completed.</p>			

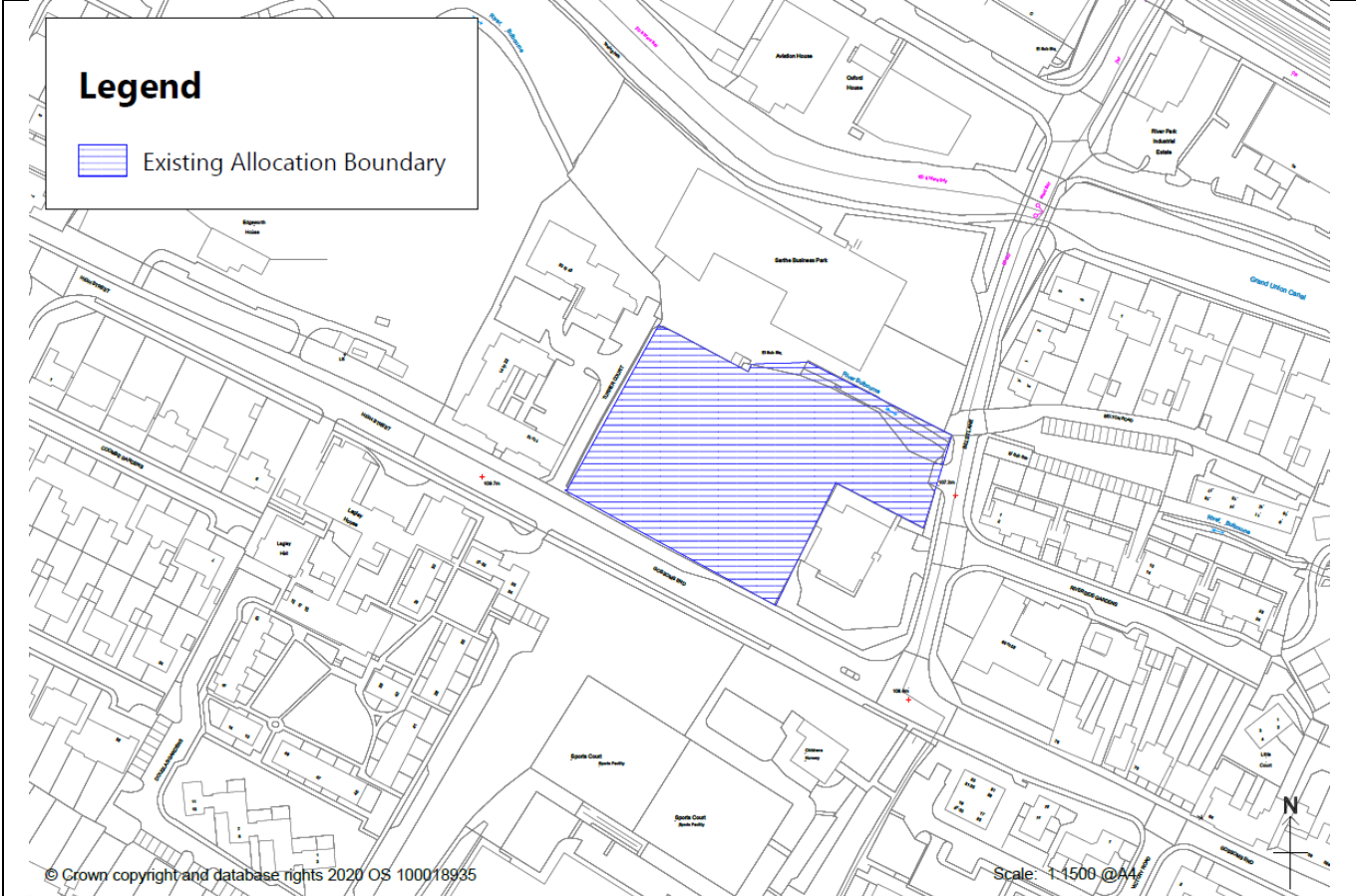


**Allocation: MU/6 - Land at Durrants Lane/ Shootersway (Egerton Rothesay School)**

**Berkhamsted**



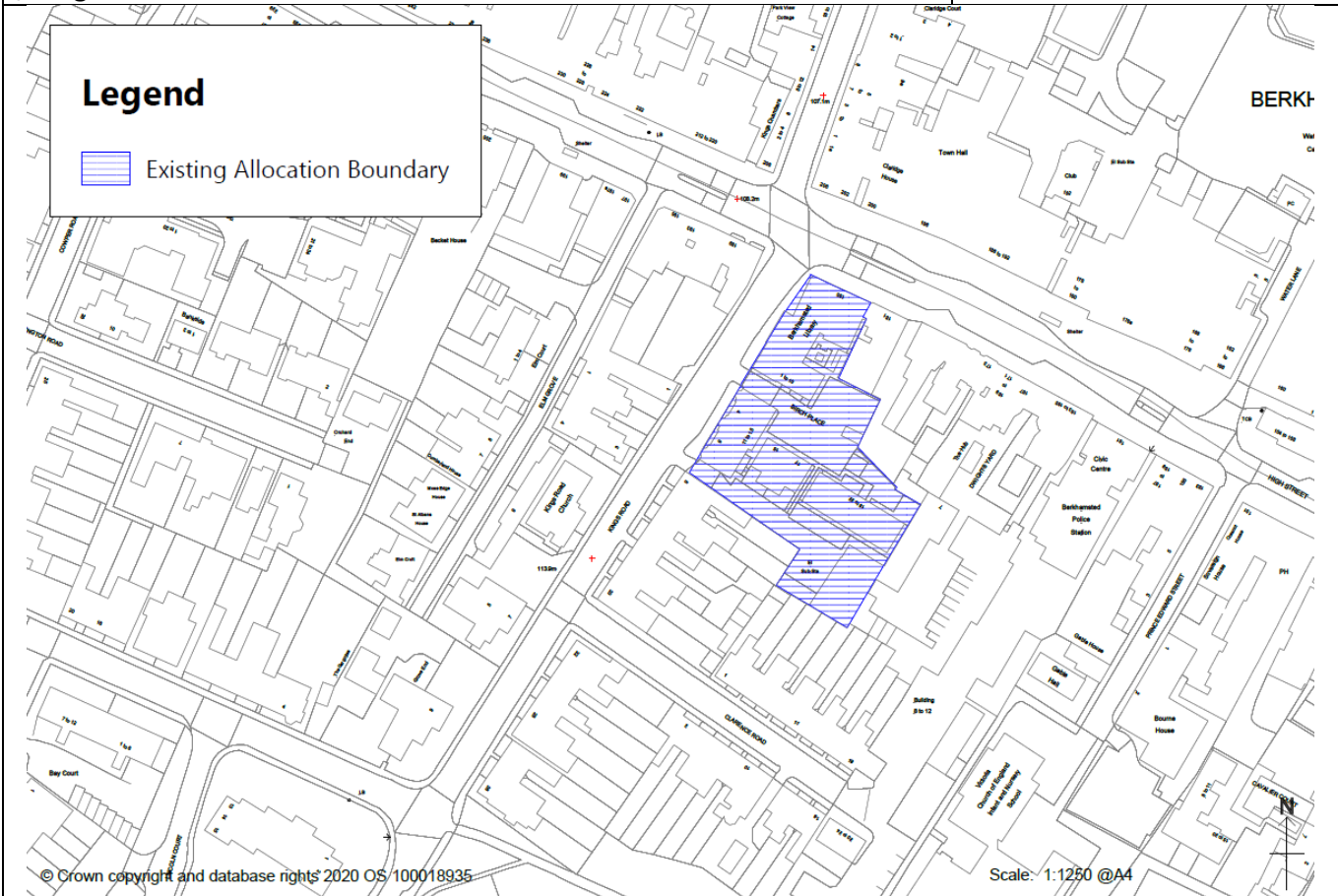
<b>Previous allocation: 150 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: Deleted</b>		
Is the development completed or under construction?	Yes - Part	Delete part
Is there a reasonable prospect that the site will come forward by 2040?	No -part	Delete part include in study
<i>Further comments:</i> Construction on part of the site is now completed. The Egerton Rothesay school site is unlikely to be available for development as it is in active use for education.		



<b>Previous allocation: 30 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 30 dwellings</b>		
Is the development completed or under construction?	No	
Does all or part of the site have full/outline planning permission	Yes	Delete Allocation
<i>Further comments:</i> It is unclear if construction will commence on site prior to the emerging Local Plan being finalised. This will be kept under review.		
<b>Proposed allocation following review:</b> Delete allocation as the site as full planning permission.		

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

**Berkhamsted**



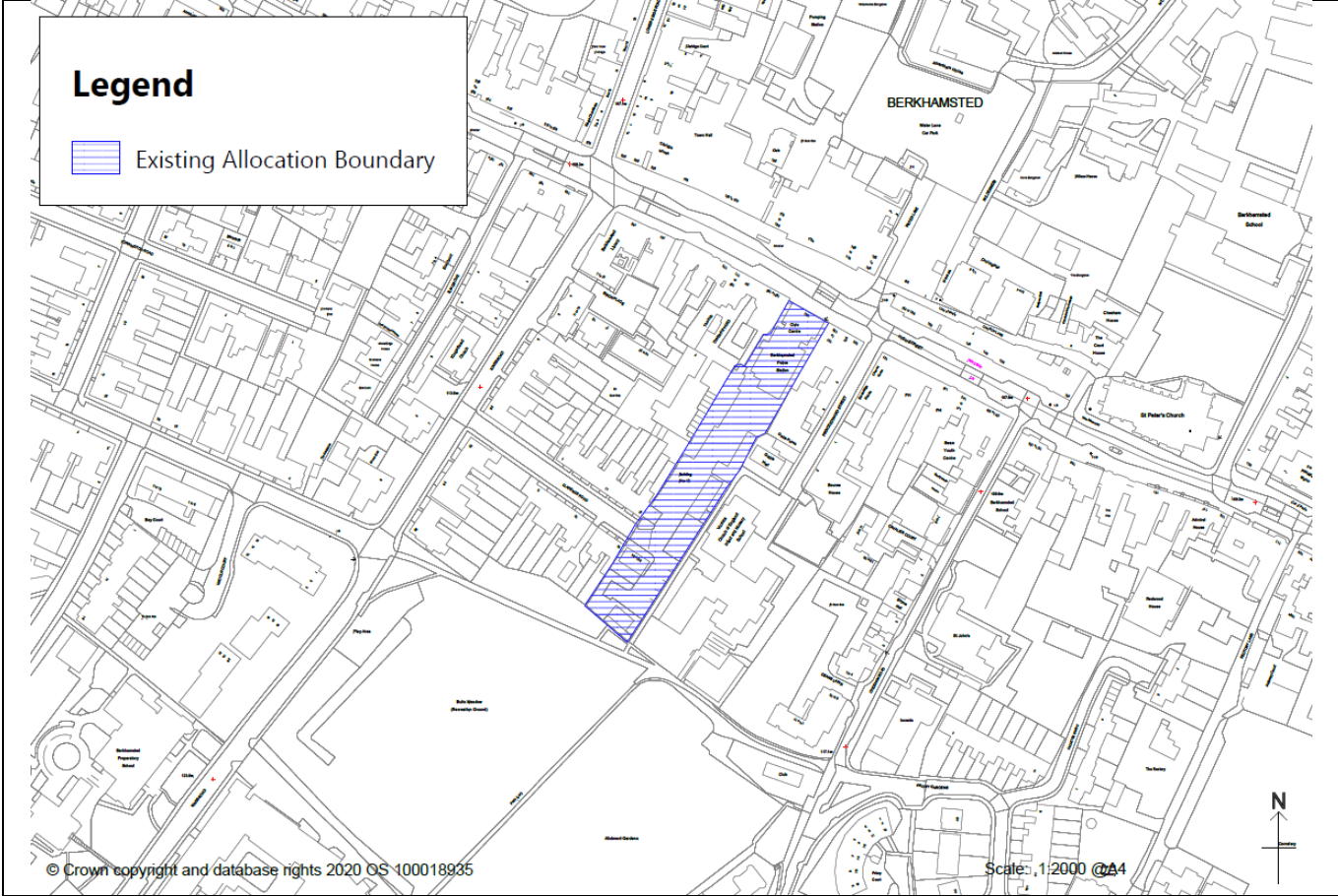
**Previous allocation: 23 dwellings**

**Emerging Strategy for Growth Allocation: Deleted**

Is the development completed or under construction?

Yes

Delete allocation



<b>Previous allocation: 16 dwellings</b>		
<b>Emerging Strategy for Growth Allocation: 16 dwellings</b>		
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 2040?	Unsure	Delete Allocation / include in study
<p><i>Further comments:</i> The site is owned by Dacorum Borough Council. The Council remains interested in developing this site, but do not expect to bring it forward until later in the plan period. There is a reasonable prospect that the site will come forward at that time.</p>		
<p><b>Proposed allocation following review:</b> Delete allocation. The site could still come forward for development (as a windfall site) provided it accords with the policies in the Local Plan.</p>		