

## 24. Bovingdon Place Strategy

### Context

- 24.1. Bovingdon is a relatively large village, with a population of 4,600 (Census, 2001), set in gently undulating farmland in the south of the borough. The village has a vibrant centre characterised by historic buildings and a good provision of local shops, providing for most day-to-day needs. The village has good links to Hemel Hempstead and Chesham via the B405 (Chesham Road/Hempstead Road/Box Lane). To the northwest lie HMP The Mount and the disused Bovingdon Airfield that hosts popular Saturday and Bank Holiday markets. The village does not have any designated employment sites, although Bovingdon Brickworks, HMP The Mount and working farms around the edge of the village are important sources of local employment.

### The Vision

Bovingdon remains a vibrant compact village, delivering a high quality of life for local residents and businesses. Its natural, historic and built heritage has been conserved, particularly the village centre and its setting within gently undulating open countryside. Locally distinctive features such as The Dock have enhanced, and Bovingdon Brickworks protected. New housing development has helped to secure new open space for the village and a high level of affordable housing. The local centre remains the heart of the village and continues to deliver a range of local shops, services and facilities. Support has been given to the retention of local businesses, schools and community facilities. Existing wildlife and biodiversity resources on the outskirts of the village are protected.

### Local Objectives

- Provide around 130 new homes between 2006 and 2031.
- Seek to provide a residential care home
- Provide new open space
- Safeguard the unique employment uses, such as Bovingdon Brickworks and HMP The Mount.
- Resolve parking issues along the High Street.

### Delivering the Vision

- 24.2. The compact and built-up nature of the Bovingdon limits the opportunity for additional housing within the village. However, some additional housing is required to maintain its long term population and to ensure the continued viability of local services and facilities. The village will accommodate around 130 new homes. This includes a local allocation for around 60 new homes on the edge of the village to the north of Chesham Road, east of Molyneaux Avenue. Development at this location will provide an element of affordable housing and an area of public open space. Other housing within the village boundary will be expected to contribute towards the

local objectives. Consideration will be given to the most suitable location for the provision of a residential care home for the elderly and allotments to serve the village.

- 24.3. New development will maintain the distinctive character of the village and will respect the conservation area, other historic parts of the High Street and views from the Well at the southern end of the High Street. Bovingdon Green and outdoor leisure space will be protected because of the general under provision of this type of land in the village.
- 24.4. The local shopping and service role of the village centre will be maintained. Developments that promote the vitality and vibrancy of the local centre will be encouraged and a minimum level of shops retained. Bovingdon Brickworks and HMP The Mount will be safeguarded as important sources of local employment.
- 24.5. The village suffers from congestion compounded by on-street parking. A long term solution will continue to be discussed with Hertfordshire County Council. In the meantime, the focus will continue to be upon traffic management and encouraging a higher level of trips by non-car modes.

## Local Allocation

|                           |  |
|---------------------------|--|
| <b>Location reference</b> | Proposal LA6   |
| <b>Site location</b>      | Chesham Road/Molyneaux Avenue  |
| <b>Proposals</b>          | <ul style="list-style-type: none"> <li>• Around 60 new homes</li> <li>• Open space</li> </ul>  |
| <b>Principles</b>         | <ul style="list-style-type: none"> <li>• A mix of two-storey housing including around 40% affordable homes.</li> <li>• A contribution must be made towards educational and community facilities.</li> <li>• The layout, design, density and landscaping must relate well to existing housing, create a soft edge with the adjoining countryside and secure a strong long term Green Belt boundary.</li> <li>• The impact on the local road network will be mitigated through the promotion of sustainable travel options.</li> </ul> |
| <b>Delivery</b>           | The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established.  |

Figure 26

**Bovingdon Vision Diagram**

**KEY**

-  Bovingdon Settlement Boundary
-  Borough Boundary
-  Local Allocation
-  Open Land
-  Primary Vehicular Route
-  Secondary Vehicular Route
-  Bovingdon Airfield
-  Bovingdon Prison 'The Mount'
-  Movement Gateway
-  The Green
-  Urban Wildlife Corridor

**Urban Design Zones**

-  Centre Zone
-  Inner Zone
-  Semi-Urban Zone
-  Peripheral Zone



Scale 1:10,000  
@ A4

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