

promote sustainable development through limited development within the Green Belt including on previously developed land.

### **PSP3**

#### ***Development in Secondary Centres (Kings Langley, Carpenders Park, Eastbury, Maple Cross, Moor Park, Oxhey Hall)***

Development in Secondary Centres will:

- a) Focus future development predominantly on sites within the urban area, on previously developed land
- b) Provide approximately 24% of the District's housing requirements over the Plan period to include approximately 45% of affordable housing as informed by the Strategic Housing Market Assessment (2010), Development Economics Study (2009) and Strategic Housing Land Availability Assessment Update (2010)
- c) Maintain and enhance employment opportunities in Secondary Centres but redistribute some employment floorspace through mixed use development in Kings Langley employment area and an extension of floorspace at Maple Cross/ Maple Lodge
- d) Maintain and enhance the provision of local shops within the Secondary Centres to meet future local daily needs
- e) Contribute to an integrated approach to improve transport and movement into, and around, the secondary centres and connections with all other centres in the District and service centres in adjoining Districts and to increase public transport patronage
- f) Promote development, infrastructure and services in order to meet local community and business needs, and to maintain the vitality of communities. This should help tackle deprivation affecting Maple Cross and Carpenders Park particularly in relation to access to housing and services and reducing crime
- g) Preserve and enhance the local distinctiveness and the historic cores of Eastbury and Moor Park
- h) Recognise Kings Langley as a cross boundary village shared with Dacorum Borough Council which therefore requires a co-ordinated approach between the two authorities in planning for the future of the village
- i) Improve provision of access to services and facilities, to meet future demands, specifically through:
  - i. Traffic management improvements to the C76 between Kings Langley Station and Barnacres Lane (in Dacorum Borough) and to the A412 (Denham Way) in Maple Cross
  - ii. Traffic management improvements on Toms Lane
  - iii. Improvement of bus services from Maple Cross to Rickmansworth
  - iv. Improvement of bus services from Kings Langley Employment Area to Key Centres in District
  - v. Improvement of parking and cycling facilities at Kings Langley, Moor Park and Carpenders Park stations
  - vi. Expansion of existing schools and/or provision of new schools meet identified needs in the Secondary Centres.

4.8 Bedmond and Sarratt are small **village** settlements within the Green Belt to the north and west of the District, surrounded by open countryside. They provide a limited range of