



Supporting Information

Emerging Strategy for Growth Consultation

November 2020 (amended 14 January 2021)

This document consolidates the supporting information for the Dacorum Local Plan 2020-2038 Emerging Strategy for Growth consultation.

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Explanatory Note

What is the consultation about?

Dacorum Borough Council is consulting on the Emerging Strategy for Growth. This is the next stage of preparing the Dacorum Local Plan 2020-2038. It will be a key document in shaping the future of our Borough and will affect us all. Once adopted, the new Local Plan will replace the Core Strategy and Site Allocations DPDs and the 'saved' policies from the 2004 Local Plan.

When can I comment?

The Council is inviting comments on the Emerging Strategy for Growth document, between **5:00pm on Friday 27th November 2020 and 11:59pm Sunday 28th February 2021.**

Where are the documents available?

Information and comments relating to the consultation are available:

- on the Council's website <http://www.dacorum.gov.uk/localplan>
- as a hard copy:

To loan from:

- Hemel Hempstead Library
- Berkhamsted Library
- Tring Library

Information on opening hours can be found

here: <https://www.hertfordshire.gov.uk/services/libraries-and-archives/library-opening-hours/library-opening-hours-and-locations.aspx>

To view at the Forum in Hemel Hempstead on an **appointment only basis**
Please contact the Strategic Planning team to make arrangements
01442 228660 - **Due to COVID-19 you may experience longer wait times than normal when calling, please email if at all possible.**

Where is the virtual exhibition?

There will be a virtual exhibition open throughout the consultation managed by representatives of the Council, this can be found at <https://dacorumlocalplan.consultation.ai/>

How can I comment?

Comments should be received before **11:59pm on Sunday 28th February 2021.**

We would request you submit your comments electronically:

- Using the Council's consultation portal <https://consult.dacorum.gov.uk/kse/event/35755>

If this is not possible this can be done:

- By emailing the comments form to responses@dacorum.gov.uk.
- By posting the comments form, addressed to: Strategic Planning, Dacorum Borough Council. The Forum, Marlowes, Hemel Hempstead, Hertfordshire. HP1 1DN

Copies of the comments form are available to download from www.dacorum.gov.uk/localplan

Comments received cannot be treated as confidential and will be available to view publicly. However, published comments will exclude your personal contact details and include only your name.

Frequently Asked Questions:

What is a Local Plan?

- The Local Plan is a key planning policy document that all Local Planning Authorities must produce.
- The Local Plan is where the big decisions on planning for the future of communities and land will be made.

What is the Emerging Strategy for Growth?

- The Emerging Strategy for Growth 2020-2038 is the next stage in preparing the new Local Plan for the Borough.
- Emerging Strategy for Growth is the title of the document we are consulting on.

Why do we need a Local Plan?

- The Government expects all Local Planning authorities to have up to date Local Plans in place.
- An up to date Local Plan allows us to set local standards and requirements for development. It also means we can plan effectively for new infrastructure.
- Our current Plan is becoming increasingly out of date and this causes increased risk of us losing control of planning decisions.

What stage are we at?

- This consultation is undertaken under 'Regulation 18' of the Local Plan making stages.
- Regulation 18 still falls within the 'plan preparation' stage and is not a final plan.
- This Plan takes into account, where appropriate, comments from local residents and other key organisations at the earlier Issues and Options stage of the Local Plan.
- The plan making stages are set out in the Dacorum Local Development Scheme. This is a separate document all local authorities have which sets the timetable for Local Plans.

How is the document structured?

- The document is split into 6 key sections:
 1. **Vision, Strategic Objectives** - this sets out the context, challenges and overarching aims of the Local Plan including responding to climate change, safeguarding the natural and built environment and reducing carbon emissions.
 2. **The Sustainable Development Strategy** – this sets out the overarching development strategy for housing, employment, retail and infrastructure.
 3. **Guiding Development** – this section contains a number of our planning policies to influence development across the Borough. These are split into relevant sections which deal with housing delivery, employment development, retailing and other town centre uses, climate change and sustainability, environment and biodiversity, managing development in the countryside, delivering great places, sustainable transport and connectivity, and healthy communities
 4. **Delivery Strategies** – this section focuses on Dacorum's places and how these will change over the period.
 5. **Proposals and sites** - this section contains site specific policies for each of the key growth and renewal areas identified in the delivery strategies.
 6. **Appendices** - this contains a list of strategic policies, identified small housing sites and a glossary.

What impact will new Government reforms have on the Plan?

- The Government is considering a number of reforms to the planning system – set out in the 'Planning for the Future' white paper.
- At this stage it is unclear which of the proposed reforms will be carried forward and how they might affect the content of the Plan.
- Until these changes are put in place we must prepare the Plan so that it meets current guidance.
- However, we have already taken some steps to reflect some of the new proposals, you can find these in the introduction of the document

What evidence informs the drafting of the Plan and where can I find it?

- Local planning authorities must ensure that their Local Plans are based on evidence.
- All completed evidence studies are available to view alongside the consultation documents.

How many houses do we need to plan for?

- The Government expects local authorities to plan to meet their full identified local housing need within their areas.
- There is a standard methodology set out in Government guidance which Councils are expected to use. This calculates the housing need.
- The standard methodology suggests that we should be planning for 922 homes per year - 16,596 homes between 2020 and 2038.
- If we do not allocate land for the assessed number of houses we need, then the Local Plan will be found unsound and we would be unable to adopt it.
- The housing figure in the Plan may be subject to future review.

How is the Council going to provide for affordable housing?

- Our Emerging Strategy requires developers to include a minimum of 35%-40% affordable housing.
- Larger housing allocations gives the Council the ability to require developers to provide more affordable housing.
- 300 council homes have been delivered from 2013-2020 as a part of the Council's housebuilding programme.

How did the Council select the preferred housing sites?

- After establishing our Housing Need figure, we sought to determine where new development should be located across the Borough.
- This involved site assessment work to determine all the deliverable sites.
- To be deliverable a site must pass 3 key tests:
 - The site must be suitable for development.
(This is about characteristics, like location, flood risk, heritage/landscape designations etc.)
 - The site must be achievable for development.
(This is about the technical matters of building out that site, like access, land contamination, drainage etc.)
 - The site must be available for development.
(This means we need to demonstrate involvement with the developers/land owners)
- The assessments can be found in the supporting evidence.
- We then selected what we believe to be the most sustainable option for growth in the Borough. This is set out in the 'Sustainable Development Strategy' section of the Emerging Strategy for Growth document.

Are these the confirmed housing sites?

- Not yet – the sites are subject to consultation.
- We will consider comments from this consultation, before publishing the next version of the Local Plan (the Pre-Submission/Regulation 19 version) – with the final site proposals.
- The Pre-Submission version of the Plan will be submitted to a government-appointed Planning Inspector, who will consider the evidence supporting each proposal in a Public Examination.
- The Inspector could potentially request that we change the proposed site allocations.
- Once the inspector is satisfied with the sites, we will be able to adopt the Local Plan, which is when the sites will be formally allocated.

Why are sites needed in the Green Belt?

- We already have planning permission for a number of urban sites, identified housing development in the Emerging Strategy for Growth, and we have made assumptions for others.
- However these are not sufficient to meet all of the housing need alone. This means that allocations in the Green Belt are needed.

Will there be extra jobs alongside the new housing?

- Yes, we are protecting our existing employment areas and we are making new employment land allocations.
- These are in accessible and sustainable locations to attract inward investment to the area.
- Our strategy promotes a variety of types and sizes of new commercial units.

How will our infrastructure cope with the new housing?

- The Council has produced a Draft Infrastructure Delivery Plan (IDP)
- This is a separate document which can be found alongside the evidence base for the consultation.
- This will help us plan for the new infrastructure needed to support new homes and jobs.

What is the Council doing to stop Dacorum losing its character?

- Without having an adopted Local Plan we run the risk of losing the control of decision making and it will weaken our ability to set local design standards.
- The Plan includes a number of policies to make sure new development reflects the character of its setting.
- We are in the process of preparing new Design Guidance to establish how this will be achieved.

Evidence studies and how to access these

This is a list of the supporting documents and available evidence, which we are publishing alongside the Emerging Strategy for Growth document:

- Sustainability Appraisal/Strategic Environmental Assessment
- Infrastructure Delivery Plan 2020 (interim Report)
- Green Belt Review (Stage 1)
- Green Belt Review (Stage 2)
- Green Belt Review (Stage 3) and Landscape Assessment
- Urban Capacity Study
- Greenfield Site Assessment Study
- Gypsy and Travellers Study
- COMET (traffic) Modelling
- Berkhamsted and Tring Sustainable Transport Strategy
- SW Herts Strategic Flood Risk Assessment - SFRA 1
- Open Space, indoor leisure and playing pitch study
- Green Infrastructure Strategy – 1 for Hertfordshire and 1 for Dacorum
- South West Herts Economic Study (2016)
- South West Herts Economic Study Update (2019)
- Employment Land Availability Assessment
- South West Herts Retail and Leisure Study
- Further Dacorum Retail Study
- South West Herts Strategic Housing Market Assessment (2016)
- South West Herts Local Housing Needs Assessment (2020)
- Custom and Self Build Demand Assessment Framework

(This list is not exhaustive – these studies that are completed will be published. Other documents will be published when complete).

To access any of these documents:

- Visit www.dacorum.gov.uk/localplan and select 'Evidence Base – New Single Local Plan'

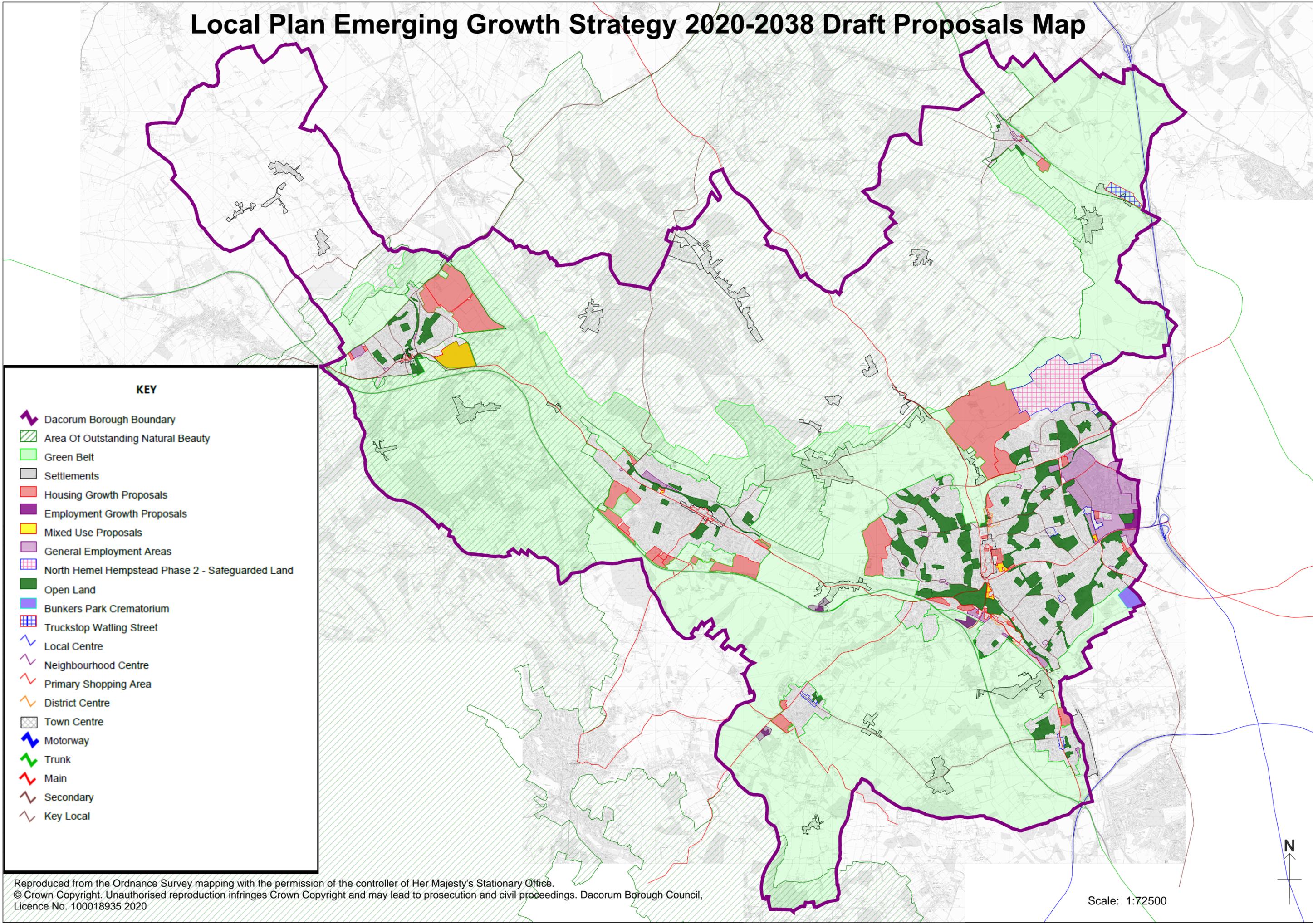
To request a copy of any of these documents

- Email strategic.planning@dacorum.gov.uk
- Call 01442228660

(Please note charges for the provision of documents will be assessed on a discretionary basis)

Proposals Map (See Folded Insert)

Local Plan Emerging Growth Strategy 2020-2038 Draft Proposals Map



KEY

-  Dacorum Borough Boundary
-  Area Of Outstanding Natural Beauty
-  Green Belt
-  Settlements
-  Housing Growth Proposals
-  Employment Growth Proposals
-  Mixed Use Proposals
-  General Employment Areas
-  North Hemel Hempstead Phase 2 - Safeguarded Land
-  Open Land
-  Bunkers Park Crematorium
-  Truckstop Watling Street
-  Local Centre
-  Neighbourhood Centre
-  Primary Shopping Area
-  District Centre
-  Town Centre
-  Motorway
-  Trunk
-  Main
-  Secondary
-  Key Local

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Scale: 1:72500





Dacorum Local Plan Emerging Strategy for Growth 2020-2038



Consultation Comments form

**Please return to Dacorum Borough Council, by 23:59 Sunday 28th February 2021
Comments received after this time will not be considered.**

By online consultation portal: if you have internet access, it is recommended that you make your representations online at:

<https://consult.dacorum.gov.uk/kse/event/35755>

Alternatively you can respond by: saving and completing this form and returning by

Emailing this form to: responses@dacorum.gov.uk

or posting this form to: Strategic Planning and Regeneration, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Herts HP1 1DN

If you have any queries, please contact the Strategic Planning Team on 01442 228660.

This questionnaire needs to be read in conjunction with the Local Plan Emerging Strategy for Growth 2020-2038 consultation documents.

You do not need to answer every question - just those that are relevant to you or that you have a view on.

Personal Details

Please note that * denotes mandatory fields

Individual's Personal Details		Agent's Details (if applicable)	
Title			
Name*			
Organisation			
Address *			
Post Code *			
Telephone No.			
Email <i>(preferred method of contact)</i>			

Please NOTE your comments will be made available for public inspection (your address, telephone number and email address will **not** be made public) and therefore cannot be treated as confidential. **Your name and address must be completed for your comments to be considered.**

Please indicate if you wish to be notified of future Local Plan and Planning Policy Documents consultations.

YES I would like to receive future notifications

NO please do not send future notifications

Signed

Date

Vision and Strategic Objectives

Question 1: Do you think the overarching vision, the vision for Dacorum's places and the strategic objectives are right for the Borough?

(please select one answer)

Yes No

Please provide your comments on the Vision and Strategic Objectives.

(Please add extra pages if required)

The Sustainable Development Strategy

Question 2: Do you have specific comments about the Sustainable Development Strategy?

(please select one answer)

Yes No

Please provide your comments below and attach any supporting evidence.

(Please note you will be able to comment on individual sites in Question 5: Proposals and Sites)

*Please indicate clearly which part of the **Sustainable Development Strategy** you are commenting on
(please add extra pages if required)*

Guiding Development

Question 3: Do you have specific comments about any of the Guiding Development policies?

(please select one answer)

Yes No

Please provide your comments below and attach any supporting evidence.

*Please indicate clearly which of the **Guiding Development policies** you are commenting on (please add extra pages if required)*

The Delivery Strategies

Question 4: Do you have specific comments about any of the Delivery Strategies?

(please select one answer)

Yes No

Please provide your comments below and attach any supporting evidence.

(Please note - you will be able to comment on individual sites in Question 5: Proposals and Sites)

*Please indicate clearly which of the **Delivery Strategies** you are commenting on (please add extra pages if required)*

Proposals and Sites

Question 5: Do you have specific comments about any of the Proposals and Sites?

(please select one answer)

Yes No

Please provide your comments below and attach any supporting evidence.

*Please clearly indicate which of the **Proposals and Sites** you are commenting on (please add extra pages if required)*

Proposals and Sites

Question 5A: Are there any other sites that you think should be included in the Plan?

(please select one answer)

Yes No

Please tell us about any other sites that you think should be included in the Plan and explain why.

*If you are suggesting other sites to be included in the Plan please provide a **RED LINE BOUNDARY MAP** of the site along with any other supporting evidence*

Sustainability Appraisal

Question 6: Do you have any comments on the Sustainability Appraisal that accompanies the Plan?

(please select one answer)

Yes No

Please provide your comments on the Sustainability Appraisal and attach any supporting evidence.

*Please indicate clearly which part of the **Sustainability Appraisal** you are commenting on (please add extra pages if required)*

Evidence Base

Question 7: Do you agree that the Evidence Base that accompanies the Plan is adequate, up-to-date and relevant?

(please select one answer)

Yes No

Please provide your comments on the Evidence Base and attach any supporting information.

*Please indicate clearly which part of the **Evidence Base** you are commenting on (please add extra pages if required)*

National Policy and Guidance

Question 8: Do you think the Plan is consistent with the National Planning Policy Framework (NPPF) and supporting guidance?

(please select one answer)

Yes No

Please provide your comments on the Plan's consistency with the National Policy Framework (NPPF) and supporting guidance.

(Please add extra pages if required)



Any other comments on the Emerging Strategy for Growth

Question 9: Do you have any other comments on the Plan?

(please select one answer)

Yes No

Please provide any other comments on the Plan and attach any supporting evidence.

(Please add extra pages if required)