Your Dacorum Your Say - Explanatory Note (Emerging Core Strategy and East Hemel Hempstead Area Action Plan)

Background:

The Council is in the process of replacing the Dacorum Borough Local Plan with a Local Development Framework (LDF) looking to 2031. The LDF will include a number of separate documents, known as Development Plan Documents (DPDs).

All the key planning decisions about the pattern of development across the borough over the next 20 years will be taken in the Core Strategy DPD. The Core Strategy considers how growth and new development could be accommodated.

Please note that as a result of the successful High Court Challenge to the East of England Plan the Council is not consulting for the time being on a major Green Belt review at Hemel Hempstead to accommodate new residential neighbourhoods. This would have resulted in housing potentially extending across the Borough boundary into St Albans district and the need to work in partnership with them to consider the options. The Council previously carried out consultation on the Core Strategy and related options for housing growth at Hemel Hempstead (with St Albans Council) during 2006.

To help inform the content of the current consultation papers we have completed a number of technical studies. We also held a series of “Place Workshops” last year.

The East Hemel Hempstead Area Action Plan looks at how this part of the town should change and grow following the Buncefield incident, and how it might accommodate housing and employment growth.

It is the role of the Site Allocations DPD to define development sites in Dacorum (i.e. all but the strategic ones). The Council carried out consultation on this document in November/December 2008. However, we will need to progress the Core Strategy first, as the Government requires that this be progressed before the Site Allocations.

The full programme of DPD production is set out in the Local Development Scheme (LDS).

Scope of Current Consultation:

We have published two consultation papers. The first is the emerging Core Strategy for Dacorum, which sets out the overall vision and objectives that will guide future development in the Borough, and a suggested policy direction. It also contains a draft strategy for each town, large village and the countryside. The level of development and change is a key issue for all areas.

The second paper considers issues and options relating to the planning of East Hemel Hempstead in some detail, particularly the Maylands Business Area using the Maylands Masterplan as a starting point.

Consultation Documents:

1. Emerging Core Strategy (June 2009) - £16
2. East Hemel Hempstead Area Action Plan – Issues and Options Paper (June 2009) - £5

The papers explain why we are carrying out this consultation and outline the key issues we need to consider.

The documents contain questions on which we would like your feedback. We are encouraging everyone to fill in the consultation questionnaire(s) online on the Spatial
Planning pages of our website at www.dacorum.gov.uk/planning using the consultation portal. A guide to completing the questionnaire(s) online is enclosed.

A working note (covering Sustainability Appraisal and Strategic Environmental Assessment) has been prepared to accompany each consultation paper. The individual working notes consider the social, economic, and environmental implications of the consultation papers and where appropriate they suggest how we might reduce any negative impacts. You may comment on their content, but they are really there to help inform us at the next stage.

The results of the consultation on the Core Strategy so far are available as an additional paper.

Paper copies of questionnaires and all documents are available for inspection in libraries and Borough Council offices during the following times:

**Civic Centre, Hemel Hempstead**
- Monday: 8.45 a.m. - 5.15 p.m.
- Friday: 8.45 a.m. - 4.45 p.m.

**Civic Centre, Berkhamsted**
- Monday: 9 a.m. - 12.30 p.m. and 1.30 p.m. – 5 p.m.
- Tues., Thurs. and Fri.: 9.30 a.m. - 2 p.m.

**Victoria Hall, Akeman Street, Tring**
- Monday: 9 a.m. - 12.30 p.m. and 1.30 p.m. – 5 p.m.
- Wed. and Fri.: 9.30 a.m. - 2 p.m.

They are also available to download from our website www.dacorum.gov.uk/planning.

**Consultation Timescale**

The consultation on all these documents runs from 30th June to 28th August 2009. **All consultation responses must be received no later than 4.45pm on 28th August 2009 in order to be taken into account.**

The Council will consider the results of this and other consultation on the Core Strategy before progressing to the next (pre-submission) stage, which is targeted for early 2010. This is the point at which the Council will have reached a firm view on the "Plan" for the Borough, taking into account all the evidence we have and the consultation undertaken.

**Find out more:**

Officers will also be available to answer questions at a series of drop-in sessions across Dacorum Borough:

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<thead>
<tr>
<th>Date</th>
<th>Venue</th>
<th>Time</th>
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<tbody>
<tr>
<td>Maylands Buisness Area</td>
<td>09/07/2009 Esporta, Maylands Avenue</td>
<td>1pm - 9pm</td>
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<tr>
<td>Hemel Hempstead</td>
<td>10/07/2009 Bulbourne Room, Civic Centre, Marlowes</td>
<td>1pm - 9pm</td>
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<tr>
<td>Hemel Hempstead</td>
<td>13/07/2009 Bulbourne Room, Civic Centre, Marlowes</td>
<td>1pm - 9pm</td>
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<td>Berkhamsted</td>
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<td>1pm - 9pm</td>
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<td>Bovingdon</td>
<td>15/07/2009 Memorial Hall, High Street</td>
<td>2pm - 9pm</td>
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<td>Tring</td>
<td>16/07/2009 Victoria Hall, Akeman Street</td>
<td>1pm - 6pm</td>
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<td>Kings Langley</td>
<td>17/07/2009 Small Hall, The Community Centre, The Nap</td>
<td>1pm - 9pm</td>
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<td>Tring</td>
<td>17/07/2009 Victoria Hall, Akeman Street</td>
<td>5pm - 9pm</td>
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<td>Markyate</td>
<td>20/07/2009 Y2K Village Hall, off Cavendish Road</td>
<td>1pm - 9pm</td>
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Contact:

If you would like further information about this current consultation, on the LDF process more widely, or to request copies of the documents referred to above, please contact:

Spatial Planning
Planning & Regeneration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Tel: 01442 228660
Email: spatial.planning@dacorum.gov.uk
COMMENT ONLINE
You can enter your comments on line at www.dacorum.gov.uk/planning under Spatial Planning - Consultation Section.
Direct URL address to consultation portal - http://consult.dacorum.gov.uk

Consultation Portal

Register/Login Section
1. Register with us on the site in order to make your comments.
2. You will receive an email to acknowledge your registration.
3. Important: Please Login into the site using the link within this acknowledgement email to complete your registration.

Find the document
4. Click on the title of the consultation

Read the document
5. Click on Read Document or download a Supporting Document from the list.

Questions within the document
6. Add your comments where you find the relevant questions and view other comments already made.

Save your comments
7. Click on Submit to complete your comment, or you can Save a Draft.