

# Dacorum Local Plan 2020 to 2038



## Emerging Strategy for Growth Consultation



[www.dacorum.gov.uk/localplan](http://www.dacorum.gov.uk/localplan)



# Dacorum Local Plan (2020-2038) Emerging Strategy for Growth Consultation

Dacorum Borough Council is consulting on the next stage of the new Local Plan. We would like as many residents as possible to take part in the consultation.

The purpose of this document is to provide a quick guide to our new Local Plan and signpost to sources of further information.

The consultation period started at 5pm on the 27 November 2020, as published in Dacorum Digest. It has now been extended until 11.59pm on the 28 February 2021.

Full details of how to get involved are available on our website: [www.dacorum.gov.uk/localplan](http://www.dacorum.gov.uk/localplan)

## How to get involved

Follow these steps:

1. Go to the Consultation Portal at: <https://consult.dacorum.gov.uk/kse>
2. Under the title 'Dacorum Local Plan (2020-2038) Emerging Strategy for Growth Consultation' select the 'learn more' button
3. Once you have read the instructions click on the 'start' button at the top of the page - this will take you to the document where you can make your comments.

Please note to submit comments you are required to sign in/register with the portal.

Alternatively go to [www.dacorum.gov.uk/localplan](http://www.dacorum.gov.uk/localplan) and download the response form, which you can email to [responses@dacorum.gov.uk](mailto:responses@dacorum.gov.uk)

If you have any queries about the consultation, or wish to make arrangements to view a paper version of the full Local Plan document you can contact the Strategic Planning Team by:

Email: [strategic.planning@dacorum.gov.uk](mailto:strategic.planning@dacorum.gov.uk)

Telephone: 01442 228660



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# Introduction

This summary provides an overview of our new Local Plan 2020-2038. This stage of the Local Plan is our 'Emerging Strategy for Growth.' The full Local Plan 'Emerging Strategy for Growth' and other documents referred to in this summary are available on our website: [www.dacorum.gov.uk/localplan](http://www.dacorum.gov.uk/localplan)

## What is the Local Plan?

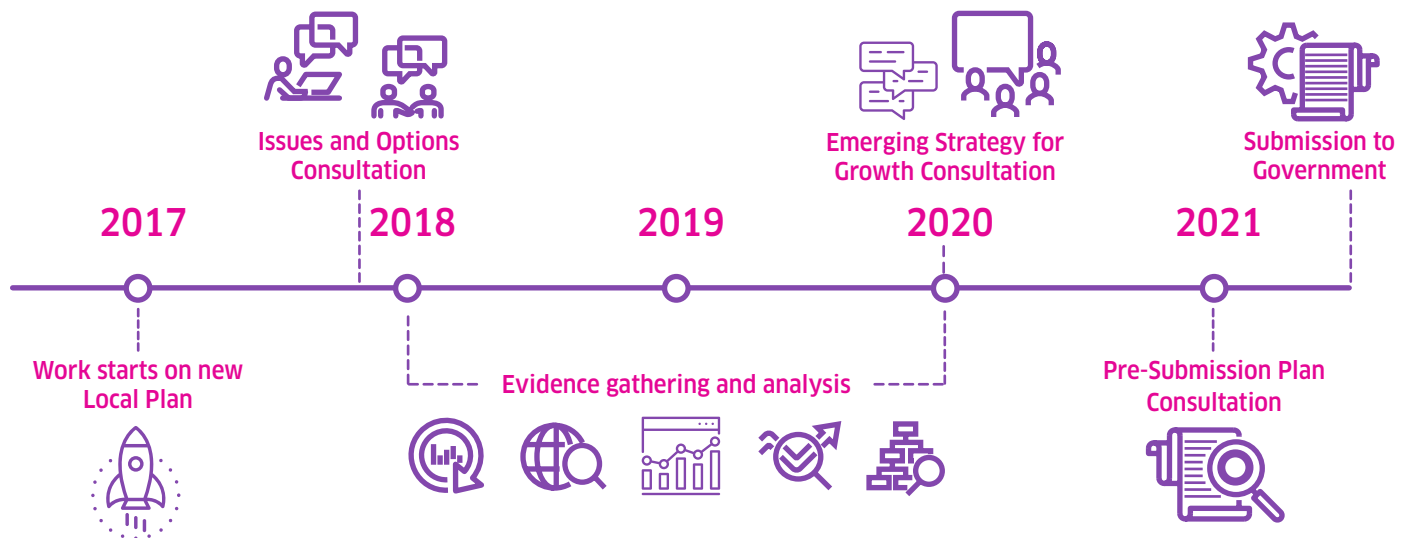
The Local Plan sets out the long-term strategy for development in Dacorum to enable the growth that our borough needs, including new homes and a framework for how decisions on applications will be made.

## Why is Dacorum Borough Council consulting on the Local Plan at this stage?

This stage of the plan (Emerging Strategy for Growth) sets out our preferred approach to accommodating the growth Dacorum requires, including the sites we have identified to provide this growth and the planning policies that we will use to deliver it.

We are asking for your views and comments so that these can be considered before we move onto the next (pre-submission) stage of the plan.

## Where are we in the process?



## How do I take part in the consultation?

The consultation period started at 5pm on the 27 November 2020, as published in Dacorum Digest. It has now been extended until 11.59pm on the 28 February 2021.

Full details about how to take part in the consultation and have your say are available on our website: [www.dacorum.gov.uk/localplan](http://www.dacorum.gov.uk/localplan)



# Vision and Objectives

## Vision for the new Local Plan

Based on responses to our last consultation in 2017, we have developed a revised vision for Dacorum. This sets out what we feel our borough should look like in 2038, with the new Local Plan in place.

This vision is supported by objectives, which set out what we want to achieve in order to help make the vision a reality.

## Local Plan objectives



**Delivering Dacorum's future with homes for everyone**



**Generating a vibrant economy with opportunities for all**



**Mitigating and adapting to climate change**



**Conserving and protecting the natural environment**



**Ensuring an attractive and valued built and historic environment**



**Promoting and facilitating sustainable transport and connectivity**



**Supporting community health, wellbeing and cohesion**



**Enabling the delivery of infrastructure**



# The Sustainable Development Strategy

Sustainable development is about meeting the needs of the present without compromising the ability of future generations to have their needs met. Sustainable development has three key roles (see diagram), these are central to our framework for Growth – the Spatial Strategy.



We need to plan for the delivery of 922 homes per year, which is a total of 16,596 homes.

By planning for 16,899 we are providing a buffer to our total housing requirement if some sites do not come forward.

The Local Plan looks to provide these new homes in the following places:

Hemel Hempstead	10,688
Berkhamsted	2,236
Tring	2,731
Kings Langley	274
Bovingdon	241
Markyate	215
Elsewhere in the borough	514
<b>Total housing supply</b>	<b>16,899</b>

We have reviewed the need for employment and retail land in the area to support the local economy.

We are allocating 20 hectares of new office and industrial development land within Employment Growth Areas.

We are planning to provide additional retail floorspace in Dacorum's towns - focussing on Hemel Hempstead and Tring town centres and, on a smaller scale, in new district or local centres in the Growth Areas.

We are not responsible for the provision of most types of infrastructure but rather we play an 'enabling' role - liaising with providers to ensure that appropriate provision is made. Alongside this consultation we have published our draft Infrastructure Delivery Plan setting out what is needed.



# Guiding Development Section Summary

## Housing Delivery

The Government requires all councils to significantly increase their supply of housing to meet growing need.

We need to carefully consider the types of homes we plan for. This includes affordable housing, homes suitable for older people, other groups that require specialist housing, and sites for travelling communities.

The Plan has ambitions to secure and deliver more affordable housing than any previous plan, with any development of 10 or more dwellings delivering:

- 40% affordable housing on all growth areas
- 35% affordable housing of all new dwellings in the existing urban area of Hemel Hempstead
- 40% affordable housing of all dwellings elsewhere in the borough

We plan to uplift densities of new homes in the most accessible locations, in order to make the best use of urban land. This section of the Plan also includes the proposal to use the nationally described space standards as the minimum requirements for the size of new homes.

## Employment Development

This section of the plan considers how we protect our employment areas.

We establish what areas are designated as 'General Employment Areas' (GEAs), and prevent the loss of employment with the use of 'Article 4' designations in these areas.

This section also sets out the provision for employment in other areas. The loss of employment space outside of GEAs will be judged on certain criteria.

We make provision for new employment space in the countryside to enhance the rural economy.

Lastly it makes provision for tourism development, and sets the balance between encouraging visitors and investment, whilst preserving the assets which draw visitors to Dacorum.

## Retail and Other Town Centre Uses

Despite the growing move towards online shopping, there is still an important role for our town centres, local centres and retail parks. We need to ensure these continue to cater for our future needs.

This section focuses on protecting key shopping areas, and encouraging other uses as our retail habits change.

## Climate Change and Sustainability

We declared a Climate Emergency in July 2019 and, through this, have committed to reducing carbon emissions across Council activities to net zero by 2030. The declaration also places key responsibilities on the Local Plan to include all available measures to cut carbon emissions and reduce the impact on the environment.

The policies set out in the Local Plan are designed to help shape and design places in order to achieve a low carbon future, support lower carbon emissions and renewable energy technologies, make places resilient to the effects of climate change and ensure a more effective use of the resources available.

## Environment and Biodiversity

We have a clear framework for considering proposals which could affect our key landscapes, such as the Chilterns Area of Outstanding Natural Beauty.



We aim to protect species and priority habitats, and provide a 10% net gain of biodiversity. We will also ensure that existing trees are retained and protected, and that planting is a part of development.

We have provisions in place to reduce flood risk and we have highlighted potential flooding issues on a site specific basis through the proposals and sites section of the document.

### **Managing Development in the Countryside**

Almost 85% of our borough is countryside, with 60% of this area designated as Green Belt.

The countryside is covered by either the Green Belt or Rural Area designations and overlapped by the Chilterns Area of Outstanding Natural Beauty.

Development in the Green Belt is strictly controlled. However, we are permitted to take land out of the Green Belt through our Local Plan in 'exceptional circumstances'. We have established that these circumstances exist in Dacorum, as we cannot meet our growth needs just on previously developed land.

### **Delivering Great Places**

Good design which reflects the character of the existing area can help create distinctive places where people feel welcome and want to live, work and spend their free time.

We are committed to raising design standards across all forms of development.

The historic environment of Dacorum plays a vital part in delivering sustainable development. We have set out a positive strategy for the conservation of the historic environment, including our heritage

assets, archaeology, listed buildings and conservation areas.

### **Sustainable Transport and Connectivity**

Dacorum has good transport links. It benefits from direct access to roads including the M1, M25 and A41, west coast mainline railway services and access to inter-urban bus services.

However, the road network can be subject to congestion, leading to delays and air quality issues.

We need to move towards more sustainable and active forms of travel, where alternatives to the car are more feasible and practical. New technologies, better travel information, and innovative approaches to how we travel can help us to achieve this.

### **Healthy Communities**

The creation of healthy communities is essential in delivering our vision for Dacorum. Any growth needs to be supported by the appropriate level of community services and facilities.

We will consider the effect of development on health and wellbeing through new impact assessments. This will ensure that large developments contribute to creating healthier places.

Whilst we do not directly provide healthcare and education facilities, we will continue to engage with the providers of these services as a part of our 'enabling' role in delivering infrastructure.

Access to sport facilities, play areas and open space is essential in delivering active communities. We will also plan for shared space, community facilities and other local services.

The full Local Plan 'Emerging Strategy for Growth' and other documents referred to in this summary are available on our website: [www.dacorum.gov.uk/localplan](http://www.dacorum.gov.uk/localplan)





# Key Developments in the whole of Hemel Hempstead











Key	
	Landscaping
	Open space
	Conservation area
	Growth area
	Employment area
	New housing
	New employment
	Town centre/Local centre
	Mixed Growth area
	GU canal, rivers Gade, Bulbourne & Ver
	Euston NW Railway
	Motorway
	Trunk roads
	Main roads
	Dacorum boundary

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# Key Developments in Hemel Hempstead Town Centre



**Key**

-  Landscaping
-  Open space
-  Conservation area
-  Growth area
-  New housing
-  Shopping
-  GU canal, rivers Gade, Bulbourne & Ver
-  Trunk roads

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# Key Developments in Maylands



Key	
	Landscaping
	Open space
	Growth area
	Employment area
	New housing
	New employment
	Town centre/Local centre
	GU canal, rivers Gade, Bulbourne & Ver
	Motorway
	Trunk roads
	Main roads
	Dacorum boundary

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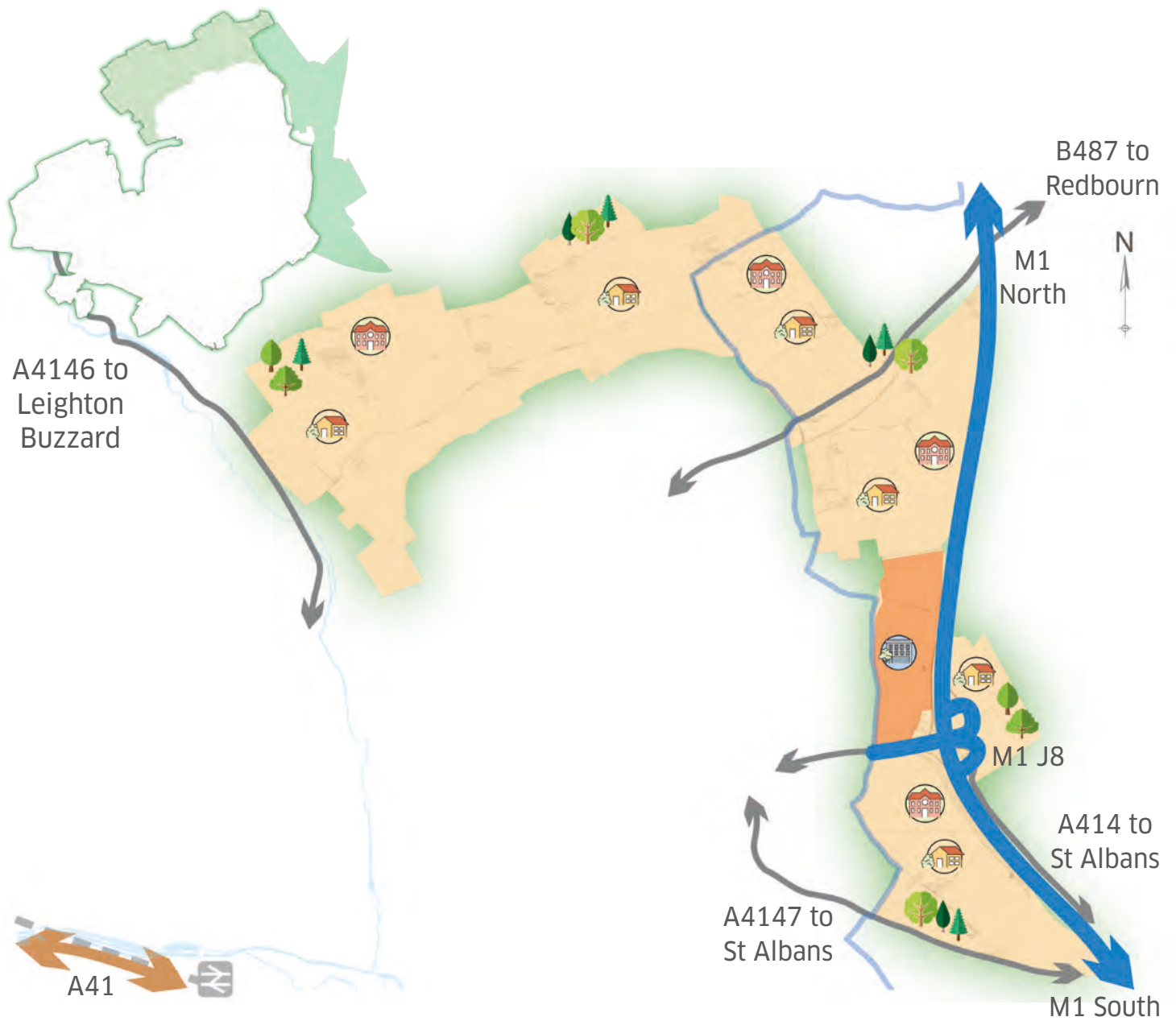
# Key Developments in Two Waters Opportunity Area



Key	
	Landscaping
	Open space
	Growth area
	Employment area
	New housing
	New employment
	Town centre/Local centre
	GU canal, rivers Gade, Bulbourne & Ver
	Euston NW Railway
	Trunk roads
	Main roads

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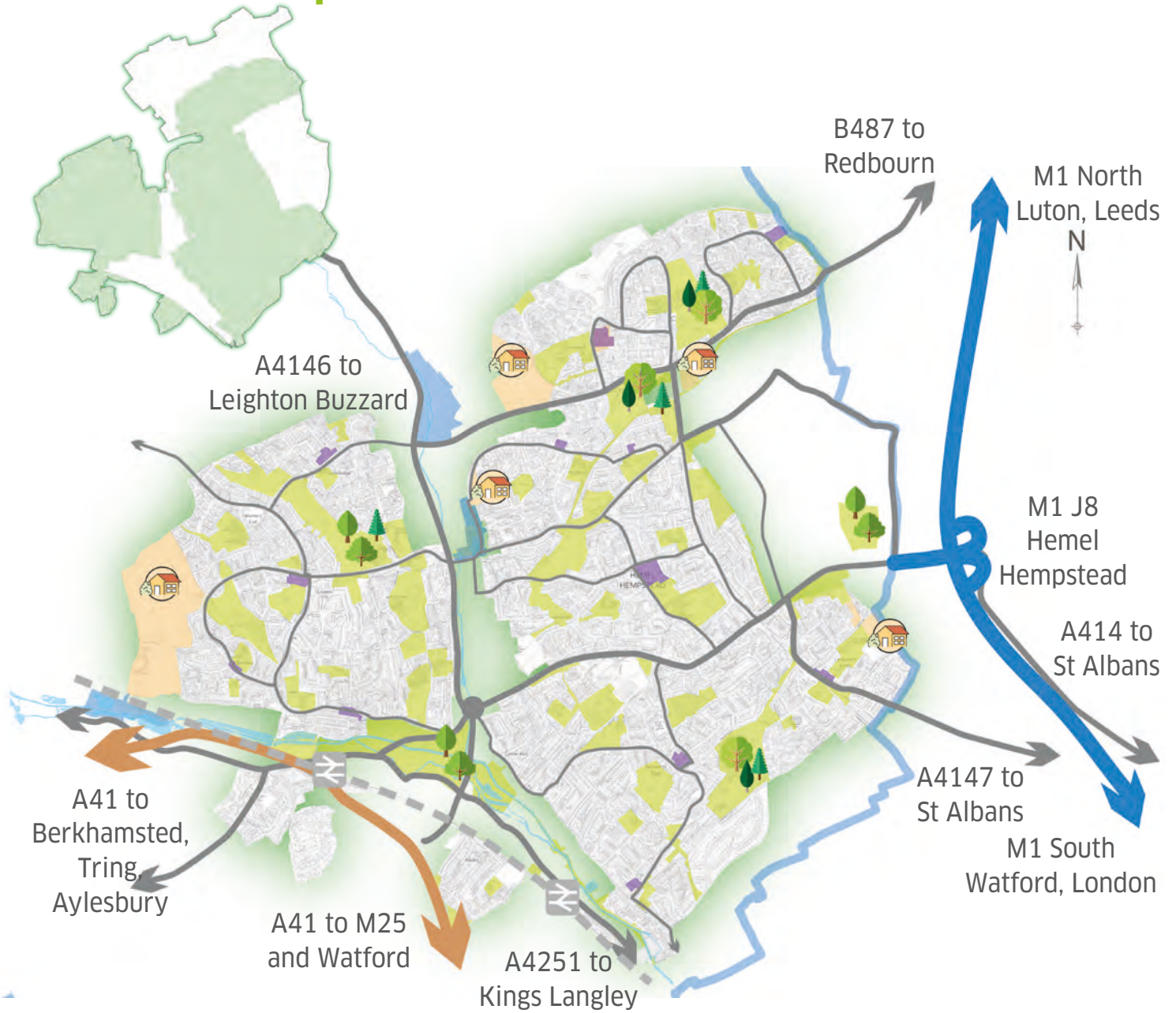
# Key Developments - Hemel Garden Communities



Key	
	Landscaping
	Growth area
	Employment area
	Potential school
	New housing
	New employment
	GU canal, rivers Gade, Bulbourne & Ver
	Euston NW Railway
	Motorway
	Trunk roads
	Main roads
	Dacorum boundary

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# Key Developments in the rest of Hemel Hempstead



Key	
	Landscaping
	Open space
	Conservation area
	Growth area
	New housing
	Town centre/Local centre
	GU canal, rivers Gade, Bulbourne & Ver
	Euston NW Railway
	Motorway
	Trunk roads
	Main roads
	Dacorum boundary

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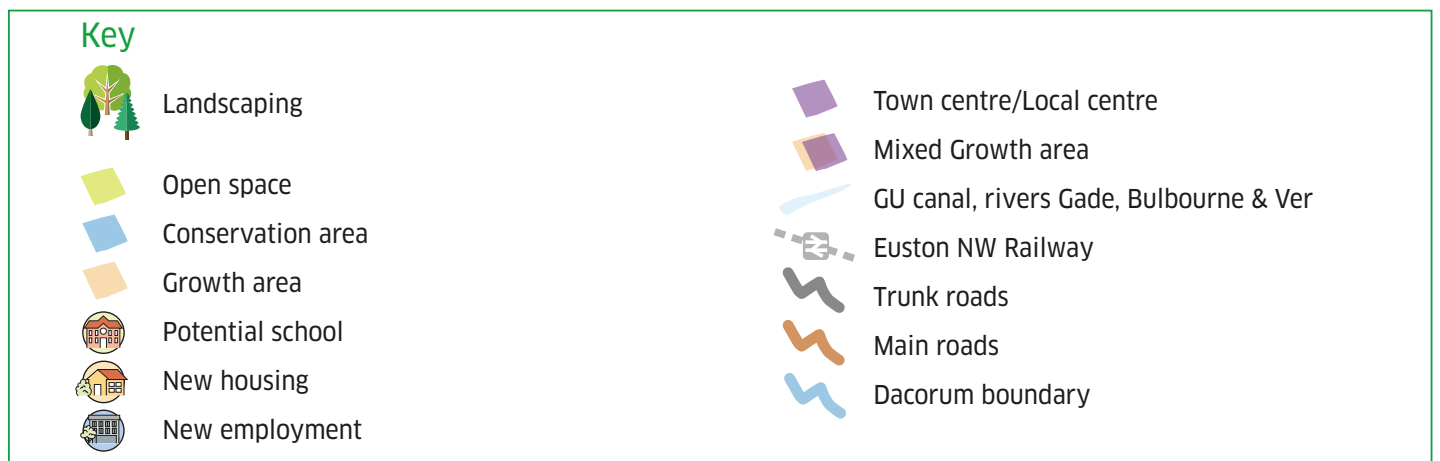
# Key Developments in Berkhamsted



Key	
	Landscaping
	Open space
	Conservation area
	Growth area
	Potential school
	New housing
	Town centre/Local centre
	Shopping
	Mixed Growth Area
	GU canal, rivers Gade, Bulbourne & Ver
	Euston NW Railway
	Trunk roads
	Main roads
	Dacorum boundary

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# Key Developments in Tring















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# Key Developments in Kings Langley










Key	
	Landscaping
	Open space
	Conservation area
	Growth area
	New housing
	Town centre/Local centre
	GU canal, rivers Gade, Bulbourne & Ver
	Euston NW Railway
	Motorway
	Trunk roads
	Main roads
	Dacorum boundary

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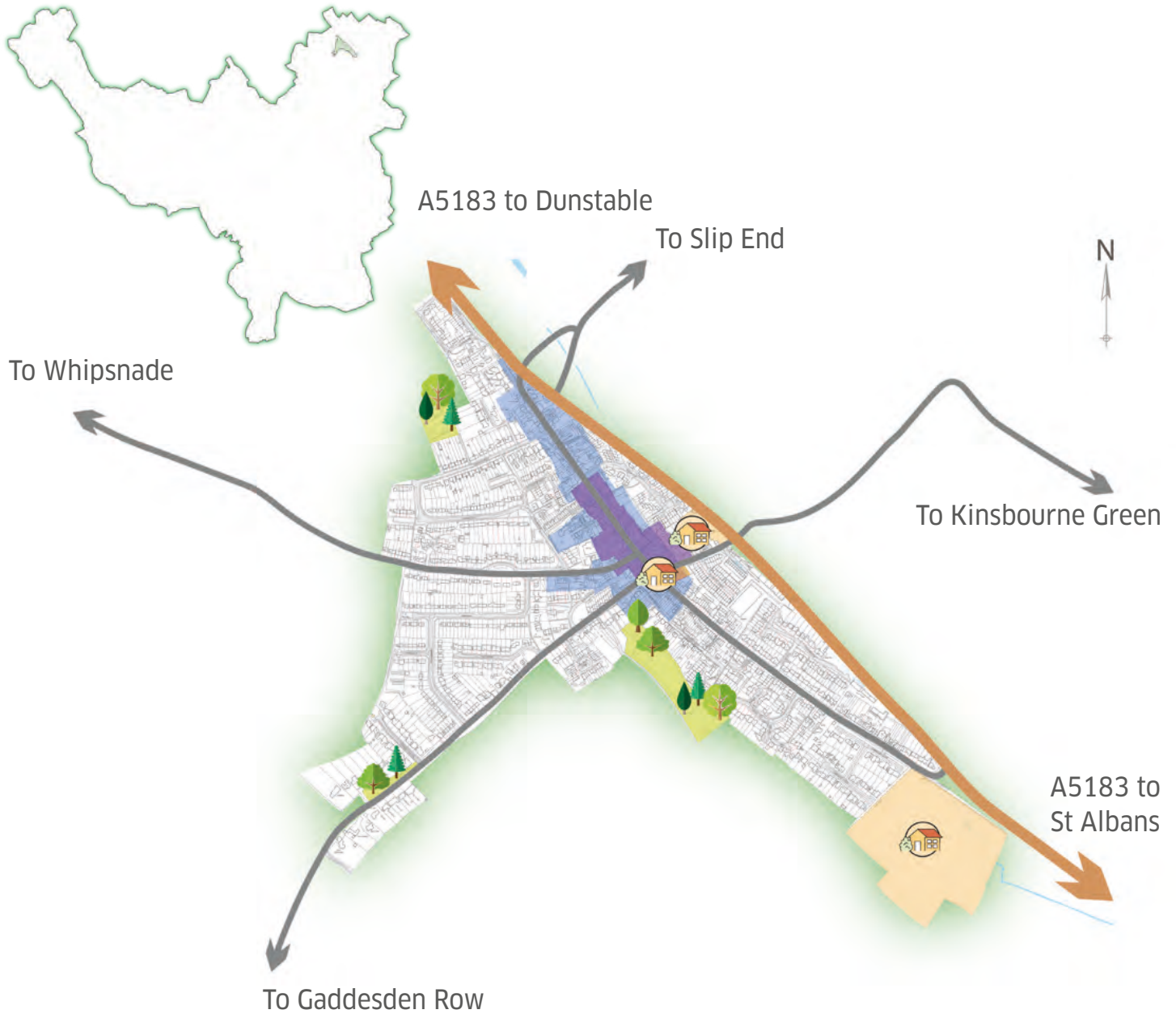
# Key Developments in Bovingdon



Key	
	Open space
	Conservation area
	Growth area
	Town centre/Local centre
	Trunk roads
	Main roads
	New housing

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# Key Developments in Markyate



Key	
	Landscaping
	Open space
	Conservation area
	Growth area
	New housing
	Town centre/Local centre
	GU canal, rivers Gade, Bulbourne & Ver
	Trunk roads
	Main roads

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