



Strategic Planning & Environment

Overview & Scrutiny

Agenda

WEDNESDAY 4 OCTOBER 2023 AT 7.30 PM

Conference Room 2 - The Forum

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Anderson
Councillor Birnie
Councillor Deacon (Vice-Chairman)
Councillor Gale
Councillor Hobson (Chairman)
Councillor Hobson
Councillor Mitchell

Councillor Patterson
Councillor Pringle
Councillor Riddick
Councillor Santamaria
Councillor Timmis
Councillor Walker
Councillor C Wyatt-Lowe

For further information, please contact Corporate and Democratic Support or 01442 228209

AGENDA

1. **MINUTES AND ACTIONS** (Pages 3 - 16)
To agree the minutes of the previous meeting.
2. **APOLOGIES FOR ABSENCE**
To receive any apologies for absence.
3. **DECLARATIONS OF INTEREST**
To receive any declarations of interest.
4. **PUBLIC PARTICIPATION**
5. **CONSIDERATION OF ANY MATTER REFERRED TO THE COMMITTEE IN RELATION TO CALL-IN**
6. **Q1 PLANNING PERFORMANCE REPORT** (Pages 17 - 24)

7. **LOCAL PLAN** (Pages 25 - 114)
8. **WORK PROGRAMME**
9. **SPAE OSC FORWARD PLAN 2023-2024** (Pages 115 - 118)

MINUTES

Dacorum Borough Council

Strategic Planning and Environment Tuesday 6th September

Councillors: Cllr Pringle
Cllr Patterson
Cllr Santamaria
Cllr Gale
Cllr Birnie
Cllr Anderson
Cllr Wyatt-Lowe
Cllr Walker
Cllr Timmis
Cllr Birnie
Cllr Mitchell
Cllr C Hobson (Chair)

Also in attendance:

Cllr Bromham
Cllr Wilkie

Officers: (6)

Emma Walker – Head of Environmental and Community Protection
Robert Williams – Head of Environmental Services
Ian Ross- Head of Neighbourhood Management
Fiona Jump – Head of Financial Services
Clare Dempsey – Financial Planning and Analysis Manager
Sara Whelan – Assistant Director Development Management
James Doe – Strategic Director - Place

The meeting began at 19:30

1 MINUTES

Page 5, paragraph 7, Cllr Birnie noted that he did not say 430 residents out of 80,000 was a respectable sample.

Page 6, paragraph 3, Cllr Birnie noted this did not make sense, suggesting the wording should be, 'The charts and the report themselves contradict.'

Top of page 11, the person who mentioned antisocial behaviour and the need for youth facilities identified herself.

Page 4, bottom paragraph, Cllr Timmis noted the repetition on the paragraph beginning, 'The drivers for change included reduced footfall and decreasing footfall.'

The Chair advised that typos and minor errors on minutes should be sent to LFowell rather than waiting for the meeting.

Page 6, paragraph 8, Cllr Birnie wondered whether SWhelan had circulated the terms of reference regarding the Hemel Vision Board. It was confirmed they had been received today and that action points were in the process of being circulated.

There were no further comments regarding the minutes and they were formally approved as an accurate record.

2 APOLOGIES FOR ABSENCE

There were apologies from Cllr Riddick, Cllr Deacon and Cllr S Hobson

3 DECLARATIONS OF INTEREST

There were no declarations of interest,

4 PUBLIC PARTICIPATION

There was no public participation.

5 CONSIDERATION OF ANY MATTER REFERRED TO THE COMMITTEE IN RELATION TO A CALL-IN

None.

6 ACTION POINTS FROM THE PREVIOUS MEETING

As covered under item 1.

7 Q1 FINANCIAL PERFORMANCE REPORT

The Q1 2023 General Financial Performance report was presented, the following was highlighted. There was a surplus across all committees of £766,000. Services that fall under strategic planning and environment had a pressure of £789,000 in the forecast, broken down from £520,000 on waste services, largely due to agency requirements. £175,000 was noted as being spent on vehicle hire due to fleet issues, the pressures were however offset with £700,000 surplus from garden waste subscriptions. Pressures on planning income were noted as around £550,000, linked mainly to current economic conditions. Capital for strategic planning was showing pressure of £100,000 reported due to the purchasing of domestic things due to high demand for replacements across the borough.

Cllr Birnie wondered whether housing and property should be under the HRA, the chamber fund. The response was that there were some services which were part of the housing and property directory and fell under the remit of this Committee which included things like allotments. It was correct that it would come before this Committee because it sits within the housing and property directorate.

Regarding the surplus on green waste, Cllr Birnie wondered whether the deficit of £545,000 was correct. The response was that the £700,000 of surplus was taken into account in the figures presented in the report. Under neighbourhood operations the overall variance was around £89,000 pressure, which included the impact of the £700,000 surplus.

The Chair felt it was important to understand the difficult economic situation, noting that she expected more questions from the Committee.

Cllr Birnie expressed that he was hoping to have the usual overall view of the budget, it was clarified that a snapshot had been presented today. Assurance was given that the full financial picture for the Council was taken to the Finance and Resources Overview and Scrutiny Committee as well as to Cabinet.

8 Q1 ENVIRONMENTAL SERVICES PERFORMANCE REPORT

The Environmental Services Performance report had been circulated.

The first quarter for the measured recycling rate had been projected at 53.2%, which was noted as favourable and a reflection on the amount of garden waste collected. Regarding the national indicator NI191, it was noted this figure was cumulative over the year, with the first quarter provisional figure being 107.17kg per household and the figure for the end of the year being 421kg per household.

Regarding missed bins per 40,000 collections, it was reported the first three months' average figure was 164. With regard to the measurement of fly-tip collections, the target of 95% had been missed, with 76.69% being collected within seven days. There had been a spate of fly-tipping and an increased resource had been allocated to that service to ensure a faster turnaround. The graffiti incidents cleaning target of 95% had been slightly missed in the first quarter, with 89.29% being cleaned within seven days of being reported. It was noted this was a standard pattern during summer months anticipating that this would decline with the shorter autumn days.

It was reported that a re-routing exercise had been done with the intention to service the same number of properties with the same frequency of collection but using fewer vehicles. The number of vehicles had been reduced by four, with an aggregated savings figure of around £180,000 (ph) per vehicle, creating an annual saving of £720,000 per annum. It was explained that the entire borough had been part of the re-routing exercise, however only 10,000 properties had experienced a change of collection day.

Regarding the garden waste subscription service introduced at the end of February, it was reported that there were now 33,851 households subscribed. The total revenue from the service was reported to be just over £1.5 million, which it was thought was due to the cost to each household being £45 where other boroughs were charging £70-80.

The opening of a new cemetery was reported, the first since 1963, at Bedmond Road. Dacorum Borough Council were in a consortium of five authorities with the crematorium, the lead authority was Three Rivers.

Regarding the re-outing exercise, Cllr Wyatt-Lowe wondered whether there had been a plan-B if residents felt the changes were not satisfactory or efficient. The response was that there were expected to be a small number of properties where issues were anticipated for the first two or three collection cycles. There had been a small issue with transfer of data onto the difficult access crews with regard to assisted collects, those had all been resolved. Rounds were working well, there was an option to rebalance work if there was an imbalance. Moving forward, it was anticipated domestic wheelie bin rounds would be brought into the estates recycling collection in order to take another vehicle off the road and make further savings. Commercial waste collections were also in line for crew saving measures.

Cllr Wyatt-Lowe wondered what would happen with the £1.5 million surplus with regard to the green waste. The response was that the money was revenue gained and would ultimately go into the general fund and could be used to finance other council projects.

Cllr Timmis wondered whether there was the possibility to consider continuous green waste collection over the winter months. The response was that they would like to run through to December to deal with autumn leaf fall, however because of the driver CPC requirement the green waste crew were shuffled around during winter months to enable refresher training for other crews. It was clarified that the Hertfordshire green waste site was open throughout the year for residents to dispose of garden waste.

Cllr Timmis wondered whether the additional resources for fly-tipping included CCTV, it was confirmed the approach was more basic, with a 3.5 tonne van being deployed for collection of fly-tipped waste.

Cllr Timmis raised the question of who was responsible for hedges, it was clarified that Dacorum Council Environmental Services used to receive payment to look after trees on Hertfordshire County Council verges, however those had been passed to the care of Hertfordshire County Council. Hertfordshire County Council had given the contract for tree maintenance to Ringway, who had subcontracted the work to Gristwood & Toms, the Dacorum contractor.

Regarding re-routing and the reduction in vehicles and crews, Cllr Mitchell wondered what had happened to the people employed in those roles. It was clarified that the core fleet had been supplemented by a large number of hire vehicles, at a cost of £1,000 per week for each vehicle. Savings had been made by taking those vehicles off hire, along with not employing agency people. There had been no redundancies.

Cllr Mitchell wondered what was happening for people who had no intention of participating in the green bin scheme and wanted the bin collected. There was reference to the strategy from 2018, where it was included that there could potentially be free garden waste collection and the decision had been taken not to take away the bins in the event of that happening. It was now anticipated that the new Environment Act would not be put onto statute until possibly after the next general election. If someone particularly wanted a bin removed they could refer it to their local ward councillor for action.

Cllr Pringle noted the success of the re-routing exercise, wondering whether there would be developmental revisions. The response was that the current expectation was that Dacorum would progressively grow by 50% over the next 30 years. There was allowance for growth built within the rounds, however if it was found that rounds were being stretched there would need to be another exercise and recalculation with the possibility of adding another crew.

Cllr Pringle wondered whether flexible working would allow elasticity within the workforce. It was noted that there were difficulties in offering flexibility within a Monday to Friday service.

Cllr Pringle questioned whether analysis had been done on causal factors of fly-tipping, wondering whether there was a more cost-effective solution than enforcement. July's figures were produced, which showed that there were 106 fly-tipping incidents classed as domestic other waste, three green waste fly-tips and some electrical white goods. The definition of fly-tipping was clarified as the size of two or more bags of rubbish.

Cllr Pringle raised a concern about trees where it was known they were dangerous and they were being monitored, whether those would be followed up on if they were transferred to another authority. Cllr Pringle wondered whether the duty of care was passed on properly. The response was that Dacorum Borough Council used the Ezytreev database for tree management, all of the information on the 30,000 trees previously managed was on that database and would be transferred to Hertfordshire County Council.

There was a question around what additional funding was available for trees that were on DBC land and were being maintained by Dacorum Council. It was confirmed that a report was in progress to take to the corporate leadership team with regard to those trees detailing legal obligations. The Chair noted that ward councillors would know where current hotspots for troublesome trees were, suggesting they follow agreed processes and contact the portfolio holder, Aidan Wilkie, for issues on a case by case basis and not wait for the strategic plan. It was noted that there was a plan of action to catch up with the backlog of work regarding tree management.

Cllr Birnie reported his co-councillor had encountered difficulty in establishing whether a tree belonged to a council or adjacent landlord, wondering whether it was sufficient for him to give an address and ask whether it was one of their trees. It was confirmed that there was a record of all DBC trees. The Chair added that until further notice that phone call should be to the strategic senior leadership person.

A concern was raised about what happened where a tree was a risk to life and an immediate danger, who would have the emergency duty. It was reported that DBC had dealt with it via principal or local contractors. Reassurance was given that if there were a risk to life, the Council would act quickly. The Chair suggested requesting a short statement from the leadership team as to what they should do if there was an immediate risk. The Chair requested that if there were specific issues, Councillors should treat it in the same way as a ward issue. There was a suggestion to include instructions for if there was an emergency situation on a Sunday or outside office hours.

There was praise for Councillor Bromham's work on repositioning the responsibility for Hertfordshire's trees. Assurance was given that all safety work was being done, the backlog consisted of non-safety work and was due to cost and the fact that the money had to come out of revenue. Regarding complaints about trees, the Council had said it would not do works unless there was a safety element, a hope was expressed that the revised strategy would not result in the loss of trees just because somebody didn't like them. The Chair summarised that trees which were dangerous or spoiling somebody's quality of life would be the types of trees identified by ward councillors.

There was a call for trees to be given the full import they need, it was noted that the Council were championing the planting of trees in the borough.

A question was raised as to who was responsible for trees which concealed road signs, the Chair suggested speaking to the County Councillor or to Aidan Wilkie from the senior leadership team.

Regarding dog waste bins, a question was raised as to whether they could be combined with a refuse bin where they were sited closely together. The response was to confirm that dog waste could be put into a litter bin. It was noted that the Canals and Rivers Trust had cuts made from central government and were taking dog bins away from towpaths.

With regard to ID checks for using waste tips, it was noted that Berkhamsted and Hemel Hempstead never asked for ID, whereas the waste site in Bucks did. The response was that borough or county boundaries were more likely to experience problems with people from other boroughs using them, with the example given where controls were introduced at Harefield tip because there was around £100,000 of waste from Bucks.

Cllr Mitchell reported that a bin review was happening in the autumn, it was confirmed a mapping exercise was being done. The Chair suggested the Committee continue to monitor that.

Cllr Mitchell noted that a tree had been chopped down in her ward and she didn't know why, feeling there was a communication gap as she could not answer residents' questions. The Chair seconded

that forewarning would be useful and appreciated. There was reference to the previous issue of a monthly bulletin of trees that were to have works done to them, suggesting that be reviewed.

A question was raised as to whether chalk was considered as graffiti, with a report of a resident being told she had to remove chalk art from a pavement. The response was that as chalk was a marking, under the law it would be considered as graffiti. It was suggested that if somebody wished to artistically enhance the pavement they could make a request.

9 ENVIRONMENTAL AND COMMUNITY PROTECTION PERFORMANCE REPORT

The Environmental and Community Protection Performance report had been circulated and was taken as read.

ECPO9, the KPI for environmental community protection, had increased this quarter and was now at just over 87%. The food safety recovery plan had been running to target and had now been withdrawn by the government, the expectation was to return to pre-COVID levels by the end of quarter 2. The annual air quality status report for 2023 had been submitted to DEFRA for ratification, work was continuing with partners on the installation of the new air quality analyser scheduled for Apsley, and the PM2.5 monitors scheduled for Swingate Lane, Bennetts End Road and Lawn Lane. A report had been drafted and sent to the the Committee on air quality at the beginning of the summer, the Chair apologised she had not done that, requesting that the report be re-sent to her and she would pass it to LFowell to circulate.

The Corporate Safety and Resilience Team had been working with other district and borough councils to implement a memorandum of understanding between all partners in case of an emergency plan activation, in order to finalise agreements for mutual aid. There was a continued reduction in filthy and verminous complex cases, with six in Q1. It was noted that numbers had been increasing throughout the pandemic, numbers were usually higher in the summer. Prosecutions had been brought by the Operations Team, on 5th July at St Albans Magistrates' Court Edward Meredith of Priory Orchard, Flamstead, pleaded guilty to unauthorised deposit of publicly controlled waste in Caddington Common, he was ordered to pay £2,222 consisting of a fine, costs and a victim surcharge.

A multi-departmental task force consisting of officers from environment and community safety, district improvement, police colleagues and community safety and antisocial behaviour had been working on improvements in Gadebridge Park. Work had been done to turn negative behaviours, reduce littering and improving behaviour in the vicinity. Fixed penalty notices had been served for littering and breaches of public space protection orders. There had been 21 prosecutions brought by the council for littering or public space protection order offences, all of which were successfully taken through the single justice procedure. £3,220 total of fines, almost £3,000 in total costs had been awarded, plus a victim surcharge.

It was reported that on 14th June at Hatfield Remand Court, Dacorum Borough Council had successfully prosecuted Mr Jake Putnam of Hasedines Road in Hemel Hempstead for a fly-tipping offence that occurred last year. Mr Putnam was arrested and brought before the court, he pleaded guilty to unauthorised deposit of controlled waste and ordered to pay a £480 fine and £500 costs, with a £192 victim surcharge

Regarding the prosecutions, Cllr Pringle sought clarity regarding whether fines would go into central funds. It was confirmed that fines would go into central government coffers, the Council would receive the costs element and the victim surcharge would go into central funds. It was reported that the costs could only be calculated from after a certain point in the investigation, once an offence was suspected

there were charges for clear-up fees, officer time and lawyer time. The Chair suggested further questions regarding compensation be put in writing.

Cllr Santamaria wondered whether there was an estimate for when the new monitors would be in place and results would be seen from them. It was reported they were not in situ at the moment as the process for accessing the power source was more complex than anticipated. There was also work being done with Ringway and the Estates Department about the use of the space in front of the Apsley Community Centre. It was hoped the monitors would be deployed as quickly as possible, particularly as results would need to be gathered over a period of time before judgements could be made.

Regarding antisocial behaviour, Cllr Mitchell reported she had met with PCSOs who were keen to go into schools with a youth worker. It was reported this was outside of the remit of the Committee, it would be for Joshua Smith, Head of Safe Communities. It was reported the police already ran a programme for primary schools, the Mini Police.

Cllr Birnie noted that Bennetts End Road was due to have a monitoring device, wondering what the evidence was for that decision. The respondent believed it was because it was close to a road canyon, however she would check.

Cllr Timmis wondered whether regulatory officers could do spot checks in villages, rather than focus on Gadebridge Park. The response was that there was a KPI for the team around how often they needed to go to various wards based on the amount of littering in those wards.

Cllr Patterson noted the reporting of 500 fixed penalty notices in Q1, wondering what proportion of those were related to litter. The response was that the vast majority were related to littering. The Chair would work with LFowell to find documentation showing the breakdown of fixed penalty notices. A Councillor reported that he had a spreadsheet showing the detail, noting a high proportion was for cigarette butts, which raised the concern that enforcement officers were motivated by situations where fixed penalty notices may be easy to issue rather than the objective of improving the wellbeing of residents. The Chair noted that all reports she had seen were noting successes due to the number of notices issued. It was suggested the information be provided as an annexe to the minutes, the Chair would endeavour to get information to Committee members regarding the proportion of fines which were litter and what that litter consisted of if that information were available.

It was noted that the DBC website had a page for PSPOs which was mapped and annexed in order. Littering and dog fouling was across the entire borough, there was a separate mapping for the town centre. Additionally, there were by-laws listed on the website.

The suggestion was made that people using electric scooters were required to have a bell, it was noted that it was actually illegal for them to cycle on the road or pavement.

There was a comment that the canal towpath was a shared use between bicycles and pedestrians, the Canals and Rivers Trust had a code of practice for cyclists. The Chair noted the upcoming Cycling and Walking Plan.

10 Q1 PLANNING DEVELOPMENT AND REGENERATION

Apologies were extended for the report not having been circulated. A verbal update was given. Planning applications on time was running at green, in excess of target. Performance and reinforcement was low, there was recruitment in that team expected later in the year.

Luton Airport

A verbal update was provided from Cllr Timmis, noting engagement from Dacorum's engagement in the Development Consent Order process. Work was being conducted with Herts County Council and North Herts Council on common interests. The examination of the draft Development Consent Order had begun on 10th August and was legally required to be completed within six months of that date. The examining authority had allowed the three councils to submit joint documents, to date the Herts authorities had submitted relevant representations on 23rd June, principal areas of disagreement, summary statements and written representations had been submitted on 22nd August, the local impact report had been submitted on 25th August. Representation would be confirmed at the issue specific hearing and would be on environmental matters through the use of expert consultants commissioned, WSP being the main consultants working on behalf of all of the authorities.

Hearings were scheduled to take place the week commencing 25th September. Work was also being done on the preparation of a draft statement of common ground for a deadline of 12th September. Cllr Timmis outlined the commitment to expressing concerns on environmental matters including impact the proposed growth of Luton Airport would have on matters such as noise, air pollution, climate change and surface access. Cllr Timmis noted that Steve Mendham from the Strategic Planning Department had been leading on this piece of work, however he had left the authority and Ronan Leydon, Team Leader for Strategic Planning, had now taken that on. Cllr Timmis reported there would be a consistent view, she would include verbal updates as the process progressed.

The Chair wondered whether there was documentation that could be shared to understand Dacorum's position, Cllr Timmis would let her know.

There was a request to share information regarding what Dacorum was doing with regard to Luton Airport, Cllr Timmis would action that with Ronan.

It was noted that the airport had put in a planning application to increase from 18 million passengers per year to 32 million passengers, which would be a huge impact.

11 SOUTH WEST HERTS JOINT STRATEGIC PLAN

COuttersides had submitted the comprehensive Joint Strategic Plan, noting that this report was similar to that going through the process in each of the partner five districts, and was the first meeting in terms of the process. COuttersides outlined that the report was a summary of the Regulation 18 consultation undertaken last year and the strategic plan was looking long-term across the five districts and did not replace local plans. It was anticipated the JSP would guide the next round of local plans. COuttersides stressed the importance of thinking strategically and long-term across the geographical region, anticipating that strategic planning would become more of a focus if there were to be a change of government. The ability to look at infrastructure needed to deliver good growth was a key point to support growth across South West Hertfordshire across the next 15-20 years and beyond.

COuttersides noted the plan was Dacorum's rather than a county plan, outlining that if at any point in the process the Council didn't like anything they could object and have the veto right. COuttersides highlighted that there was a governance structure, adding that Cllr Wilkie was part of the lead member group that gave the political direction. The report had been approved by Cllr Wilkie, changes to vision and objectives having been endorsed by her as well as the wider membership across the partnership in terms of leadership and portfolio holders.

The Chair confirmed that about half of the Committee had been present at the briefing on Wednesday 31st (sic).

Regarding the section headed other sections of consultation on page 54, Cllr Birnie noted there was no reference to the need to make adequate provision for the treatment and disposal of wastewater, suggesting that in view of the reporting of poor performance of water companies that should be at the top of the agenda. COuttersides reported that an objective on page 39 had been strengthened to protecting and enhancing water resources. Cllr Birnie reiterated that this did not refer to wastewater. COuttersides responded that he would hope wastewater would be covered by one of the other objectives, which he noted were high level in terms of detail. COuttersides considered wastewater would be an issue that needed to be looked at, there was a need to look at what strategic issues meant in terms of wastewater and dealing with water resources. COuttersides thought when the detail of the next round of the plan was considered, he would look at objectives.

Cllr Birnie noted that whenever there were new areas of development the existing infrastructure for the disposal of wastewater was always deemed as inadequate. COuttersides reported that they were not sure when the end periods of the current local plan reviews were, once those were provided they could provide a definitive start point. The current view was probably around 2035-2050 as a time horizon. It was clarified that the JSP would inform the next wave of local plans for councils across South West Hertfordshire.

Cllr Birnie clarified that there was plenty in the report on water supply, he was talking about water disposal and the damage being done to rivers through overspill. COuttersides noted page 44 of the JSP, delivering robust and sustainable infrastructure. Four key objectives were outlined regarding delivering key infrastructure and promoting a circular economy. COuttersides read the section, 'Minimising waste by promoting the reduction, reuse and recycling of materials, delivering key infrastructure required to support new and existing growth, working with partners to deliver in a timely manner, ensure it meets local needs and adapts to the effects of climate change, green energy generation and digital infrastructure.' He hoped disposal of wastewater would be covered in those umbrella objectives at the next stage of the JSP. The Chair suggested COuttersides put that on his radar for future discussions and debate with the other local authorities, feeling the current document did not need to be changed, however wastewater was an area that was very important.

A question was raised regarding the autonomy of having local plans running underneath the JSP, with the suggestion that local authorities should retain autonomy over local plans and merge at joint strategic plan level to achieve the right level of infrastructure. The member was concerned at hearing that the joint strategic plan was going to guide and inform local plans. There was discussion around the semantics of guiding and informing, the Chair was of the opinion that guiding and informing was useful in gathering information, adding that guiding was taking advice from somebody who had looked at the broader picture and how that might impact. The Chair noted that they were the only group of authorities trying this joint approach.

There was a question as to whether there was commitment to retaining green belt and areas of outstanding natural beauty. The Chair believed those were for the local plan rather than the JSP, which was confirmed. AONB was not set by council and was separate. COuttersides added that there was no plan for a top-down approach to development, this was a bottom-up approach to the capacity as to what growth they were prepared to accept. COuttersides reiterated it would be very much up to local plans to detail and work out whether they were feasible in real life, adding that the local plan would have ultimate autonomy as to whether potential areas of growth were deliverable.

Cllr Birnie was concerned to hear that the local plan would be postponed until the JSP was further down the road, assurance was given that they were getting on with the plan and they would be presenting to the Committee. The JSP work was happening in the background and by the time that was done it would inform the next round of the local plan. The current local plan was being

progressed through to adoption in the normal way, when the JSP was live it would inform the style and content of the next round of local planning.

Referring to the summary of comments and response, it was noted that green belt was mentioned, 'It's important to note that green belt is not a landscape issue, green belt land may be barren in this respect and was not a requirement or purpose of the designation. Furthermore, green belt is a policy designation, not an environment or sustainability designation.' The member had the impression that meant they would not discuss green belt in the final plan as it was overarching any consideration of what green belt might be. COuttersides reported that to date, green belt had not been a factor, the report was asking for endorsement on the vision and the objectives. COuttersides anticipated that the next phase of work would look at what strategic growth opportunities existed across South West Hertfordshire, as part of that process green belt would be looked at as a whole across South West Herts. There was a programme of work over the next year to eighteen months, the results of that would be brought back to this Committee.

The Chair asked whether anybody objected to the Committee endorsing the plan, there was one abstention due to not having enough clarity. The plan was passed by the Committee. COuttersides confirmed his details were in the document and that he would set up a one-to-one briefing if anybody required that.

12 WORK PROGRAMME

12. Work Programme

The Chair reported she had put a review of the infrastructure funding statement onto the agenda for next month, she would look at briefings. Cllr Birnie wondered whether the planning report should be on there, the Chair suggested planning should be a standing item on the agenda regardless of whether there was a report. The Chair requested that people contact the team if they have detailed questions about the planning report. The Chair outlined that she would like more detail on the air quality, a briefing on what was measured would be circulated, however there was a need to know what was being done in response to the measurements to improve air quality. It was suggested that it may be useful to have a short interim report regarding the trees, the Chair wondered whether they could have an update on where Ian had got to. It was noted there was a tree strategy and action plan which was reviewed every five years and was due to be updated in two years' time. There was comment that a full report was not necessary, it would be useful for the Committee to see the direction they were heading in. The Chair clarified she would ask Ian to come back in October.

There was the suggestion that water be put on the agenda, specifically the three chalk streams in Dacorum where only one was usually spoken about and wastewater. Regarding the re-routing of the Gade through Gadebridge Park, it was noted there had never been clarity on the route at the southern end of the park. It was suggested they request an update, the Chair agreed, adding that perhaps Thames Water could be invited as well. It was agreed they would invite Thames Water early next year, they would request an update from the Environment Agency. It was noted that the project was moving forward, there had been an officer meeting attended by DBC officers and the Environment Agency, it was not thought there was an agreed start on-site yet.

A question was raised as to whether the need for additional parking lay-bys was relevant to this Committee, it was suggested the query be sent to LFowell which had already been done. Regarding neighbour disputes around hedges not owned by DBC, it was noted the payment for the survey was £565, the Councillor noted the policy seemed unfair on residents. It was advised to contact Emma



and to gather background on the issue. The Chair explained that a policy change would need to go through the portfolio holder, it would then come to this committee. Advice was given regarding items for the agenda of this Committee.

There being no further business, the meeting was closed.

Agreed Actions

- Breakdown analysis of fly-tipping incidents to be circulated.
- A statement from the leadership team to be requested regarding trees which posed an immediate danger, to include instructions for Sunday and out of office hours.
- The issuance of a monthly bulletin of trees due to have works done to them to be reviewed.
- The report on air quality to be re-circulated by the Chair.
- Reasons for Bennetts End Road to have a monitoring device to be investigated and shared.
- Chair to work with LFowell to locate documentation showing the breakdown of fixed penalty notices and circulate that to Committee members.
- Cllr Timmis to check whether there is documentation that could be shared to show Dacorum's position on Luton Airport.
- COuttersides to include discussions on wastewater with other local authorities with regard to the JSP.
- An update on the re-routing of the River Gate through Gadebridge Park to be sought from the Environment Agency.

Strategic Planning & Environment OSC Action Points - Jan

5 th July	Officer to contact Cllr Birnie regarding table in action points on green waste and duplicated headings and to confirm meaning of CSU subscription	R Williams	06/09/23	These were residents who subscribed to the scheme through phoning the Customer Services Unit (CSU) and paying the subscription fee over the phone to a member of the CSU team.
5 th July	To follow up affordable housing information	J Doe		1.04.22-31.03.23. During that period 114 affordable homes were built.
5 th July	To circulate documents regarding Hemel Vision Board	S Whelan	06/09/23	 Hemel Place Board TOR.docx Sent Via email
5 th July	To provide demographic data for Hemel Hempstead	J Doe	26/09/23	 2023 Census Presentation low re: Sent Via Email
5 th July	To discuss resources for planning enforcement with portfolio holder and bring back further action to the Committee	S Whelan	06/09/23	Additional resources for Planning Enforcement through the provision of 16-months of Agency staff at a cost of £85,470 - £109,890 was agreed at Cabinet on 18 July 2023. This additional resource has been agreed to provide the team with the best possible opportunity to reduce live caseload to 300 enforcement cases within 10 months of the additional resource being in place (i.e. one Agency staff employed for 10 months, and a second for 6 months). Officers are working to recruit the new Agency member of the team as quickly as the procedures allow. It is hoped that the following timescale can be achieved: - • By September 12th: Rate card completed and suitable

				<p>Agencies contacted for candidate details.</p> <ul style="list-style-type: none"> - • By September 26th: Suitable candidates interviewed and an offer of employment accepted. - • By October 10th: The Agency Planning Enforcement Officer starts. <p>It is also worth highlighting that since 01 July 2023 Managers have taken steps to improve the structure and balance within the team, thereby retaining the resources of our only experienced Enforcement Officer, who had applied for a more senior position at another Hertfordshire authority. This involved changing one of our Enforcement Officer posts to a Lead Planning Enforcement Officer post, thereby creating a team with one post at the junior, senior and principal levels, creating a clear career path within the team, but also ensuring additional support at the more complex level for the Principal Planning Enforcement Officer.</p>
	Breakdown analysis of fly-tipping incidents to be circulated.	Emma Walker		
	A statement from the leadership team to be requested regarding trees which posed an immediate danger, to include instructions for Sunday and out of office hours.	IRoss		
	The issuance of a monthly bulletin of trees due to have works done to them to be reviewed	IRoss		
	The report on air	CHobson	26/09/23	

	quality to be re-circulated by the Chair			
	Chair to work with LFowell to locate documentation showing the breakdown of fixed penalty notices and circulate that to Committee members.	CHobson		
	Cllr Timmis to check whether there is documentation that could be shared to show Dacorum's position on Luton Airport	Cllr Timmis		
	COuttersides to include discussions on wastewater with other local authorities with regard to the JSP	COuttersides	26/09/23	The JSP programme is preparing a Strategic Infrastructure Baseline Report, where this issue is considered on a cross boundary basis, as waste (and potable) water are considered to be strategic infrastructure issues for the JSP. The JSP programme will publish this report on the JSP website once it has been agreed with officers. In addition, the JSP team has met with Thames Water as part of preparing the Study and will continue liaison as the JSP progresses.
	An update on the re-routing of the River Gate through Gadebridge Park to be sought from the Environment Agency.	IRoss		



Strategic Planning and Environment

Overview and Scrutiny Committee

Report for:	Strategic Planning and Environment Overview and Scrutiny Committee
Title of report:	Planning, Development and Regeneration Quarter 1 Performance Report 2023-24
Date:	6 September 2023
Report on behalf of:	Cllr Sheron Wilkie, Portfolio Holder for Place
Part:	I
If Part II, reason:	N/A
Appendices:	Appendix 1 – Performance Report
Background papers:	
Glossary of acronyms and any other abbreviations used in this report:	None

Report Author / Responsible Officer

Sara Whelan – Assistant Director for Planning (Interim)



Sara.Whelan@dacorum.gov.uk / 01442 228250 (ext. 2250)

Corporate Priorities	<ul style="list-style-type: none"> - A clean, safe and enjoyable environment - Building strong and vibrant communities - Ensuring economic growth and prosperity - Providing good quality affordable homes, in particular for those most in need - Ensuring efficient, effective and modern service delivery - Climate and ecological emergency
Wards affected	All

Purpose of the report:	1. To set out the performance outturn for the service for Quarter 1 of 2023-24.
Recommendation (s) to the decision maker (s):	1. That the report is noted.
Period for post policy/project review:	

1. Introduction

- 1.1 This report presents the performance outturn for the Planning service for the first quarter (April - June) of the business year 2023-24. The full performance report is at Appendix 1.
- 1.2 The performance report at Appendix 1 shows a total of 5 indicators. Of the revised Key Performance Indicators, two are departmental performance measures and three are measures that reflect local construction activity. Of the two departmental performance measures, one is green and one is red.

Planning Applications Determined Within Target

- 1.3 The percentage of all planning applications determined within target (DMP01) sits at 76%, against a target of 70%. Whilst the percentage went down from Q4 last year, it remains above target and is a noticeable improvement on Q1 of last year, which was 69%. This represents sustained overall good performance from the team, particularly given the ongoing restrictions relating to the Chiltern Beechwoods SAC and the number of vacancies within the Development Management team.
- 1.4 Major planning application performance remains at 100%.
- 1.5 As for Minors and Others, they performed in Q1 as follows, against a 70% target:

MONTH	MINORS (%)	OTHERS (%)
April 2023	72.22	83.93
May 2023	68.75	82.05
June 2023	71.43	75.68

- 1.6 Minors were either slightly above or slightly below target. Others (i.e. householders) are well above target, but with a downward trend. This is unsurprising, given the three Planning Officer vacancies that currently exist at that level.

Enforcement Site Visits

- 1.7 The percentage of all planning enforcement priority site visits (PE04) has fallen to 56%, against a target of 100%. There are a number of reasons why performance is at this level. The Enforcement team were affected by having one post vacant (out of a total of 3 within the team) during this quarter. In addition, the team have been focused in the previous quarter on trying to bring to a resolution older and / or more complex enforcement cases. This has resulted in a poor performance in terms of first site visits. It should be noted, however, that all cases will be visited and the appropriate action taken. Furthermore, it is hoped that with additional resources the team will be able to further bring down live caseload and therefore have more capacity to deal with new cases coming in and visiting them for the first time in a timely manner.

Affordable Housing

- 1.8 For indicator DO1 – the number of affordable housing starts in the period – there is no data on this for this period at present as we are reliant on external parties. This will be reported at the earliest opportunity.

- 1.9 For indicator DO2 – the number of affordable housing completions in the period – there is no data on this for this period as we are reliant on external parties. This will be reported at the earliest opportunity.

Retail Properties

- 1.10 For indicator CPE01 – the number of retail properties (vacancy rate) for the period – there is no data on this for the period as we are reliant on external parties. This will be reported at the earliest opportunity.

2. Options and alternatives considered

- 2.1 Not applicable.

3. Consultation

- 3.1 James Doe – Strategic Director (Place)
- 3.2 Philip Stanley - Interim Head of Development Management
- 3.3 Ronan Leydon – Team Manager, Strategic Planning

4. Financial and value for money implications:

Financial

- 4.1 None arising from decisions on this report though the financial indicators for Planning fees report an under recovery of income against target levels.

Value for Money

- 4.2 None arising from this report.

5. Legal Implications

- 5.1 None arising from this report.

6. Risk implications:

- 6.1 None arising from this report. Risks addressed through service level risk register.

7. Equalities, Community Impact and Human Rights:

- 7.1 Community Impact Assessment - Not applicable for this report.
- 7.2 Human Rights – There are no Human Rights Implications arising from this report.

8. Sustainability implications (including climate change, health and wellbeing, community safety)

- 8.1 None arising from this report.

9. Council infrastructure (including Health and Safety, HR/OD, assets and other resources)

- 9.1 None arising from this report.

10. Conclusions:

10.1 Not applicable

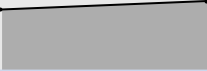
Appendix 1 - Performance Report (attached separately)

11.

Performance Scorecard SP&E OSC- Development Management & Planning

Measure Code ↑	Measure	Date	Actual	Target	DoT	Performance Trend
DMP01 (Q)	Percentage of all planning applications determined within target (Q)	Jun 2023	76%	70%	✘	
<p>This remains above target, and despite a fall compared to last quarter, is an improved performance compared to this time last year. There are five vacancies within the team (1 Lead Planning Officer and 4 Planning Officers). We are going back out to advert for these posts very shortly now that the market forces supplement has been agreed. Filling these posts will make a huge difference to the performance of the team.</p>						
PE04	Percentage of all Planning Enforcement priority site visits completed within target	Jun 2023	56%	100%	✘	
<p>The Enforcement team were affected by having one post vacant (out of a total of 3 within the team) during this quarter. Whilst the team are now back to full numbers, the new Member of staff has no prior experience of Planning and will take time to build up his level of expertise. In addition, the team have been focused in the previous quarter on trying to bring to a resolution older and / or more complex enforcement cases. This has resulted in a poor performance in terms of first site visits. It should be noted, however, that all cases will be visited and the appropriate action taken. Furthermore, it is hoped that with additional resources the team will be able to further bring down live caseload and therefore have more capacity to deal with new cases coming in and visiting them for the first time in a timely manner</p>						

Performance Scorecard SP&E OSC - Place, Communities & Enterprise



Measure Code ↑	Measure	Date	Actual	Target	DoT	Performance Trend
CPE01	Retail properties – vacancy rate	Jun 2023				
<p>Data for borough wide retail units is not available for this update. The current vacancy rate for council owned commercial assets is 4.43%. Data is not currently recorded by asset type but it is likely that the vacancy rate for council owned retail assets is lower than this as the majority are held in neighbourhood centres where the vacancy rate is very low. Officers will be reviewing this KPI following recruitment post restructure to determine if it is possible to ascertain accurate borough wide data.</p>						
CPE02 (Q)	Number of businesses supported by the PCE Team (Q)	Jun 2023	105		✔	



Strategic Planning and Environment Overview and Scrutiny Committee

Report for:	Strategic Planning and Environment Overview and Scrutiny Committee
Title of report:	Dacorum Local Plan (2024 – 2040): Revised Strategy for Growth (for consultation)
Date:	4 October 2023
Report on behalf of:	Councillor Sheron Wilkie, Portfolio Holder for Place
Part:	I
If Part II, reason:	N/A
Appendices:	<p>Appendix 1: Dacorum Local Plan (2024-2040) – Revised Strategy for Growth Print Version.</p> <p>Appendix 2: Local Development Scheme Update – September 2023.</p> <p>Appendix 3: RSG 2023 Community Impact Assessment.</p>
Background papers:	<p>Most Recent Timetable:</p> <ol style="list-style-type: none"> Local Development Scheme (LDS) (Adopted February 2022) <p>Local Plan Documents:</p> <ol style="list-style-type: none"> Local Plan Update Newsletter (Published 2021) Emerging Strategy Consultation Summary Report (2021) Dacorum Local Plan Emerging Strategy for Growth (Regulation 18 Consultation, published 2020) <ul style="list-style-type: none"> Local Plan Emerging Strategy for Growth 2020-2038 - Summary Document Part 1 - Local Plan Emerging Strategy for Growth 2020-2038 - pages 1 to 187 (PDF 8MB) Part 2 - Local Plan Emerging Strategy for Growth 2020-2038 - pages 188 to 261 (PDF 4MB) Part 3 - Local Plan Emerging Strategy for Growth 2020-2038 - pages 262 to 297 (PDF 11MB) Part 4 - Local Plan Emerging Strategy for Growth 2020-2038 - pages 298 to 359 (PDF 11MB) Dacorum Local Plan Issues and Options (Regulation 18 Consultation, published 2017) Issues and Options Consultation Report of Responses (Published 2019) <p>Background Cabinet Reports</p> <ol style="list-style-type: none"> Cabinet Report: Dacorum Borough Local Plan (July 2021) <p>Other relevant documents</p> <ol style="list-style-type: none"> Hemel Garden Communities Spatial Vision (Published 2021) Evidence Base for Emerging Local Plan
Glossary of acronyms and any other abbreviations used in this report:	<p>LDS: Local Development Scheme</p> <p>SCI: Statement of Community Involvement</p> <p>DPD: Development Plan Document</p> <p>NPPF: National Planning Policy Framework</p>

	PPG: Planning Practice Guidance CAONB: Chilterns Area of Outstanding Natural Beauty SAC: Special Area of Conservation
--	---

<p>Report Author / Responsible Officer</p> <p>Sara Whelan, Assistant Director – Planning</p> <p> </p> <p>Sara.Whelan@dacorum.gov.uk / 01442 228590 (ext. 2590)</p>

Corporate Priorities	<p>The Dacorum Local Plan 2024-2040 promotes the achievement of all the corporate priorities as set out below:</p> <ul style="list-style-type: none"> • A clean, safe and enjoyable environment • Building strong and vibrant communities • Ensuring economic growth and prosperity • Providing good quality affordable homes, in particular for those most in need • Ensuring efficient, effective and modern service delivery • Climate and ecological emergency
Wards affected	ALL
Purpose of the report:	To consult the Committee on the Dacorum Local Plan (2024 – 2040): Revised Strategy for Growth (focussed consultation).
Recommendation (s) to the decision maker (s):	<p>That the Committee informs Cabinet of its views on the Dacorum Local Plan (2024 – 2040): Revised Strategy for Growth (focussed consultation).</p> <p>That the Committee informs Cabinet of its views on the proposed Local Development Scheme (timetable for Local Plan).</p>
Period for post policy/project review:	<p>This document is for consultation only and a final ‘Publication version’ of the Local Plan will be produced later in the process (see timetable in report) having regard to the consultation responses received to date, including previous consultations.</p> <p>Once the final Local Plan is adopted, a review will be undertaken at least every 5 years, subject to the introduction of new Planning Reports.</p>

1. Introduction/Background:

- 1.1 The Local Plan sets out the long-term strategy for sustainable development in Dacorum. It will coordinate and enable the growth and investment that our borough needs. It also provides the policy framework for how decisions on planning applications will be made. The final Local Plan will be informed by evidence and the views of the community, it will include
- i. A vision and objectives.
 - ii. An overall 'spatial strategy'.
 - iii. Planning Policies.
 - iv. Site Allocations and requirements for developments (including infrastructure).
- 1.2 A Local Plan is the policy driver to deliver ambition and priorities for our places. The Council needs a Local Plan to secure the right types of homes are delivered in the right locations. A Local Plan can set out which areas need rejuvenating and which areas, including open space and Green Belt need to be protected. On adoption, it will coordinate and direct infrastructure delivery and allows communities to help shape how their places will change. Having an up to date plan gives greater certainty to local communities and to developers.
- 1.3 The risks of not having an up to date Local Plan are highlighted in section 7 of this report. In summary not having an up to date Local Plan means not having a plan for the future of our places and communities and not being able to protect areas that are most important to the community. The Council will have less control of its own planning function as there is a risk for speculative applications coming forward in locations that are either inappropriate or less than optimal, and where the Council is forced into a reactive, rather than proactive position.
- 1.4 Dacorum Borough Council is preparing a new Local Plan for the period 2024 to 2040. Once adopted, it will replace the;
- i. Site Allocations Development Plan Document (adopted July 2017);
 - ii. Core Strategy Development Plan Document (adopted September 2013); and
 - iii. The "saved" parts of the Dacorum Borough Local Plan (adopted May 2004).
- 1.5 In November 2017, the Council published the Issues and Options (Regulation 18) consultation seeking comments on the key issues facing the Borough. More than 22,000 responses to this we received from over 2,000 individuals and organisations.
- 1.6 In November 2020, the Council published the Emerging Strategy for Growth (Regulation 18) consultation seeking comments on a full draft Local Plan, including site allocations and policies to meet a housing need figure of 922 dwellings per annum¹. This consultation received over 16,000 responses from over 4,000 people.
- 1.7 A consultation report was presented to Cabinet on 27 July 2021, summarising the key issues raised. The consultation report forms the basis for officer recommendations on revisions to the strategy presented later in this report. At the same meeting of Cabinet, it was agreed to defer the publication of the Local Plan and to undertake further evidence base work, primarily on the Chilterns Beechwoods SAC and a review of the Borough's urban capacity.

¹ The Emerging Strategy for Growth proposed this annual housing figure in line with proposed revisions to the standard method published by DLUHC on the 6th August 2020. This proposal was subsequently revoked by DLUHC on the 16th December 2020, as Local Planning Authorities were instructed that the method will remain that which was first introduced in 2017.

- 1.8 The document before this committee is the next stage in the preparation of the new Local Plan and has been prepared for public consultation under Regulation 18 of the Local Plan Regulations (England) 2012 (as amended). This sets out the Council’s proposed changes to the Emerging Strategy for Growth, reflecting on the key issues raised by the community.
- 1.9 The consultation is an opportunity for the local business and residential community, stakeholders and site promoters to provide feedback on the proposals in the document, including a small number of additional/updated evidence base studies, and to comment on the proposed changes prior to the Local Plan being finalised for pre-submission (Regulation 19) consultation in 2024.
- 1.10 This report sets out the following next steps on the Local Plan;
- i. Agree a new timetable known as a Local Development Scheme targeting submission of the Local Plan ahead of the Government’s deadline 30 June 2025
 - ii. As part of above new timetable carry out community engagement (regulation 18 consultation) 30 October – 12 December 2023; and
 - iii. Set up a task and finish group to look at key issues throughout the preparation of a Regulation 19 plan in 2024

2. Key Issues:

New Local Development Scheme (LDS) and planning reforms

- 2.1 A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). The Council’s current adopted Local Development Scheme (2022) is now out of date. The Council intends to revise the LDS (Appendix 2).
- 2.2 The Government has consulted on a range of major reforms to the planning system and changes to national policy and guidance in recent years. The Levelling Up and Regeneration Bill formally commenced back in May 2022 is now at an advanced stage².
- 2.3 In tandem with progress on this Bill, Government has consulted separately on Plan-making reforms: consultation on implementation (July 2023, closing 18 October). Through this consultation, the Government has made clear that Local Plans being prepared under the current planning system must be submitted to the Secretary of State for independent examination by 30 June 2025. Any plan that does not meet this deadline will need to start afresh under the new system. Officers’ note that the new LDS proposes Submission of the new Dacorum Local Plan three months prior to this deadline, and recognise that timescales are tight.
- 2.4 If the Council was unable to meet this deadline, it would be unable to adopt a Local Plan until 2028 at the earliest. The implications of this are set out in section 7 of this report.
- 2.5 The Council has been working on a Local Plan since 2017 and has consulted with the community twice since then. The proposed LDS allows the Council to submit a Local Plan under the existing Regulations³, which it has been planning for and have been engaging with the community on.

² The Bill is expected to progress through its third and final reading in the House of Lords before reaching its final stages, including Royal Assent.

³ The Town and Country Planning (Local Planning) (England) Regulations 2012

- 2.6 The Government has not yet set out what the new Local Plan process will be in terms of new Regulations or guidance. On the 25th July 2023, DLUHC published its consultation 'Plan Making Reforms: Consultation on Implementation'. This proposes a 30-month timeframe for Local Plans. This timeframe includes two periods of public consultation (lasting eight weeks and six weeks), three 'gateway assessments' during the preparation of the plan, and a new six-month examination in public. This is considerably less flexible than the current system, and is much more condensed.
- 2.7 In addition to the introduction of a statutory timescale for plans, the consultation proposes:
- Streamlining local plans - Reducing duplication by introducing National Development Management Policies.
 - Digital transformation - including that Plans are produced digitally, rather than as "analogue" (PDF or paper formats).
 - Introducing 'Supplementary Plans' - specifically for producing borough wide design requirements.
- 2.8 This consultation does not include any detail on the provisions of the proposed updated NPPF, the content of new National Development Management Policies or a revised methodology for determining local housing needs. Separate consultation on these matters is expected to come later, although the dates are to be confirmed by DLUHC.
- 2.9 A national, General Election is expected to be held by January 2025 which may have an impact on the new Local Plan process.

Task and Finish Group

- 2.10 As part of the formulation of the Local Plan, its policies and site allocations it is proposed that a Task and Finish group be formed. The purpose of the group would be to review and challenge the proposed overarching strategy, individual policies, site allocations and other key features of the plan prior to a first draft of the document produced for wider consultation.
- 2.11 It is envisaged that the group would highlight strengths and weaknesses of the emerging plan, challenge contentious issues and identify opportunities and solutions. The Task and Finish Group would be set up in accordance with the provisions of the Council's constitution. Details of the programme of meetings will be finalised in consultation with the Portfolio Holder and Programming Panel.
- 2.12 Paragraph 6.2 (page 42) of the Dacorum Constitution sets out that the The Chairman or Vice Chairman of an Overview and Scrutiny Committee can request the setting up of a Task and Finish Group to assist the Committee in the carrying out of its specific functions. The procedure for appointing Task and Finish Groups is set out in the Task and Finish Groups Procedure Rules (Part 4 of the Constitution).
- 2.13 Paragraph 2.5 (page 219) sets out that all Task and Finish Groups set up at the request of an Overview and Scrutiny Committee shall consist of at least six members. Comply with the political balance rules in section 15 of the Local Government and Housing Act 1985 and elect their own Chairman. Task and Finish Groups are informal bodies and shall have no decision-making powers. There is no requirement to have formal agendas or minutes of meetings, although for the purposes of transparency it is recognised a summary note of meetings is advisable.

Next steps for the Local Plan – Content of Regulation 18 consultation

2.14 The purpose of the next Regulation 18 public consultation will be to respond to consultation feedback provided in late 2020/early 2021. Officers have developed a revised strategy that addresses many of the key issues raised as well as considering further evidence. These changes are summarised in turn below.

Key Issue 1 raised by community – Housing Target is too big.

2.15 Context: The community response stated that the Standard Method results in inflated housing targets for the Borough, and that the method did not adequately consider the Borough's constraints such as the Chilterns Area of Outstanding Natural Beauty and Green Belt.

2.16 How officers have responded: The standard method for calculating housing need is currently 1,018 dwellings per year for Dacorum. The Council does not have any evidence at this stage to justify an alternative approach to the standard method figure. However, the borough is constrained by environmental constraints (including the Chilterns Area of Outstanding Natural Beauty) and planning policies (Green Belt). Officers therefore consider, in line with paragraph 11 (b) of the NPPF, that constraints are an important factor and have reviewed evidence, including the site selection process in light of this.

2.17 The map below summarises the key constraints identified across the borough. The Council has limited control over most of these important designations. Exceptionally, Conservation Areas and the Green Belt are subject to review and updates by the Council. A Green Belt study has already been prepared for the Local Plan, and consulted on previously. It demonstrates that significant areas of the borough perform moderately or strongly against the purposes of the Green Belt.

2.18 The Council's revised approach is to afford greater protections to the Green Belt, alongside other identified constraints. Green Belt matters are presented in further detail later in this section.

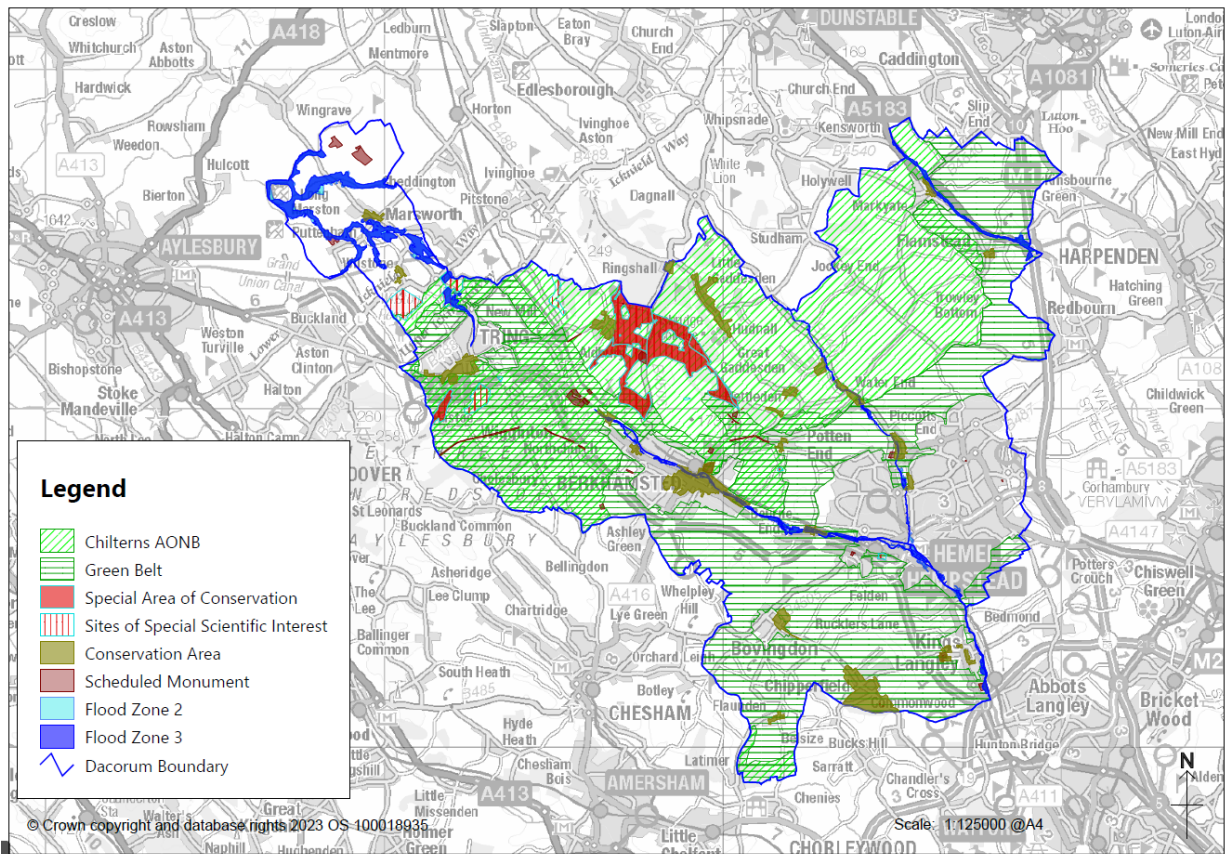


Figure 1: Summary of Key Constraints in Dacorum

- 2.19 At this stage, officers consider it appropriate to consult on a lower housing requirement for the Local Plan. The revised consultation will deliver in the region of 900 dwellings per annum. (c.14,350 dwellings in total between 2024 and 2040).
- 2.20 Officers consider the revised strategy will enable the Council to deliver on a number of key objectives, including in particular the delivery of sustainable new communities and regeneration ambitions for Hemel Hempstead. It will deliver a balanced mix of new housing, genuinely affordable housing, and significant new public open spaces while still protecting the most constrained parts of the Borough.

Key Issue 2 – Urban Capacity not optimised.

- 2.21 Context: A significant number of comments highlighted that not enough had been done concerning optimising the use of urban land.
- 2.22 How officers have responded: Officers have reviewed urban capacity across the Borough. This included a “call for urban / brownfield sites” in 2022. Additional opportunities have been identified at Hemel Hempstead, with capacity for around 500 additional homes to be delivered in the town centre and in Two Waters/Apsley. No major urban/brownfield opportunities have been identified in the other key settlements, including at Berkhamsted and Tring.
- 2.23 The revised strategy also proposes to increase the ‘windfall’ allowance given to sites expected to come forward speculatively in urban areas and elsewhere in the borough. Such sites do not require allocations in the Local Plan and are now expected to contribute just over 3,000 homes in the plan period, an increase of 600 homes when compared to the previous draft Local Plan.

2.24 For context, the following table presents a summary of historic windfall delivery rates for Dacorum since 2006 and on this basis the increased windfall development allowance is considered realistic.

Table 1: Net windfall completions 2006/07 to 2021/22

Year	Total Net Windfall Completions	Total Overall Completions	Windfall as a %
2006/07	290	411	70.6
2007/08	264	390	67.7
2008/09	308	415	74.2
2009/10	188	237	79.3
2010/11	597	600	99.5
2011/12	398	447	89
2012/13	219	290	75.5
2013/14	102	219	46.6
2014/15	190	379	50.1
2015/16	369	660	55.9
2016/17	395	723	54.6
2017/18	288	586	49.1
2018/19	306	557	54.9
2019/20	373	481	77.5
2020/21	458	711	64.4
2021/22	210	801	26.2
Totals	4,955	7,907	62.6

Key Issue 3 – Too much Green Belt growth.

2.25 Context: A number of comments received at the last consultation raised the issue that there was disproportionate growth proposed for Berkhamsted and Tring. Generally, comments emphasised that the previous Local Plan placed too much reliance on land to be release from the Green Belt.

2.26 How officers have responded: Officers have revisited evidence on Green Belt. The revised strategy seeks to significantly reduce growth allocated on Green Belt land for most settlements across the borough. Importantly, the revised strategy seeks where possible to protect land that performs strongly against Green Belt purposes⁴. The following table summarises the revisions to the draft strategy for housing growth that was consulted on in 2020.

Table 2: Summary of Revisions to the Strategy

	Previous draft strategy (2020)	Revised Strategy (2023)
Local Plan period	2020 – 2038 (18 years)	2024 – 2040 (16 years)
Governments Standard Method figure for calculating housing need	922 dwellings per annum	1,018 dwellings per annum

⁴ Paragraph 138 of the NPPF lists the five purposes of the green belt, which are to a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Proposed Housing Supply in Local Plan	16,899 homes c.940 dwellings per annum	14,345 homes c.900 dwellings per annum
	Number of Homes	Number of Homes
Supply for Hemel Hempstead	10,688	11,742 (↑10%)
With Planning Permission	1,873	1,983
Allocations	7,105	7,592
Windfall allowance	1,710	2,167
Supply for Berkhamsted	2,236	1,264 (↓43%)
With Planning Permission	143	139
Allocations	1,876	850
Windfall allowance	217	10%
Supply for Tring	2,731	522 (↓81%)
With Planning Permission	313	89
Allocations	2,274	250
Windfall allowance	114	183
Supply for Bovington	241	230 (↓5%)
With Planning Permission	27	9
Allocations	190	190
Windfall allowance	24	31
Supply for Kings Langley	274	68 (↓75%)
With Planning Permission	71	7
Allocations	155	0
Windfall allowance	48	61
Supply for Markyate	215	53 (↓75%)
With Planning Permission	8	2
Allocations	183	20
Windfall allowance	24	31
Supply for Rest of the Borough	514	466 (↓9%)
With Planning Permission	273	161
Allocations	0	0
Windfall allowance	241	305

2.27 The table below summarises the key changes to the strategy with regards to Green Belt land:

Table 3: Summary information on Green Belt allocations

	Previous draft strategy (2020)	Revised Strategy (2023)
Total area of Green Belt in Dacorum	10,634 hectares	10,634 hectares
Total area of housing allocations in Green Belt (red line boundary)	661.38 hectares (6.2% of total)	453.9 hectares (↓31%) (4.3% of total)
Developable area - land proposed to be removed from the Green Belt	661.38 hectares (6.2% of total)	294.92 hectares (↓55%) (2.8% of total)
Draft Green Belt allocations proposed	16	4

	Previous draft strategy (2020)	Revised Strategy (2023)
Total homes on Green Belt land:		
Hemel Hempstead	5,500 (up to 2050)	5,500 (up to 2050)
Berkhamsted	1,750	850
Tring	2,200	250
Bovingdon	150	150
Kings Langley	145	0
Markyate	150	0

- 2.28 The revised allocations in the Green Belt will be expected to deliver more than just housing. These strategic allocations are proposed to deliver new land for employment, community and retail uses, public green space, transport improvements and infrastructure (such as new schools and health provision).
- 2.29 At **Hemel Hempstead**, The Hemel Garden Communities (HGC) Programme is an ambitious proposal to transform Hemel Hempstead through the regeneration of the existing town and delivery of new housing and infrastructure - providing a sustainable approach for growth, in accordance with the Town Country Planning Association (TCPA) Garden City Principles, and enshrined also in the Hemel Spatial Vision.
- 2.30 In total, the programme will deliver a total of 11,000 new homes and 10,000 new jobs by 2050 across St Albans District and Dacorum Borough Council. The transformation will include an extended Business Park and a regenerated and transformed town centre for Hemel Hempstead and further new housing, open space and infrastructure across the rest of the town.
- 2.31 The Spatial Vision for Hemel Garden Communities was published in 2021 following the designation of Hemel Hempstead as a Garden Town in 2019. The Spatial Vision focuses on the creation of a greener, more connected new town, which builds on its existing strengths, and the heritage and culture of Hemel Hempstead and its New Town legacy:

‘Hemel Garden Communities will create new neighbourhoods and transform existing ones and the wider area, building on the best of its heritage and culture to become a greener, more connected New Town. The vision is organised into four thematic pillars, all of which reinforce the aspirations to promote healthy lifestyles and respond to the climate crisis. Hemel Garden Communities will be home to inclusive, integrated neighbourhoods connected by a green network, and thoughtfully designed places with engaged communities, all underpinned by digital connectivity, a self-sustaining economy and pioneering green technology driven by Hertfordshire Innovation Quarter (Herts IQ)’.

- 2.32 The North Hemel (HH01) growth area is expected to deliver beyond the Plan period (2024-2040). Officers recognise that the draft allocation is particularly sensitive in Green Belt and landscape terms and therefore up to 40% of the area designated for Hemel Garden Communities could be retained as Green Belt to deliver open space or biodiversity enhancements. Additional technical work is being undertaken to understand the precise level of mitigation required and will inform the final version of the Local Plan in due course.
- 2.33 At **Berkhamsted**, the number of recommended allocations on Green Belt land has reduced from nine to just one (South of Berkhamsted). The recommended site performs weakly against the main purposes of the Green Belt.

- 2.34 At **Tring**, the number of recommended allocations on Green Belt land has reduced from three to just one (Dunsley Farm). The recommended site performs moderately against the main purposes of the Green Belt but only half of the previous allocation is now recommended for development. The remaining half will be retained in the Green Belt. Sequentially, there is no other land that performs weaker in Green Belt terms at Tring.
- 2.35 At **Bovingdon**, the number of recommended allocations on Green Belt land remains the same (one). Following discussions with the Parish Council, officers consider that the draft allocation at Grange Farm will deliver a number of benefits for the village that align with the emerging Neighbourhood Plan. Grange Farm performs the weakest against the main purposes of the Green Belt.
- 2.36 At **Kings Langley and Markyate**, no Green Belt allocations are recommended. Previously, one such allocation was proposed at each settlement (c.150 dwellings each).

Structure of the Regulation 18 Consultation

- 2.37 Appendix 1 sets out a draft print version of the Regulation 18 consultation. This consultation will be hosted online using the Council's new corporate engagement platform 'Let's Talk Dacorum'; however, the 'printer-friendly' version will be provided, in the first instance, for those without digital access. This document contains the same text as the digital platform will.
- 2.38 Appendix 1 sets out the draft text to be included on the consultation website and is structured as follows:
- a. Introduction:
 - i. 'Dacorum Borough Council is Preparing a new Local Plan': This sets out the overarching aim of the consultation, its scope and how it links with the previous 'Emerging Strategy for Growth' consultation.
 - ii. 'More about this consultation': This includes an explanation of the Local Plan process, where Dacorum currently sits, the purpose of this consultation and a 'you said, we did' section on the key issues raised by the community in 2020.

Please note that on our digital site this information will be provided as a video (production work in progress). The plain text version currently contains a placeholder link to the video, and a plain text version of the voice over.
 - b. Settlements:

This section includes the changes proposed to the strategy for the six key settlements, and for the wider countryside. Each sub-section is structured as follows:

 - i. 'More about the settlement': the context and location, and why the changes have been proposed.
 - ii. 'Changes to the strategy for the settlement': This sets out the difference with regards to housing growth, following by a summary of the proposed benefits where relevant. This is then broken down into the changes to the housing supply, i.e.: Local Plan Proposed Allocations, windfall allowance and sites with planning permission.
 - c. Appendix A: Site Requirements:

Appendices A1-A7 set out a more detailed schedule of Local Plan allocations for each settlement, these tables set out the key development and land use requirements, not detailed site requirements.

Please note that on our digital site this information will be provided within interactive maps for each settlement. PDF Maps have been included for reference within Appendix 1.

Methods to be used for Regulation 18 consultation

- 2.39 The consultation will be undertaken in compliance with the Council’s adopted SCI, and will be open for comments for 6 weeks.
- 2.40 The focus of the consultation will be through the new corporate online engagement platform – ‘Let’s talk Dacorum’. This platform, hosted on ‘Engagement HQ’ software, delivers a more user-friendly and interactive experience with the aim to enable more people to review and comment online using smart phones or tablets. This will be complemented by a wide-ranging communications strategy that seeks to re-establish face-to-face engagement events while also seeking to encourage other hard-to-reach groups to get involved in the plan making process.
- 2.41 As well as engaging residents and businesses, the consultation is intended to serve as a starting point for detailed conversations with infrastructure providers to discuss requirements for the revised strategy. This will ensure an effective Infrastructure Delivery Plan is produced for when the Local Plan is due to be finalised in 2024.
- 2.42 The Strategic Director of Place, in consultation with the Portfolio Holder for Place, will oversee and finalise the details of the consultation schedule.

Evidence base behind the Local Plan

- 2.43 The upcoming consultation will focus on feedback from the community on the changes made to the Local Plan since 2021. Much of the existing evidence used to inform the previous draft Local Plan in 2020 remains relevant for this consultation and is available on the Council’s website⁵. Notable evidence that is relevant to the upcoming consultation includes the following:

- Interim Sustainability Appraisal Report⁶
- Site Selection Topic Paper
- DBC Site Assessment Study
- Urban Capacity Study
- Chilterns Beechwoods SAC Mitigation Strategy⁷
- Green Belt Review Stage 1, 2 and 3 studies (Topic Paper – Green Belt summarises these)
- Landscape Sensitivity Study
- South West Herts Level 1 Strategic Flood Risk Assessment
- Draft Infrastructure Delivery Plan
- Local Plan Strategic Transport Modelling Report / 2036 Scenario
- Berkhamsted and Tring Sustainable Transport Study

⁵ The evidence base for the 2020 Emerging Strategy for Growth Consultation is available at <https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>

⁶ This is currently available separately at <https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>

⁷ This is currently available separately at [https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/chilterns-beechwoods-special-area-of-conservation/chilterns-beechwoods-special-area-of-conservation-\(sac\)---mitigation-strategy](https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/chilterns-beechwoods-special-area-of-conservation/chilterns-beechwoods-special-area-of-conservation-(sac)---mitigation-strategy)

- Indoor Leisure Facilities Needs Assessment
- Leisure Facilities Strategy
- Open Space Study
- Playing Pitch Strategy

2.44 New evidence that will be published alongside the revised strategy for growth will include:

- Interim Sustainability Appraisal Report (Update)
- Habitats Regulations Assessment (Update)
- Site Selection / Strategic Housing Land Availability Assessment (Update)
- Viability Study for the Local Plan (New)

2.45 Following consultation and taking account of responses received, additional evidence will be progressed/ updated ahead of the Local Plan being finalised for Regulation 19 in autumn 2024. This will include, but is not limited to, the following:

- Updated housing and employment needs studies (including joint studies with other South West Hertfordshire authorities)
- Updated transport evidence, including sustainable transport studies and transport modelling
- Updated draft Infrastructure Delivery Plan
- Integrated Impact Assessment (an expanded version of the Sustainability Appraisal)
- Habitats Regulations Assessment
- Heritage Impact Assessments for large scale allocations

Next stage after Consultation with community (preparing for Regulation 19)

2.46 Regulation 18 of the 2012 Regulations requires the local planning authority to notify relevant bodies and individuals on the content of the proposed new Local Plan, and invite these to make representations on what they believe the new plan should contain. The bodies and individuals are specified in Reg. 18(2) and are set out in more detail within the adopted Statement of Community Involvement (SCI).

2.47 Regulation 18 specifies that the Council must take into account any representation made during the Regulation 18 consultation. Therefore, the Council will produce a 'consultation report', summarising the feedback from the community consultation in line with the provisions of the SCI, and present this to the committee in spring 2024. Officers will also have regard to key issues raised from the previous consultation where they relate to other policies and sections of the draft Local Plan published at that time.

2.48 The next stage of Local Plan preparation, after this consultation, is for the Council to prepare a pre-submission draft of the Local Plan and invite representations under Regulation 19 of the 2012 Regulations. Officers will work collaboratively with members through the Task and Finish Group to develop the final draft 'pre-submission' version of the Local Plan, and formally publish this in accordance with Regulation 19 in October 2024. At this stage, stakeholders are invited to submit formal representations on the plan's content, before it is submitted to the Secretary of State for Examination. All representations made at that stage will be considered by an Independent Inspector.

- 2.49 The Local Plan needs to be prepared in accordance with current Government guidance. To be found "sound" the Local Plan needs to comply with the NPPF, specifically paragraph 35, which requires Plans to be:
- a) *Positively prepared – based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;*
 - b) *Justified – an appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence;*
 - c) *Effective – deliverable over its period based on effective joint working on cross-boundary strategic priorities; and*
 - d) *Consistent with national policy – enabling the delivery of sustainable development.*
- 2.50 A number of iterations of Sustainability Appraisal/ Strategic Environmental Assessment has informed the revised strategy, to assess emerging proposals against a number of economic, social and environmental objectives and to identify what measures could be included to offset adverse impacts. The Plan is also subject to an Appropriate Assessment under the Conservation of Habitats and Species Regulations (amendment) (EU Exit) Regulations 2019 that considers the impact of the Plan on protected sites such as the Chilterns Beechwoods SAC.
- 2.51 Officers will continue to develop the evidence base underpinning the wider Local Plan and take into account the findings from these. Discussions with relevant bodies under the 'Duty to Cooperate' will continue to ensure that key cross-boundary issues are resolved as far as possible. Before finalising the Plan, any changes to legislation, planning policy and/or Government guidance will need to be considered.
- 2.52 The content of the pre-submission version of the Local Plan will be reviewed at the proposed Task and Finish Group meetings alongside any new evidence produced, before it is published in accordance with Regulation 19. An approximate schedule of milestone dates is set out below;
- **Task and Finish Group:** Regular T&F sessions beginning in 2023, running until the publication.
 - **Regulation 18 Response Report:** March 2024
 - **Formal Approvals Process:** September 2024
 - **Regulation 19 Consultation:** October – November 2024.

3. Options and alternatives considered

- 3.1 Do nothing – stop work on Local Plan. Officers do not recommend this option as it means the Council will have limited control over where future homes, jobs and infrastructure will be located. This option will likely increase speculative planning applications on land currently designated in the Green Belt and a rise in challenging (and expensive) planning appeals. Crucially, it would not be planning effectively for the future needs of our communities or environment.
- 3.2 Alternative proposed vision/strategy - the preparation of the Local Plan involved the reviewing and testing of a range of growth options and scenarios. Alternative options were developed and presented at earlier stages in the plan making process (Issues and Options 2017; Emerging Strategy for Growth 2020). The revised strategy has been developed and refined over time as new evidence emerged. The proposals currently recommended by officers represent an appropriate strategy for the borough in light of alternatives.
- 3.3 Further delay for Levelling Up Regeneration Bill and new plan making process - officers have not identified any benefits in halting plan preparation until autumn 2024, and would associate the majority

of the risks identified below in section 7 would be relevant. In addition, the new plan making process is yet to be defined and with that carries many uncertainties and risks as a result. , (potentially regulatory) 30 month timescale will be interrupted by purdah with the Local Elections in May 2027.

4. Consultation

- 4.1 Officers from the following services have been consulted during the preparation of the Local Plan;
- a) Strategic Leadership Team
 - b) Development Management
 - c) Environmental Health
 - d) Environmental Services
 - e) Strategic Housing
 - f) Housing Development
 - g) Commercial Assets and Property Development
 - h) Community Partnerships
 - i) Hertfordshire County Council (lead authority for highways; education; health and policing)
- 4.2 The Councils Senior Leadership Team and all members have been briefed on the new timetable and content of the consultation.

5. Financial and value for money implications:

Financial

- 5.1 None directly associated with this report – the Local Plan is funded from current and approved budgets.

Value for money

- 5.2 The Local Plan is being prepared in line with the approved budget. Spending is regularly monitored against forecast and any external consultants are appointed through a formal procurement process where cost and value for money considerations were reflected in the scoring criteria.

6. Legal Implications

- 6.1 The Planning and Compulsory Purchase 2004 (as amended) (“the 2004 Act”) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“the 2012 Regulations”) set out the requirements and the statutory procedure for the preparation of a Local Plan.

7. Risk implications

- 7.1 The Local Plan has its own detailed risk assessment and this is contained in the Local Development Scheme. This is regularly monitored in accordance with the Council’s programme management procedures.
- 7.2 If the Council does not undertake a further Regulation 18 consultation at this stage, the community and other key stakeholders will not be provided with an opportunity to comment on the proposed changes to the spatial strategy, prior to the Local Plan being finalised.
- 7.3 If the Regulation 18 consultation is delayed, there is a significant risk that the Council will not meet the deadline of the 30th June 2025. This would result in considerable delay to adoption, as the Council would

be required to start again under the new system. If the Council has to restart from the 30th June 2025, then it would be unable to adopt a new Local Plan until spring 2028.

7.4 The Council currently has a housing supply of 2.19 years, and the Core Strategy (adopted in 2013) is over ten years old. Hence, the recommendation to agree a new timetable for delivery of the Local Plan ahead of the new process and transition arrangements.

7.5 By not progressing the new Local Plan, the Council will ultimately have less control of its own planning function (as the current plan is already considerably out of date). This will result in an increase in 'planning by appeal' where speculative applications are submitted, including on land in the Green Belt. There are a number of significant risks associated with this approach, all leading to negative impacts on communities:

- a) Delay to adoption increases vulnerability to predatory applications.
- b) This significantly compromises the Council's ability to make planning decisions based on local circumstances; and
- c) This reduced the council's power to refuse poor quality development proposals.
- d) It would inhibit the delivery of wider corporate objectives and sustainable development (out of date policies on climate change, poorly coordinated infrastructure delivery, and reduced levels of affordable housing).
- e) This is particularly the case for areas such as Hemel Town Centre, where significant regeneration and implementation of the new Town Centre Strategy would conflict with the existing, dated policies of the Core Strategy.
- f) Any bids for external funding would be compromised and investors could lose confidence because of a lack of certainty.
- g) Communities will likely become confused and disenfranchised as a result, as their previous consultation responses would no longer hold weight within the new process.

7.6 There are also a number of risks associated with future service delivery within the organisation:

- a) It will add costs and delays to the planning service.
- b) Planning appeals associated with predatory Green Belt applications draw resources away from delivering other priorities.
- c) It will result in significant amount of abortive work, as the Council has been preparing the emerging Local Plan for c. 7 years.
- d) Preparing a 'new style' local plan would require extensive updated evidence; this will result in considerable resource and financial impacts.

8. Equalities, Community Impact and Human Rights:

Community Impact Assessment

8.1. A Community Impact Assessment (CIA) was prepared to support the preparation and consultation of the Emerging Strategy for Growth, and was entered into the CIA database prior to the Cabinet meeting on the 20th October 2020. This document has been reviewed, and it was deemed that no major changes are required. The CIA is appended to this report (Appendix 3).

Equalities

8.2. The Council is undertaking an 'Integrated Impact Assessment' of the Local Plan, including Equalities Impact Assessment. This will consider the equalities impacts of the new Local Plan in detail as the

document is finalised. This assessment will be scrutinised at the Local Plan examination by an independent inspector.

Human Rights

- 8.3. There are no implications for Human Rights relating directly to this report. Participation in the statutory consultation is optional, and free text boxes will be provided to capture all feedback. This consultation would not contravene respect for private and family life, home and correspondence, freedom of thought, belief and religion, freedom of expression and protection from discrimination in respect of these rights and freedoms.

9. Sustainability implications (including climate change, health and wellbeing, community safety)

- 9.1. The Dacorum Local Plan, once adopted, will deliver multiple benefits relating to climate change, health and wellbeing and community safety. The vision of the plan is centred on creating sustainable development and as a result, the proposals within the document set out the mechanisms for achieving this. The Council is not proposing to consult on draft policies at this stage. It will be a topic for the Task and Finish group to engage on the development of relevant policies.
- 9.2. The Council is undertaking an 'Integrated Impact Assessment' of the Local Plan, including Sustainability Appraisal/Strategic Environmental Assessment and Health Impact Assessment. This will consider the social, economic and environmental impacts of the new Local Plan in detail as the document is finalised. As stated in paragraph 8.2, this assessment will be scrutinised alongside the emerging Local Plan at the examination in public by the independent inspector. Overall, once adopted the Dacorum Local Plan will improve the overall sustainability of the area and secure improvements to biodiversity.

10. Council infrastructure (including Health and Safety, HR/OD, assets and other resources)

- 10.1 There are no implications directly associated with health & safety and HR/OD arising from this report.
- 10.2 A number of proposed allocations are within Dacorum's ownership (HH05 Market Square, HH06 Civic Centre Site, HH17 Cupid Green Depot, and HH23 Old Town/Cherry Bounce (previously allocated as 'LA2'). Dacorum also retains some land interests on the HH01 North Hemel and the HH04 Paradise / Wood Lane sites). These proposed allocations are retained, following a review of the strategy proposed in 2020. The Housing Development team and the Commercial Estates Team have continued to be consulted throughout the process of developing the revised strategy.
- 10.3 Consultation with internal departments, such as waste services, will be undertaken as the pre-submission draft Local Plan is developed, to understand the impacts of the revised strategy on Dacorum's assets prior to the policies being finalised.

11. Conclusions

- 11.1 In summary, it is recommended to agree a new Local Development Scheme (timetable) for the Local Plan, to complete a regulation 18 consultation in autumn 2023 feeding back to the community the changes made since the previous consultation which closed in 2021. A draft a regulation 19 Local Plan will be prepared ready for consultation in autumn 2024 and submitted to the Secretary of State ahead of 30 June 2025.

11.2 The feedback from the Regulation 18 consultation will be reported to the Strategic Planning and Environment Overview and Scrutiny in early spring 2024.

Dacorum Local Plan (2024 - 2040) Revised Strategy for Growth Consultation

We are consulting on our new direction of travel for the Dacorum Local Plan. Have your say on the changes we are proposing to make to our Strategy for Growth for the Borough.

Contents

1. Introduction	3
Dacorum Borough Council is preparing a new Local Plan	3
More about this consultation	3
What is the scope of the consultation?	5
2. Hemel Hempstead	6
More about Hemel Hempstead	6
Changes to the Strategy for Hemel Hempstead	7
3. Berkhamsted	13
More about Berkhamsted	13
Changes to the Strategy for Berkhamsted	13
4. Tring	17
More about Tring	17
Changes to the Strategy for Tring	17
5. Bovingdon	20
More about Bovingdon	20
Changes to the Strategy for Bovingdon	20
6. Kings Langley	24
More about Kings Langley	24
Changes to the Strategy for Kings Langley	24
7. Markyate	27
More about Markyate	27
Changes to the Strategy for Markyate	27
8. Dacorum's Countryside	30
More about Dacorum's Countryside	30
Changes to the Strategy for Dacorum's Countryside	30
Appendix A: Site Requirements	33
Appendix A1: Hemel Hempstead	33
Appendix A2: Berkhamsted	40
Appendix A3: Tring	42
Appendix A4: Bovingdon	45
Appendix A5: Kings Langley	46
Appendix A6: Markyate	47
Appendix A7: Dacorum's Countryside	48

1. Introduction

Dacorum Borough Council is preparing a new Local Plan

- 1.1. In 2020, we asked you to have your say on our '**Emerging Strategy for Growth**', a draft Local Plan. We received over 16,000 comments from over 4,000 people.
- 1.2. We are now proposing to make changes to the strategy we consulted on in 2020, that we hope address the key issues raised by the community and providing a clear vision for our borough. These changes include
 - a. Reducing the levels of housing growth, considering our unique constraints and pressures on infrastructure;
 - b. Ensuring growth is more proportionate for our market towns;
 - c. Maximising urban capacity in sustainable locations; and
 - d. Exploring further opportunities for regenerating Hemel Hempstead's employment and retail areas.
- 1.3. **We want to invite you to have your say on these proposed changes before we finalise and publish our emerging Local Plan.**

More about this consultation

[Insert Link to video]

Plain text video voice over:

- 1.4. The Local Plan is an important document that looks ahead and plans for the needs of the future. It establishes a vision and strategy for the growth and development of the Borough.
- 1.5. It also provides the Council with a set of policies that will be used when dealing with planning applications. All Councils' are required to produce these policies to guide their decision making.
- 1.6. Taking part in this process matters to you and your community as this is where the big decisions on the future of communities and land are being made, not just for now, but also for the next 16 years.
- 1.7. Local Plans are prepared in stages:
 - a. Plan Preparation (Regulation 18)
 - b. Publication (Regulation 19)
 - c. Submission
 - d. Examination in Public
 - e. Adoption

- 1.8. We began preparing our new Local Plan in 2017, with our 'Issues and Options' Regulation 18 consultation.
- 1.9. Following this consultation in 2017 we undertook further detailed evidence gathering and analysis throughout 2018 to 2020. We then consulted on our Draft Local Plan, titled – 'the Emerging Strategy for Growth' in 2020. We received over 16,000 comments from over 4,000 people.
- 1.10. We are now proposing to make changes to the strategy we consulted on in 2020 that we hope address **the key issues raised by the community** during that exercise. We want you to have your say on these proposed changes before we finalise and publish our emerging Local Plan.
- 1.11. **You said:** The Council should consult on a housing target that is lower than the 'Standard Method', to take into account Dacorum's unique constraints.
- 1.12. **So we have:** Reviewed our approach to assessing site allocations, placing more emphasis on protecting the impact of the Chilterns Area of Outstanding Natural Beauty, The European Protected habitats at Ashridge and the Green Belt. We are proposing a strategy that delivers around 900 homes a year, whereas the Government sets us a target of 1,018.
- 1.13. **You said:** The levels of growth proposed for Tring and Berkhamsted is disproportionate in comparison to their size and infrastructure.
- 1.14. **So we have:** re-distributed growth towards Hemel Hempstead - Dacorum's largest and most sustainable town, where the most transformative change can be delivered. This will be delivered via the 'Hemel Garden Communities' programme, guided and underpinned by the Hemel Spatial Vision. In 2020 29% of the Borough's growth was proposed in Berkhamsted and Tring, whereas in 2023 this is now 13%.
- 1.15. **You said:** The council needs to maximize urban capacity, because the impacts of COVID-19 could mean more opportunity to review retail and employment centres for housing.
- 1.16. **So we have:** Undertaken another call for brownfield/urban sites, and explored opportunities for the regeneration of Hemel Hempstead's commercial floorspace (through the Hemel Hempstead Town Centre Vision and the Two Waters Opportunity Area) – meaning urban capacity is being maximised in the most sustainable locations. We are now proposing to deliver 950 more homes than we proposed in 2020 in Hemel Hempstead Town Centre and Two Waters – a 34% increase of homes than what was proposed in 2020.
- 1.17. Our consultation is running from the 30th of October. We would love to hear what you think of our proposal. The time for influence is now. Join the thousands of others who'll have their say.

1.18. You have until the 11th December to have your say and put your mark on your place.

1.19. To find out more about the Local Plan: Revised Strategy for Growth, and to share your views on it, visit: letstalk.dacorum.gov.uk/localplan2023

End of plain text video voice over:

What is the scope of the consultation?

1.20. Please note that we are consulting on the key changes that we are proposing to the 'Emerging Strategy for Growth' consultation (published 2020).

1.21. Unless it is stated in this consultation, please assume all other aspects of the Emerging Strategy for Growth, including the draft policies and infrastructure requirements, are currently retained. These will be reviewed after this consultation.

2. Hemel Hempstead

More about Hemel Hempstead

About Hemel Hempstead

- 2.1 Hemel Hempstead is the largest settlement in the borough, and has a combination of excellent access to infrastructure, jobs and the countryside. It is the borough's focus for key services and facilities including employment, shopping, health and leisure.
- 2.2 The town is situated within close proximity of London, is served by two mainline railway stations, and has good access to major roads such as the M1 and A414. Hemel Hempstead also benefits from being within close proximity to London Luton Airport.

Hemel Garden Communities

- 2.3 Much of our planned approach to growth and change in Hemel Hempstead will be guided by the Hemel Garden Communities (HGC) programme. It seeks to transform and grow the town.
- 2.4 Hemel Garden Communities is a joint project, which involves Dacorum Borough Council, St Albans City and District Council, Hertfordshire County Council, Hertfordshire Local Enterprise Partnership, Hertfordshire Innovation Quarter, Homes England, The Crown Estate and other key landowners.
- 2.5 The Hemel Garden Communities proposal has been recognised by the Government, which awarded Hemel Hempstead 'Garden Town' status and a grant in 2019.
- 2.6 Overall, the project proposes a highly sustainable urban expansion to the east and north of Hemel Hempstead. The proposals will bring around 11,000 new homes in total. It is also proposed to deliver 10,000 new jobs and a range of other facilities including green spaces, shops, schools, community facilities, healthcare and improved walking, cycle and public transport routes, to be delivered up to 2050.
- 2.7 You can find out more by visiting www.hemelgardencommunities.co.uk.
- 2.8 5,500 of the new homes proposed in the neighbouring St Albans council area - you can read their proposals in their draft Local Plan www.stalbans.gov.uk/new-local-plan.

Changes to the Strategy for Hemel Hempstead

2.9 In Hemel Hempstead, we are planning to deliver 11,742 new homes from 2024 to 2040, a 10% increase from our proposal in 2020. This growth will support the wider transformation of the town and deliver investment where it is needed, particularly the Hemel Hempstead Town Centre.

2.10 We believe that this strategy will deliver the following key benefits for Hemel Hempstead:

- a. Around 3,500 affordable homes, including
 - I. 875 First Homes for affordable home ownership; and
 - II. 2,625 Genuinely Affordable / Social Homes to Rent.
- b. Specialist housing provision including, but not limited to, wheelchair accessible homes, provision for older people and homes for self-builders;
- c. At least 6 new primary schools and 2 new secondary schools;
- d. A new, revised hospital hub;
- e. New healthcare provision delivered through upgraded/extended GP surgeries and new health hubs;
- f. Regeneration of the town centre;
- g. Sustainable transport improvements, including
 - I. Multi-modal transport interchanges (linking different forms of passenger transport such as buses, trains, walking and cycling);
 - II. Improvements to key transport corridors;
 - III. Regeneration of Hemel Hempstead Train Station; and
 - IV. Enhanced walking and cycling routes.
- h. New outdoor sports provision (such as sports pitches); and
- i. New public green spaces, play spaces and food growing areas.

Local Plan Proposed Allocations

2.11 In the Emerging Strategy for Growth we proposed a number of allocations in Hemel Hempstead. We are now proposing to make the following changes:

Site Reference / Name	Proposed Status (2023 Revised Strategy)
HH01/HH02: North Hemel	Retained amendments (single allocation) for 2,500 homes to be delivered in the plan period to 2040. A further 3,000 homes to be delivered after this.
HH03: Hospital Site	Retained for 450 homes
HH04: Paradise/Wood Lane	Retained for 350 homes
HH05: Market Square	Retained for 150 homes
HH06: Civic Centre Site	Retained for 200 homes
HH07: NCP Car Park, Hillfield Road	Retained for 100 homes
HH08: Station Gateway	Retained for 360 homes
HH09: National Grid Land	Retained for 440 homes

Site Reference / Name	Proposed Status (2023 Revised Strategy)
HH10: Symbio Place	Retained for 180 homes
HH11: Two Waters North	Retained for 350 homes
HH12: Two Waters/London Road	Deleted
HH13: Frogmore Road	Retained for 170 homes
HH14: 233 London Road	Deleted
HH15: Ebbens Road	Deleted
HH16: Two Waters Road / A41 Junction (Employment)	Retained for employment (Under Review)
HH17: Cupid Green Depot	Retained for 360 homes
HH18: Kier Park	Retained for 234 homes
HH19: Wood Lane End	Permissioned (no longer requires allocation)
HH20: Breakspear Way / Green Lane / Boundary Way (Employment)	Permissioned (no longer requires allocation)
HH21: West Hemel Hempstead	Permissioned (no longer requires allocation)
HH22: Marchmont Farm	Retained for 382 homes
HH23: Old Town	Retained for 90 homes
HH24: Land at Turners Hill	Permissioned (no longer requires allocation)
HH25: Land to R/O St Margarets Way / Datchworth Turn	Permissioned (no longer requires allocation)
HH26: South of Green Lane	Retained for 80 homes
HH27: Jarman Park (Out of centre retail)	Permissioned (no longer requires allocation)
HH28: Bunkers Park (Crematorium and Cemetery)	Permissioned (no longer requires allocation)
Grovehill Neighbourhood Development Plan (NDP) Henry Wells Square	Retained as per the Adopted Grovehill Neighbourhood Development Plan
Apsley Mills Retail Park	New Site for 450 homes
Riverside	New Site for 500 homes

Windfall Allowance

2.12 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
1,710	2,167 (+457)

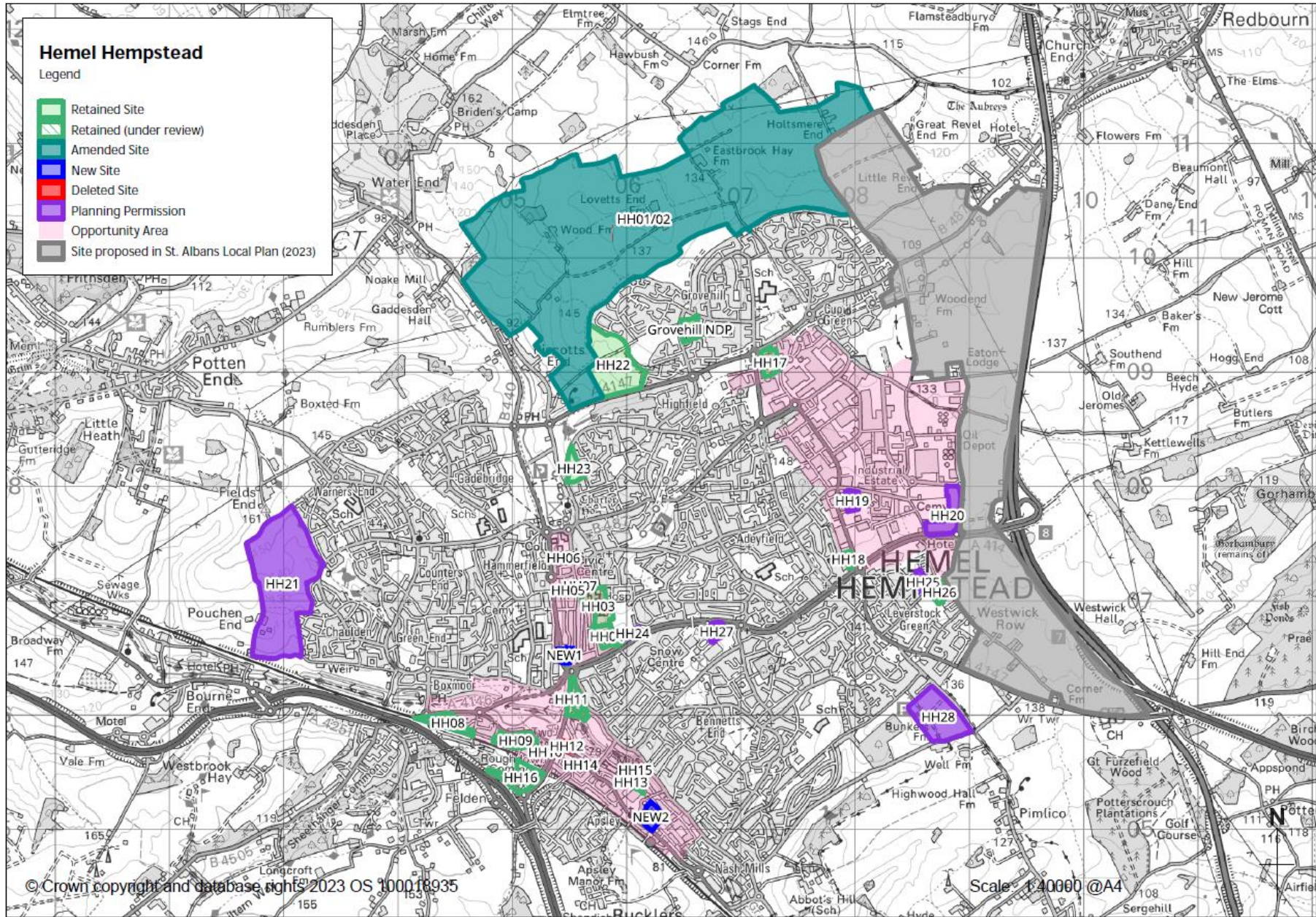
Sites with Planning Permission

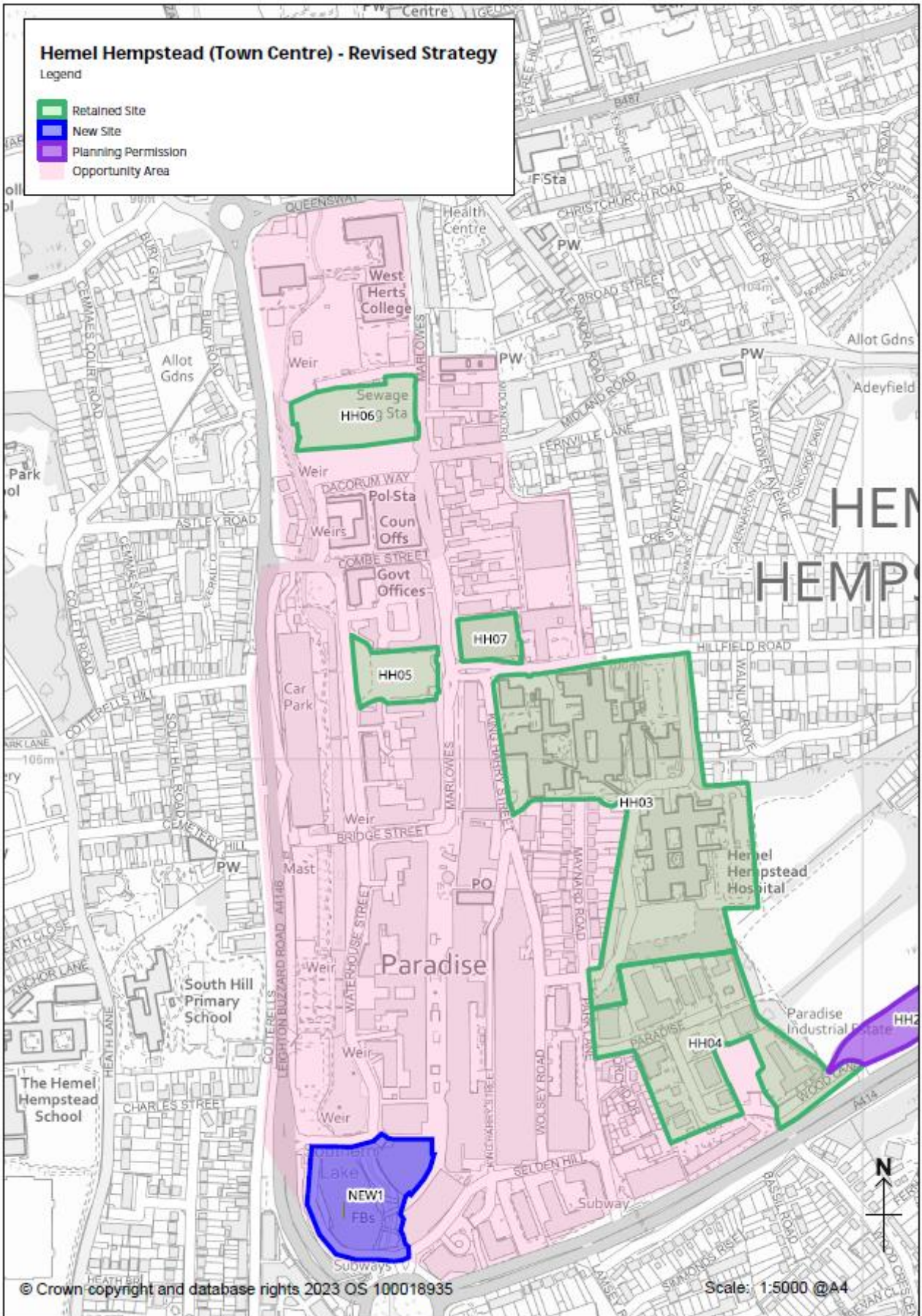
2.13 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

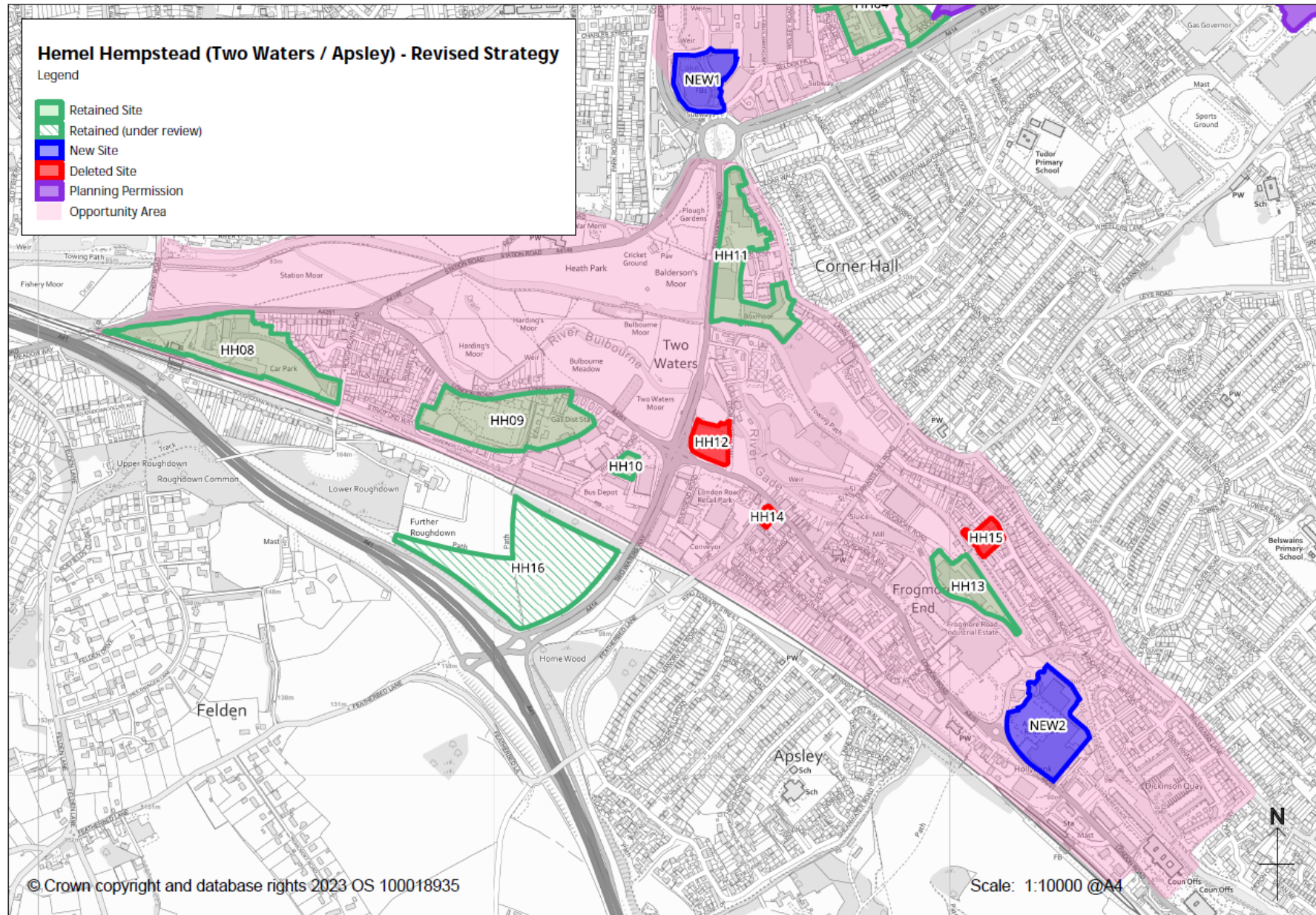
Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
1,873	1,983 (+110)

Why are we proposing these changes?

- 2.14 Hemel Hempstead will continue to be the main focus for growth in the borough given its size and the wealth of key services and facilities available. We want to ensure that the Hemel Garden Communities programme acts as a major catalyst for the wider transformation of Hemel Hempstead.
- 2.15 Changes to the plan period and continuing progress with the Hemel Garden Communities programme means that we are now able to capture more housing delivery at North Hemel Hempstead and we propose bringing forward both phase 1 and phase 2 as a combined allocation of 2500 homes. The total number of homes that will be delivered in the area up to 2050 remains the same at 5,500 homes.
- 2.16 Hemel Hempstead provides much greater opportunities for a mix of scales of housing on brownfield sites that have better access to local facilities and sustainable travel choices. We have undertaken further work to assess the potential of Hemel Hempstead Town Centre and the Two Waters Opportunity Area and have identified new sites at Riverside and Apsley, increasing the total number of homes proposed in these areas:
- a. An additional 500 homes identified in the town centre (up from 1,250 to 1,750 homes);
 - b. A further 450 homes identified in the Two Waters and Apsley area (up from 1,550 to 2,000 homes).
- 2.17 We will continue to protect Maylands Business Park as an employment area, supported by an updated Masterplan.
- 2.18 The other provisions in the delivery strategy for Hemel Hempstead are subject to on-going technical work and the outcome of any changes to national planning policy.
- 2.19 You can view the proposed revisions and key development and land use requirements in Appendix A1.







3. Berkhamsted

More about Berkhamsted

About Berkhamsted

- 3.1 Berkhamsted, including Northchurch, is the second largest settlement in the borough.
- 3.2 The settlement as a whole has good transport links, being served by mainline railway services, as well as being adjacent to the A41 which links the town to Hemel Hempstead, Tring and Aylesbury, and the M25.
- 3.3 It is an attractive valley and historic market town, with a rich built heritage, surrounded by the Chilterns Area of Outstanding Natural Beauty. The town is linear in character which has strongly influenced historic growth up and along the valley sides. Key transport links, the River Bulbourne and the Grand Union Canal all run along the valley floor. Berkhamsted's historic core is large, densely built-up and contains many high quality and listed properties.
- 3.4 The area is served by a town centre that provides an important district, cultural and service centre role and supports a thriving evening economy. A variety of businesses can be found there and in the employment areas around Billet Lane/Northbridge Road.
- 3.5 The Northchurch area has its own historic core and provides a complementary range of facilities, albeit on a smaller scale than the rest of the town. It supports a small local centre that provides for day-to-day shopping needs and other services for residents.
- 3.6 Berkhamsted Town Council are at an early stage in preparing a Neighbourhood Plan.

Changes to the Strategy for Berkhamsted

- 3.7 In Berkhamsted we are planning to deliver 1,264 new homes from 2024 to 2040, a 43% decrease from our proposal in 2020.
- 3.8 We believe that this strategy will deliver the following key benefits for Berkhamsted:
 - a. Around 400 affordable homes, including
 - I. 100 First Homes for affordable home ownership; and
 - II. 240 Genuinely Affordable / Social Homes to Rent.
 - b. Wheelchair accessible homes and provision for older people.
 - c. A new local centre, with retail and community facilities.
 - d. A new primary school.
 - e. New green infrastructure, including play areas and multi-use games areas.
 - f. New outdoor sports pitches.
 - g. Improvements to the transport network, including to the station.

Local Plan Proposed Allocations

3.9 In the Emerging Strategy for Growth we proposed a number of allocations in Berkhamsted. We are now proposing to make the following changes:

Site Reference / Name	Proposed Status (Revised Strategy 2023)
Bk01: Land South of Berkhamsted	Retained for 850 homes
Bk02: British Film Institute	Deleted
Bk03: Haslam Playing Fields	Deleted
Bk04: Land Between Hanburys and A41	Deleted
Bk05: Blegberry Gardens	Deleted
Bk06: East of Darrs Lane	Deleted
Bk07: Lock Field Northchurch	Deleted
Bk08: Rossway Farm (Land Between Shootersway and A41)	Deleted
Bk09: Bank Mill Lane	Deleted
Bk10: Hanburys, Shootersway	Permissioned (no longer requires allocation)
Bk11: Billet Lane (Jewson site)	Deleted
Bk12: Berkhamsted Civic Centre and Land to the rear of the High Street	Deleted
Bk13: Gossoms End / Billet Lane	Permissioned (no longer requires allocation)

Windfall Allowance

3.10 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
217	275 (+ 58)

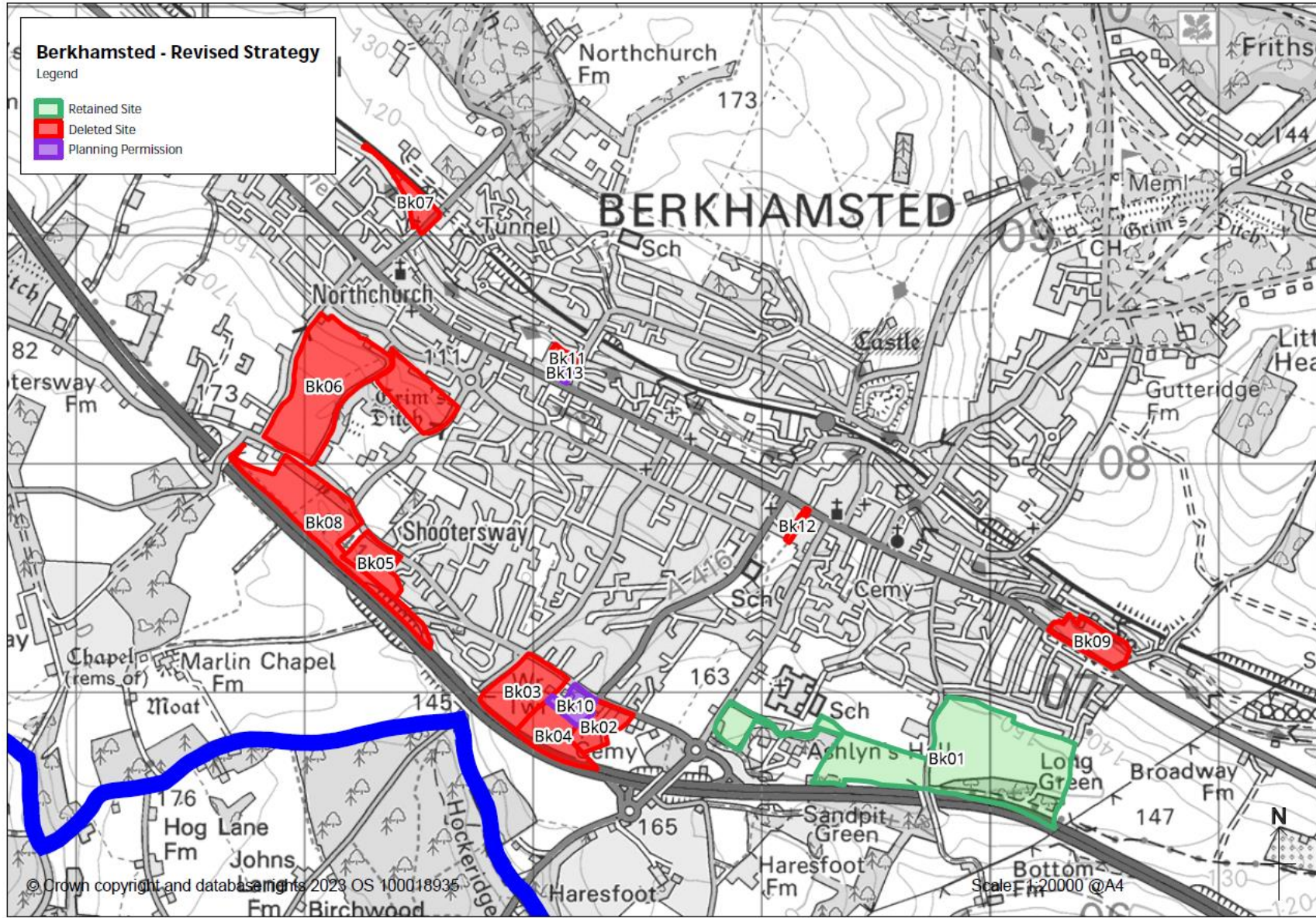
Sites with Planning Permission

3.11 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
143	139 (- 4)

Why are we proposing these changes?

- 3.12 The deletion of a number of Green Belt allocations at Berkhamsted reduces the overall impact of new development, particularly relating to the local road network around Shootersway, and schooling, across the south and west of the town. However, it does mean losing some flexibility in housing supply in terms of the timing, spread and variety of sites.
- 3.13 We are suggesting retaining the South Berkhamsted draft Green Belt allocation (Bk01), placing greater reliance on this major site to deliver the bulk of new homes and facilities in the town. Normally, larger sites take longer to plan for before a substantial number of homes can be built out. However, allocating one larger site rather than several smaller sites means we can better protect the rest of the town from the impact of new development.
- 3.14 The scheme would create a new neighbourhood of around 850 homes in a relatively less sensitive location in terms of the Chilterns Area of Outstanding Natural Beauty. Its larger scale will help deliver family and affordable homes, provide a package of infrastructure to encourage walking, cycling and public transport, support a more sustainable development, and secure a new primary school, alongside other community facilities and a network of green spaces. Some measures will be required to offset its impact on the local road network and reduce road noise from the A41.
- 3.15 There will still be opportunities for small to medium sites to come forward within the town boundary, but these will be generally limited given the built-up and historic character of the town and limited availability of vacant brownfield sites. We estimate that such sites will provide 414 homes to 2040. 139 homes already have planning permission and we predict further (windfall) opportunities for 275 homes.
- 3.16 The other provisions in the delivery strategy for Berkhamsted are subject to on-going technical work and the outcome of any changes to national planning policy.
- 3.17 You can view the proposed revisions and key development and land use requirements in Appendix A2.



4. Tring

More about Tring

About Tring

- 4.1 Tring is a market town in the north-west of Dacorum and is the third largest settlement in the borough.
- 4.2 The town is surrounded by the Chilterns Area of Outstanding Natural Beauty and is set within the Tring Gap foothills, between the low-lying Aylesbury Vale and the north-west face of the Chiltern escarpment. The mainline station is located to the east of the town at Tring Station, together with the Grand Union Canal which runs north-east passing close to the Tring Reservoirs Site of Special Scientific Interest (SSSI).
- 4.3 Tring accommodates architecturally rich buildings typical of the Rothschild style. The town centre has a strong individual character with many shops and independent, small businesses along the High Street and alleyways. There is also a variety of employment areas, the largest being Icknield Way Industrial Estate to the west, and the town has a medium sized supermarket on the edge of the town centre.
- 4.4 Tring Park is an important open space on the edge of Tring, and there are playing fields and other sports facilities in the town.

Changes to the Strategy for Tring

Local Plan Proposed Allocations

- 4.5 In the Emerging Strategy for Growth we proposed a number of allocations in Hemel Hempstead. We are now proposing to make the following changes:

Site Reference / Name	Proposed Status (Revised Strategy 2023)
Tr01: Dunsley Farm	Amended (number of homes reduced from 400 to 250)
Tr02: New Mill	Deleted
Tr03: East of Tring	Deleted
Tr04: Icknield Way	Deleted
Tr05: Miswell Lane	Permissioned (no longer requires allocation)
Tr06: High Street / Brook Street	Deleted

Windfall Allowance

- 4.6 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally

allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
144	183 (+39)

Sites with Planning Permission

4.7 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
313	89 (-224)

Why are we proposing these changes?

4.8 Removing the East of Tring (Tr03) and New Mill (Tr02) allocations will avoid significant local pressure on the open countryside, Green Belt, road network and secondary schooling, on the eastern edge of the town. However, it does mean that there will be less opportunities to deliver market and affordable homes, and other large-scale community facilities.

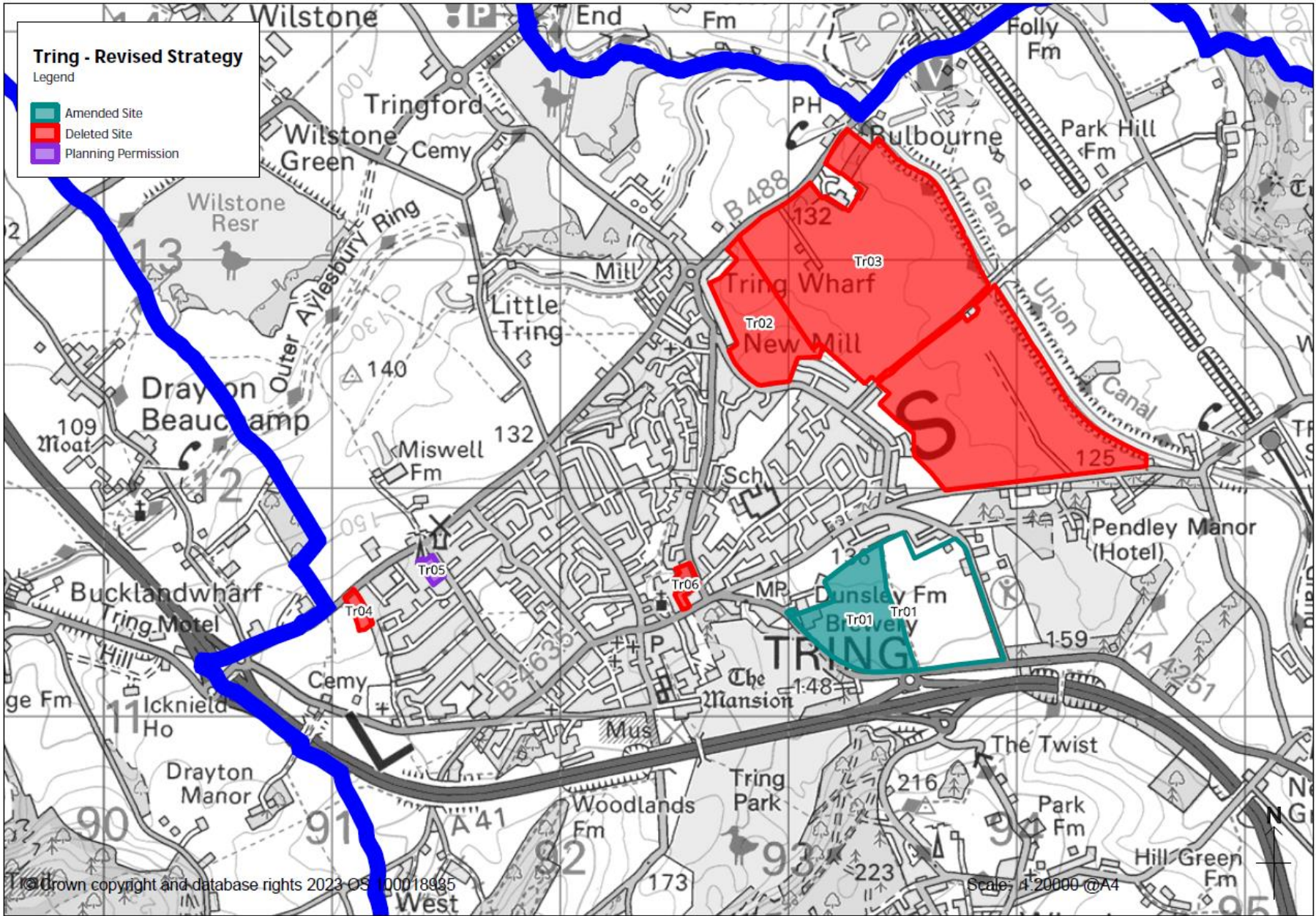
4.9 The revised strategy for growth is only seeking to retain a reduced allocation at the Dunsley Farm (Tr01) Green Belt site, it would create a planned urban extension of around 250 homes close to the edge of the town centre. The allocation has been reduced in order to retain the designated Wildlife Site within the boundary, which restricts the available developable area.

4.10 However, Dunsley Farm still provides the opportunity for a mix of development, including 40% affordable housing, a new primary school, 5ha of new employment (in addition to the existing employment on the site), new open space and enhancements to the wildlife site.

4.11 There will still be opportunities for small to medium sites to come forward within the town boundary, but these will be generally limited in number given the built-up and historic character of the town and the few vacant brownfield sites available.

4.12 The other provisions in the delivery strategy for Tring are subject to on-going technical work and the outcome of any changes to national planning policy

4.13 You can view the proposed revisions and key development and land use requirements in Appendix A3.



5. Bovingdon

More about Bovingdon

About Bovingdon

- 5.1 Bovingdon is a relatively large but compact village, set in gently undulating farmland in the south of the borough. The village has a vibrant centre characterised by historic buildings and a reasonable provision of local shops and services. Bovingdon has good links to Hemel Hempstead and Chesham via the B405 (Chesham Road / Hemel Hempstead Road / Box Lane).
- 5.2 To the south-east of the village lies Bovingdon Green, Bovingdon Football Club and Bovingdon & Flaunden Tennis Club, which provide important sources of outdoor recreation space and sports facilities for the village. To the north-west lies HMP The Mount and Bovingdon Airfield, the latter providing employment opportunities within the film and television industry.
- 5.3 The village has also seen the broadening of the type of accommodation available to residents through the delivery of a new retirement complex on Hempstead Road.
- 5.4 A Steering Group, reporting into the Parish Council, is preparing a Neighbourhood Plan for their parish. The document is now at an advanced stage of preparation.

Changes to the Strategy for Bovingdon

- 5.5 In Bovingdon we are planning to deliver 230 new homes from 2024 to 2040, a 5% decrease from our proposal in 2020.
- 5.6 We believe that this strategy will deliver the following key benefits for Bovingdon:
 - a. Around 70 affordable homes, including:
 - b. 18 First Homes for affordable home ownership; and
 - c. 52 Genuinely Affordable / Social Homes to Rent.
 - d. Specialist housing provision including wheelchair accessible homes and provision for older people;
 - e. Contributions to help fund new GP capacity;
 - f. New community facilities, including the provision of a new scout hut; and
 - g. New green spaces, including play areas, public parks and food growing areas.

Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
Bv01: Grange Farm	Retained for 150 homes
Bv02: Chesham Road / Molyneux Avenue	Retained for 40 homes

Windfall Allowance

5.7 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
24	31 (+7)

Sites with Planning Permission

5.8 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
27	9 (-18)

Why are we proposing these changes?

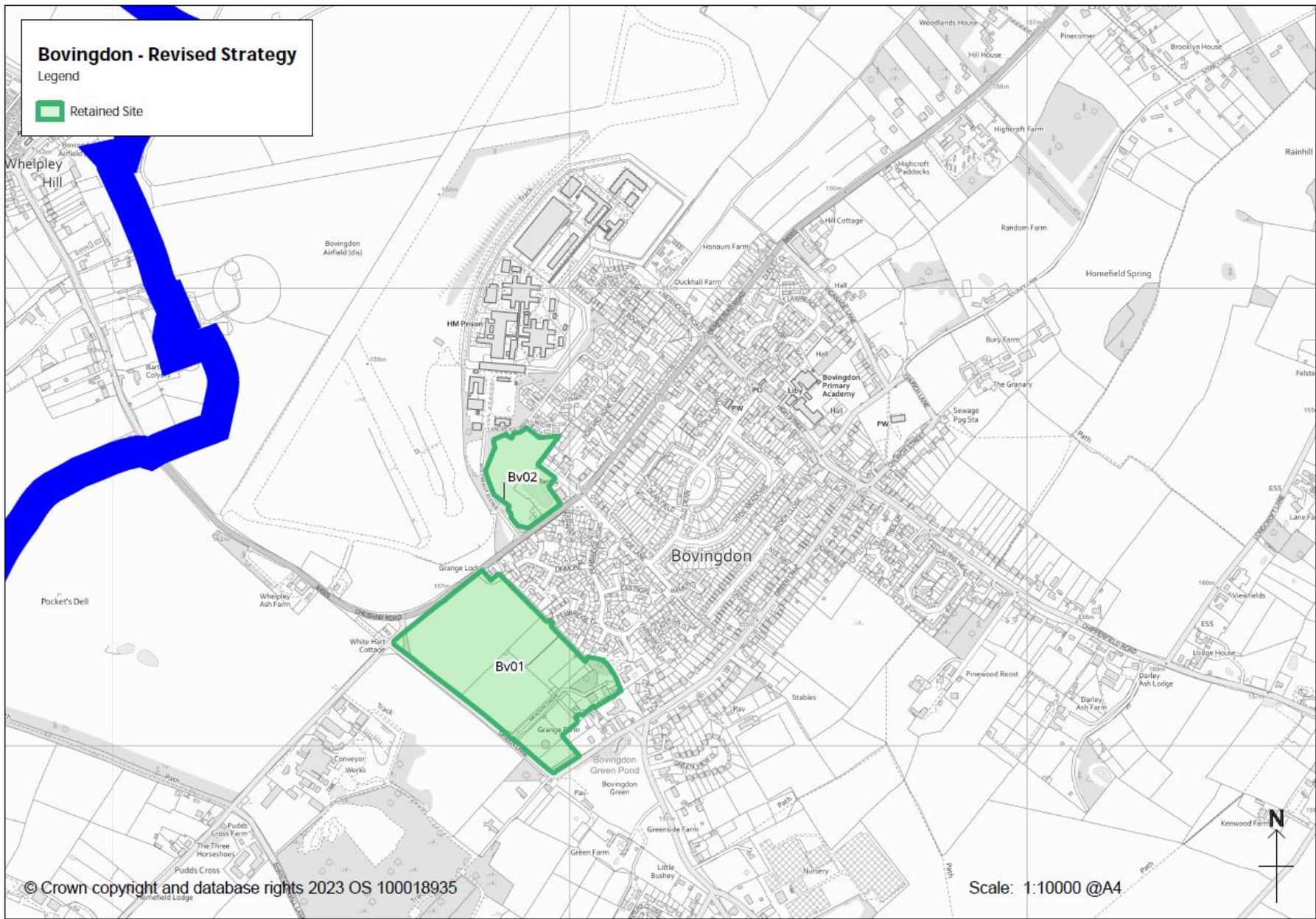
5.9 The revised strategy for growth still allows for some change in the village. We believe that this is consistent with its size, character, the facilities available and general accessibility. In all other respects, we seek to limit overall growth in Bovingdon given local infrastructure capacity, and parking and congestion problems within the village centre.

5.10 While the increased housing focus on Hemel Hempstead has allowed us to reduce the overall growth in some of the other settlements, we consider that there is merit in continuing to retain the potential draft Green Belt allocation at Grange Farm (Bv01).

5.11 We believe that the Grange Farm site continues to offer benefits for Bovingdon. It can deliver a range of housing, including family and affordable homes, community facilities and open space. There is also potential for linked local improvements within the village centre through the relocation of some existing community facilities from there to the site. The scheme also has local support in principle from Bovingdon Parish Council, subject to it delivering a number of key objectives and aspirations of their

neighbourhood plan. A planning application has been submitted on the site (Reference 23/02034/MFA).

- 5.12 Progress is being made with the existing allocation for 40 homes at Chesham Road/Molyneaux Avenue (Bv02 – previously allocated as 'LA6'). A developer is now actively seeking to bring forward the site through the submission of a planning application (Reference 23/02178/MFA).
- 5.13 The other provisions in the delivery strategy for Bovingdon are subject to on-going technical work and the outcome of any changes to national planning policy.
- 5.14 You can view the proposed revisions and key development and land use requirements in Appendix A4.



© Crown copyright and database rights 2023 OS 100018935

Scale: 1:10000 @A4

6. Kings Langley

More about Kings Langley

About Kings Langley

- 6.1 Kings Langley is a relatively large village, set in the Upper Gade Valley to the south-east of the borough. The village has a vibrant centre characterised by historic listed buildings and a good provision of local shops and services. Kings Langley has excellent links to Hemel Hempstead and Watford along the A4251, benefits from a train station (in Three Rivers District) and has good access to the wider strategic road network including the A41 and M25.
- 6.2 Kings Langley straddles the borough boundary, which runs along the Grand Union Canal, with the part of the village to the east of the Canal being within Three Rivers District. This is an important relationship as the area contains a mix of office and industrial premises at Home Park, Station Road and Primrose Hill, the higher education facility of West Herts College (Kings Langley Campus), and Kings Langley mainline station.
- 6.3 Kings Langley also benefits from its own Neighbourhood Plan which came into force in January 2023. This will help guide decisions, alongside other policy documents, on planning applications within the parish boundary.

Changes to the Strategy for Kings Langley

- 6.4 In Kings Langley we are planning to deliver 68 new homes from 2024 to 2040, a 75% decrease from our proposal in 2020.

Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
KL01: Coniston Road	Permissioned (no longer requires allocation)
KL02: Rectory Farm	Deleted

Windfall Allowance

- 6.5 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
48	61 (+13)

Sites with Planning Permission

6.6 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
27	9 (-18)

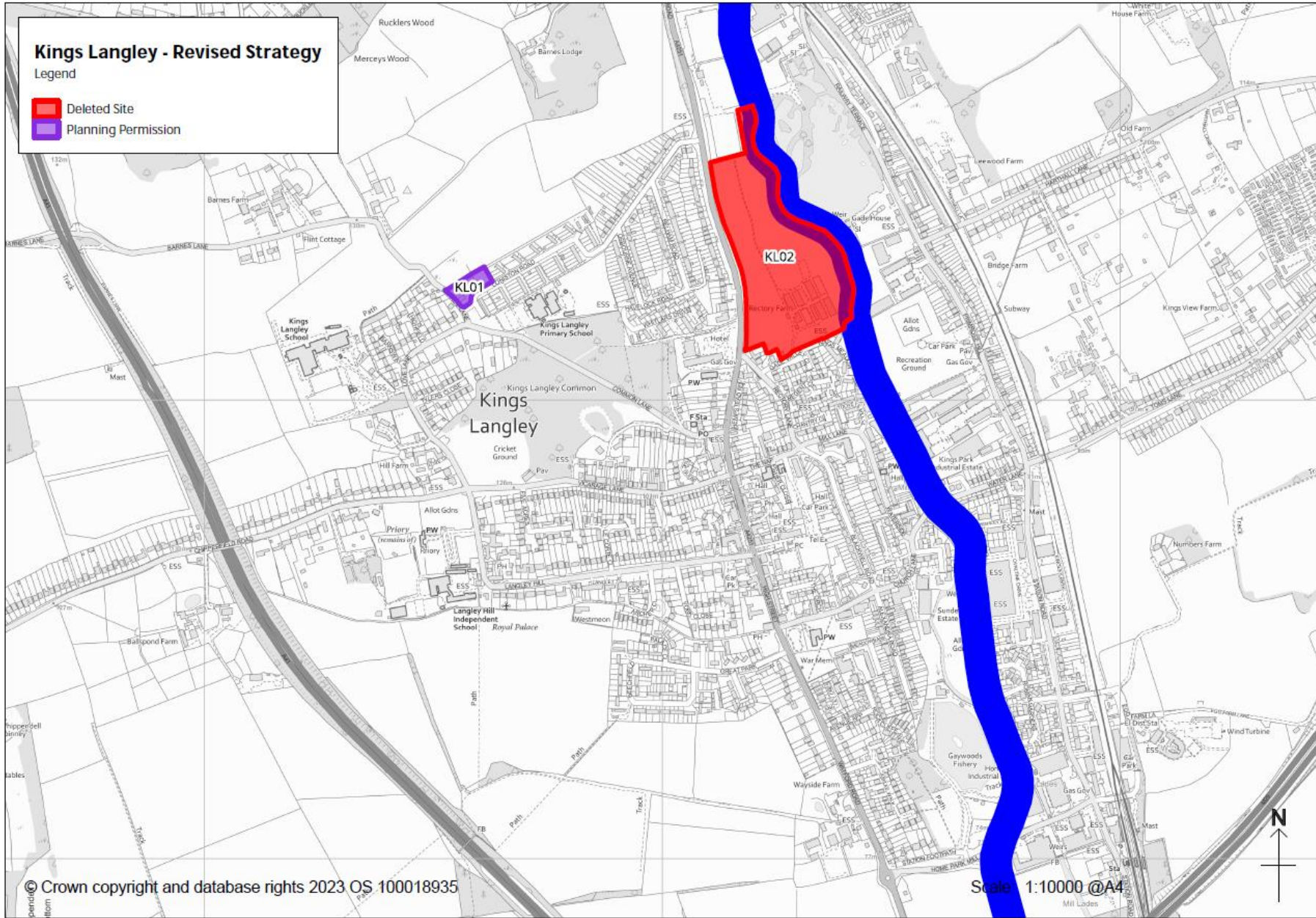
Why are we proposing these changes?

6.7 The revised strategy for growth seeks only minor change for the village, that will arise from small to medium sized sites with planning permission (a total of 7 homes) and other (windfall) opportunities (a total of 61 homes). The village has also recently experienced new housing development on its northern edge at Rectory Farm.

6.8 We believe that this approach is consistent with its size, character, and the limited practical development opportunities available. It would reduce impacts on the village, particularly in relation to congestion and the capacity of local infrastructure. However, it will mean less opportunities for family and affordable homes to meet local need, and to deliver other local facilities.

6.9 The other provisions in the delivery strategy for Kings Langley are subject to on-going technical work and the outcome of any changes to national planning policy.

6.10 You can view the proposed revisions and key development and land use requirements in Appendix A5.



7. Markyate

More about Markyate

About Markyate

- 7.1 Markyate is a relatively large village located to the north of the borough, although smaller in size than Kings Langley and Bovington.
- 7.2 The village contains a limited range of local services and facilities that also serve the nearby village of Flamstead and the adjoining rural area. The village has good links to the nearby settlements of Luton/Dunstable to the north-west and St Albans/Harpenden to the south-east via the A5183.
- 7.3 There is no neighbourhood plan in place for the village.

Changes to the Strategy for Markyate

- 7.4 In Markyate we are planning to deliver 53 new homes from 2024 to 2040, a 75% decrease from our proposal in 2020.

Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
Mk01: South of London Road	Deleted
Mk02: Corner of Hicks Road / High Street	Deleted
Mk03: Watling Street	Retained for 20 homes

Windfall Allowance

- 7.5 This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
24	31 (+7)

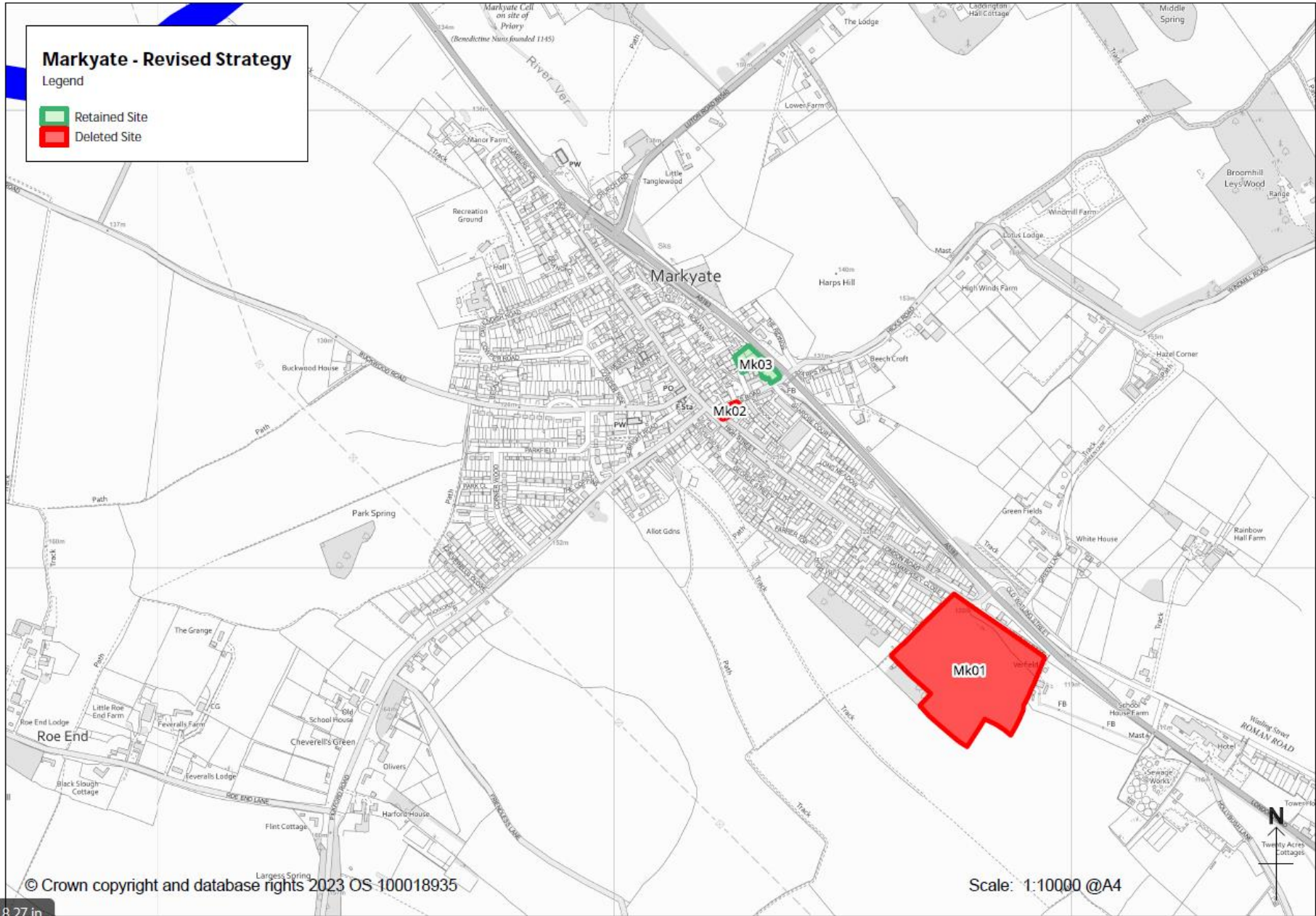
Sites with Planning Permission

- 7.6 This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
8	2 (-6)

Why are we proposing these changes?

- 7.7 Our strategy envisages modest growth at Markyate given its relatively small size, limited range of local facilities and location. Markyate has also accommodated a higher level of growth in the recent past compared to Kings Langley and Bovingdon. The increased housing focus on Hemel Hempstead has allowed us to reduce the overall growth in the village.
- 7.8 The removal of Mk01 from the strategy will reduce future pressure on the capacity of local infrastructure, particularly schooling and peak hour congestion through the village. However, it will mean less opportunities to deliver family and affordable homes, and other facilities, to meet local need.
- 7.9 We feel the removal of the draft allocation Corner of Hicks Road/High Street (Mk02) is justified as there is little current evidence to suggest that this can actively be brought forward.
- 7.10 We estimate that 33 more homes will come forward from small to medium sized sites. There is already planning permission for 2 homes and we anticipate 31 homes from other (windfall) opportunities. We believe that this approach is consistent with Markyate's built character and the limited practical development opportunities available.
- 7.11 The other provisions in the delivery strategy for Markyate are subject to on-going technical work and the outcome of any changes to national planning policy.
- 7.12 You can view the proposed revisions and key development and land use requirements in Appendix A6.



8. Dacorum's Countryside

More about Dacorum's Countryside

About Dacorum's Countryside

- 8.1. Dacorum's countryside outside of the main towns and villages covers 178 sq. km. It includes a range of landscape forms such as scenic plateaus and ridges, river valleys and lowland vale. The countryside supports a network of scattered small villages and hamlets. Many villages have a traditional appearance, heritage buildings and historic cores which add to their appeal. In parts of the borough, the Grand Union Canal forms an important rural feature in the landscape.
- 8.2. We know that residents and interest groups value the countryside's high environmental qualities including its rich historic heritage, varied wildlife and attractive landscapes.
- 8.3. The countryside is subject to a number of policy and environmental constraints including the Green Belt, the Chilterns Area of Outstanding Natural Beauty, and national and local wildlife designations. These all have an impact on the scope for major change in the countryside.
- 8.4. However, the Government continues to support changes to the planning system to expand the opportunities for generally small-scale development and changes of use in rural locations. On occasion, there may be the opportunity for larger-scale change on previously developed sites.
- 8.5. Currently, there are no made neighbourhood plans for the smaller villages. However, Great Gaddesden Parish Council are at the early stages of preparing their neighbourhood plan.

Changes to the Strategy for Dacorum's Countryside

- 8.6. In Dacorum's Countryside we are planning to deliver 466 new homes from 2024 to 2040, a 9% decrease from our proposal in 2020.
- 8.7. The Emerging Strategy for Growth (2020) did not propose allocations for housing outside of the six main settlements and this remains the same in the Revised Strategy for Growth (2023). However, the Emerging Strategy did propose a number of sites for employment uses.

Local Plan Proposed Allocations

Site Reference / Site Name	Proposed Status (Revised Strategy 2023)
Cy01: Upper Bourne End Lane / Stoney Lane (Bourne End Mills GEA Extension)	Retained (Under Review)
Cy02: Bovingdon Brickworks (extension)	Retained (Under Review)
Cy03: Watling Street Truck stop	Retained (Under Review)
Cy04: Haresfoot Campus, Chesham Road, Berkhamsted	Retained (Under Review)

8.8. These sites are labelled as 'under review' as we are still in the process of updating our evidence on employment sites. For the purpose of this consultation we can assume that these sites are retained and you can still make comments on them.

Windfall Allowance

8.9. This sets out the amount of other homes that we think will come forward for development over the period of our Local Plan (2024-2040) that are not formally allocated (referred to as 'windfalls'). This has been calculated by assessing historic trends.

Windfall Allowance (Emerging Strategy 2020)	Windfall Allowance (Revised Strategy 2023)
241	305 (+64)

Sites with Planning Permission

8.10. This sets out the number of homes that currently have planning permission, but have yet to be completely built out. They form part of our 'housing supply', but they don't need to be allocated by the Local Plan.

Homes with Planning Permission (Emerging Strategy 2020)	Homes with Planning Permission (Revised Strategy 2023)
273	161 (-112)

Why are we proposing these changes?

8.11. The revised strategy for growth does not propose any fundamental change to the development strategy for the countryside. We intend to continue to apply a more restrictive approach to new development bearing in mind its many sensitivities. Therefore, we are not intending to allocate any new housing sites.

8.12. Given policy and environmental constraints, only modest levels of growth can be accommodated in the countryside. In principle, it is the least sustainable location for new development due to the lack of facilities, poor accessibility and limited public

transport infrastructure. Furthermore, the smaller settlements are generally more sensitive to change and it is important we protect their character and quality.

- 8.13. However, we anticipate that most of the growth in the countryside will come from modest sized schemes involving land previously used for agricultural buildings, small-scale infilling, affordable housing schemes on the edge of villages and changes of use. New permitted development rights and more flexible national policy will help encourage these to come forward.
- 8.14. The other provisions in the delivery strategy for Dacorum's Countryside are subject to on-going technical work and the outcome of any changes to national planning policy.
- 8.15. You can view the proposed revisions and key development and land use requirements in Appendix A7.

Appendix A: Site Requirements

Appendix A1: Hemel Hempstead

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH01 ESG: p. 265	North Hemel (1)	<ul style="list-style-type: none"> • Around 1,550 homes (including provision for older people), subject to masterplanning. • A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities. • Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council); • A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs; • A new primary school (3ha) • A new secondary school (13ha) • Retention of ancient woodland within the site. • Safeguarded land for a council depot and household waste recycling centre. 	<p><i>Merged with HH02 to form one allocation.</i></p> <ul style="list-style-type: none"> • Around 2,500 homes (including provision for older people), subject to masterplanning. • Around 3,000 dwellings to be delivered post 2040, subject to masterplanning • A new country park of district-wide importance, accessed through a new green infrastructure network that links existing and future communities. • Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St Albans City and District Council); • A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs; • Four new primary schools (3ha x 4). • Two new Secondary schools (13ha x 2). • Safeguarded land for a council depot and household waste recycling centre. 	<p>Amended Site area increased to remove the need for safeguarded land at HH02. 2500 homes delivered between 2024-2040.</p> <p>An additional 3000 homes post 2040.</p>

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
			<ul style="list-style-type: none"> Retention of ancient woodland within the site. Retention of existing listed buildings within the site. 	
HH02 ESG: p.267	North Hemel (2)	<p>The following Growth Area (HH02) is to be removed from the Green Belt but safeguarded for development after 2038.</p> <ul style="list-style-type: none"> Around 4,000 dwellings to be delivered post 2038, subject to masterplanning. Delivery of a strategic corridor route between Leighton Buzzard Road and Redbourn Road (via land in St. Albans City and District Council) A range of new retail and community facilities in the Hemel North Growth Area (sites HH01 and HH02), involving a new district or local centre with a medium or large supermarket and also smaller scale local or neighbourhood centres to serve day-to-day needs; Two new primary schools (3ha x 2). A new secondary school (13ha). Retention of existing listed buildings within the site. 	Merged with HH01 to form one allocation (see above)	Merged with HH01 to form a single allocation to be removed from the green belt.
HH03 ESG: p.269	Hospital Site	<ul style="list-style-type: none"> Around 450 dwellings, subject to masterplanning; A new primary school (3ha) Public open space; and A new / revised hospital hub 	<ul style="list-style-type: none"> Around 450 dwellings, subject to masterplanning; A new primary school (3ha) Public open space; and A new / revised hospital hub 	Retained
HH04 ESG: p.270	Paradise/ Wood Lane	<ul style="list-style-type: none"> Around 350 dwellings, subject to masterplanning. 	<ul style="list-style-type: none"> Around 350 dwellings, subject to masterplanning. 	Retained

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
		<ul style="list-style-type: none"> • Employment generating uses (including offices) at ground floor level, where viable. • Replacement DENS food bank. • Public open space. 	<ul style="list-style-type: none"> • Employment generating uses (including offices) at ground floor level. • Replacement DENS food bank. • Public open space. 	
HH05 ESG: p.271	Market Square	<ul style="list-style-type: none"> • Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level. • Around 130 dwellings on upper floors, subject to masterplanning. 	<ul style="list-style-type: none"> • Retail led mixed use development including a supermarket or local convenience store and other town centre uses at ground floor level. • Around 150 dwellings on upper floors, subject to masterplanning. 	Retained
HH06 ESG: p.272	Civic Centre Site	<ul style="list-style-type: none"> • Around 200 dwellings; • Public open space; and • No built development should take place within Flood Zones 2 and 3 on the western edge of the site. 	<ul style="list-style-type: none"> • Around 200 dwellings; • Public open space; and • No built development should take place within Flood Zones 2 and 3 on the western edge of the site. 	Retained
HH07 ESG: p.273	NCP Car Park, Hillfield Road	<ul style="list-style-type: none"> • Around 100 dwellings, subject to masterplanning. • Retail and other town centre uses at ground floor level. 	<ul style="list-style-type: none"> • Around 100 dwellings, subject to masterplanning. • Retail and other town centre uses at ground floor level. 	Retained
HH08 ESG: p.274	Station Gateway	<ul style="list-style-type: none"> • Regeneration of the existing train station and car park; • Other uses that are ancillary to the main use of the site as a strategic transport hub, including but not limited to retail, food and drink establishments, offices and a hotel; • Multi-modal transport interchange; • Around 360 dwellings, subject to masterplanning; and • New public realm. 	<ul style="list-style-type: none"> • Regeneration of the existing train station and car park; • Other uses that are ancillary to the main use of the site as a strategic transport hub, including but not limited to retail, food and drink establishments, offices and a hotel; • Multi-modal transport interchange; • Around 360 dwellings, subject to masterplanning; and • New public realm. 	Retained

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH09 ESG: p.275	National Grid Land	<ul style="list-style-type: none"> • Around 400 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 440 dwellings, subject to masterplanning; and • Public open space. 	Retained
HH10 ESG: p.276	Symbio Place	<ul style="list-style-type: none"> • Around 180 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 180 dwellings, subject to masterplanning; and • Public open space. 	Retained
HH11 ESG: p.277	Two Waters North	<ul style="list-style-type: none"> • Around 350 dwellings, subject to masterplanning; • Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability; • Food and drink uses encouraged close to Grand Union Canal; and • Public open space, including high quality public realm adjacent to Grand Union Canal. 	<ul style="list-style-type: none"> • Around 350 dwellings, subject to masterplanning; • Employment generating uses (including offices) at ground floor level along Two Waters Road, subject to viability; • Food and drink uses encouraged close to Grand Union Canal; and • Public open space, including high quality public realm adjacent to Grand Union Canal. 	Retained
HH12 ESG: p.279	Two Waters/London Road	<ul style="list-style-type: none"> • Around 60 dwellings, subject to masterplanning; • Public open space. 	N/A	Deleted
HH13 ESG: p.280	Frogmore Road	<ul style="list-style-type: none"> • Around 170 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 170 dwellings, subject to masterplanning; and • Public open space. 	Retained
HH14 ESG: p.281	233 London Road	<ul style="list-style-type: none"> • Around 10 dwellings 	N/A	Deleted
HH15 ESG: p.282	Ebbens Road	<ul style="list-style-type: none"> • Around 30 dwellings, and • Public open space. 	N/A	Deleted
HH16 ESG: p.283	Two Waters Road / A41 Junction (Employment)	<ul style="list-style-type: none"> • Employment development for industrial, storage and distribution and office use-providing around 20,000 sq. metres gross internal floorspace. 	<ul style="list-style-type: none"> • Employment development for industrial, storage and distribution and office use-providing around 20,000 sq. metres gross internal floorspace. 	Retained for employment (Under Review)

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
		<ul style="list-style-type: none"> The development should consist mainly of units of under around 2,000 sq. metres. Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres. 	<ul style="list-style-type: none"> The development should consist mainly of units of under around 2,000 sq. metres. Around 4,000 sq. metres of the built floorspace should comprise small units of less than about 400 sq. metres. 	
HH17 ESG: p.284	Cupid Green Depot	<ul style="list-style-type: none"> Around 360 dwellings subject to masterplanning; Public open space. 	<ul style="list-style-type: none"> Around 360 dwellings subject to masterplanning; Public open space. 	Retained
HH18 ESG: p.285	Kier Park	<ul style="list-style-type: none"> Around 250 dwellings subject to master planning. Around 1,400 square metres of office floorspace. Public open space. 	<ul style="list-style-type: none"> 234 dwellings subject to master planning. Around 1,400 square metres of office floorspace. Public open space. 	Retained
HH19 ESG: p.286	Wood Lane End	<ul style="list-style-type: none"> Around 160 dwellings Public open space. 	N/A	Permissioned (no longer requires allocation)
HH20 ESG: p.287	Breakspear Way / Green Lane / Boundary Way (Employment)	<ul style="list-style-type: none"> Employment development for offices, industrial and storage or distribution use - providing around 48,000 sq. metres gross internal floorspace of offices, 24,000 sq. metres of industrial space or a mix of the two. The site is located in the Hertfordshire Innovation Quarter Enterprise Zone and development (unless complying with points 3 and 4 below) should consist of uses consistent with the aims of the enterprise zone. 	N/A	Permissioned (no longer requires allocation)

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
		<ul style="list-style-type: none"> Land on the corner of the site fronting Breakspear Way/Green Lane should be developed for offices, unless market evidence shows that there is no commercial interest in such development. 		
HH21 ESG: p.288	West Hemel	<ul style="list-style-type: none"> Around 1,150 dwellings, subject to masterplanning. A community hub. A new primary school (3ha). A Gypsy and Traveller site for 7 pitches. Public open space. Extension of Shrubhill Common Nature Reserve. 	N/A	Permissioned (no longer requires allocation)
HH22 ESG: p.290	Marchmont Farm	<ul style="list-style-type: none"> Around 385 new homes subject to Masterplanning. A Gypsy and Traveller site for 5 pitches. Public open space. 	<ul style="list-style-type: none"> Around 382 new homes subject to Masterplanning. A Gypsy and Traveller site for 5 pitches. Public open space. 	Retained
HH23 ESG: p.291	Old Town	<ul style="list-style-type: none"> Around 90 dwellings subject to masterplanning; and Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend. 	<ul style="list-style-type: none"> Around 90 dwellings subject to masterplanning; and Around 1 hectare of public open space, located mainly on the higher ground adjacent to The Bounce and Townsend. 	Retained
HH24 ESG: p.292	Turners Hill	<ul style="list-style-type: none"> Around 60 dwellings, subject to masterplanning; and Public open space. 	N/A	Permissioned (no longer requires allocation)
HH25 ESG: p.293	St Margarets	<ul style="list-style-type: none"> Around 50 dwellings, subject to masterplanning; and Public open space. 	N/A	Permissioned (no longer requires allocation)

Reference / ESG Page No.	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
HH26 ESG: p.294	Green Lane	<ul style="list-style-type: none"> • Around 80 dwellings, subject to masterplanning; and • Public open space. 	<ul style="list-style-type: none"> • Around 80 dwellings, subject to masterplanning; and • Public open space. 	Retained
HH27 ESG: p.295	Jarman Park	<ul style="list-style-type: none"> • Retail led development, including a possible food store. • Food and drink uses, leisure uses and a hotel also acceptable on part of the site. • The sale and display of clothing and footwear is not acceptable, unless ancillary to the main use of an individual unit. 	N/A	Permissioned (no longer requires allocation)
HH28 ESG: p.296	Bunkers Park	<ul style="list-style-type: none"> • Cemetery, crematorium and associated infrastructure; and • Public open space. 	N/A	Permissioned (no longer requires allocation)
Grovehill NDP	Henry Wells Square	As per the Adopted Grovehill Neighbourhood Development Plan <ul style="list-style-type: none"> • <i>Around 200 homes.</i> 	As per the Adopted Grovehill Neighbourhood Development Plan <ul style="list-style-type: none"> • <i>Around 200 homes.</i> 	Retained
NEW 1	Riverside	N/A	<ul style="list-style-type: none"> • Around 500 Homes and other town centre uses subject to masterplanning; and • High quality public realm at ground floor level. 	New Allocation
NEW2	Apsley Mills	N/A	<ul style="list-style-type: none"> • Around 450 homes subject to masterplanning; • Commercial uses at ground floor level; and • High quality public realm improvements adjacent to Grand Union Canal. 	New Allocation

Appendix A2: Berkhamsted

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Bk01 ESG: p.299	Land South of Berkhamsted	<ul style="list-style-type: none"> • Around 850 dwellings (including provision for older people), subject to masterplanning, • A new community hub. • A primary school (3ha) • Public open space 	<ul style="list-style-type: none"> • Around 850 dwellings (including provision for older people), subject to masterplanning, • A new community hub. • A primary school (3ha) • Public open space 	Retained
Bk02 ESG: p.300	British Film Institute	<ul style="list-style-type: none"> • Around 90 dwellings, subject to masterplanning. • Public open space. 	N/A	Deleted
Bk03 ESG: p.302	Haslam Playing Fields	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning, once replacement sports facilities have been provided on the site at Haresfoot Campus. • Public open space. 	N/A	Deleted
Bk04 ESG: p.303	Land Between Hanburys and A41	<ul style="list-style-type: none"> • Around 70 dwellings, subject to masterplanning. • Public open space. • Southern part of the site to be predominantly used to deliver a new wildlife site/corridor 	N/A	Deleted
Bk05 ESG: p.304	Blegberry Gardens	<ul style="list-style-type: none"> • Around 80 dwellings, subject to masterplanning, • Public open space 	N/A	Deleted
Bk06 ESG: p.305	East of Darrs Lane	<ul style="list-style-type: none"> • Around 200 dwellings, subject to masterplanning. • Dacorum Emerging Strategy for Growth (2020 - 2038) • Provide land to deliver a new secondary school. 	N/A	Deleted

		<ul style="list-style-type: none"> • A new public park. 		
Bk07 ESG: p.307	Lock Field Northchurch	<ul style="list-style-type: none"> • Around 60 dwellings, subject to masterplanning. • Public open space. 	N/A	Deleted
Bk08 ESG: p.308	Rossway Farm (Land Between Shootersway and A41)	<ul style="list-style-type: none"> • Around 200 dwellings, subject to masterplanning, • Public open space 	N/A	Deleted
Bk09 ESG: p.309	Bank Mill Lane	<ul style="list-style-type: none"> • Around 50 dwellings, subject to masterplanning, • Areas at greater risk of flooding will be safeguarded from residential development and deliver new public open space 	N/A	Deleted
Bk10 ESG: p.311	Hanburys, Shootersway	<ul style="list-style-type: none"> • Around 40 dwellings, subject to masterplanning. • Public Open Space. 	N/A	Permissioned (no longer requires allocation)
Bk11 ESG: p.312	Billet Lane (Jewson site)	<ul style="list-style-type: none"> • Around 40 dwellings, subject to masterplanning. • No built development should take place within Flood Zone 3. • Public open space. 	N/A	Deleted
Bk12 ESG: p.313	Berkhamsted Civic Centre and Land to the rear of the High Street	<ul style="list-style-type: none"> • Replacement Civic Centre. • Around 16 dwellings. • Other town centre uses, where appropriate, including social and community uses. 	N/A	Deleted
Bk13 ESG: p.314	Gossoms End / Billet Lane	<ul style="list-style-type: none"> • New food store at ground floor level. • Around 30 dwellings, subject to masterplanning 	N/A	Permissioned (no longer requires allocation)

Appendix A3: Tring

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Tr01 ESG: p.316		<ul style="list-style-type: none"> • Around 400 new homes (including provision for older people). • A General Employment Area in the west of the site fronting London Road, consisting of 5.4 ha of new employment land (providing around 20,000 sq. metres of office, industrial and storage or industrial floorspace) and 2 ha of land already partly in industrial/commercial use(including Tring Brewery), which has scope for further small-scale employment development. • The employment development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built employment floorspace should comprise small units of less than about 400 sq. metres. • A supermarket will be encouraged within the General Employment Area, but only if a supermarket cannot be delivered in Tring town centre on the High Street/Brook Street site (Growth Area Tr06) and it would not have a significant adverse impact on the town centre. • A new fire and rescue station to replace the existing facility on Growth Area Tr06 	<ul style="list-style-type: none"> • Around 250 new homes (including provision for older people). • A General Employment Area in the west of the site fronting London Road, consisting of 5.4 ha of new employment land (providing around 20,000 sq. metres of office, industrial and storage or industrial floorspace) and 2 ha of land already partly in industrial/commercial use(including Tring Brewery), which has scope for further small-scale employment development. • The employment development should consist mainly of units of under around 2,000 sq. metres. • Around 4,000 sq. metres of the built employment floorspace should comprise small units of less than about 400 sq. metres. • A new primary school (3ha). 	Amended

		would be another acceptable use within the General Employment Area.		
Tr02 ESG: p.318	New Mill	<ul style="list-style-type: none"> • A new primary school (3ha). • Around 400 new homes (including provision for older people), subject to masterplanning; • And Public open space . 	N/A	Deleted
Tr03 ESG: p.319	East of Tring	<ul style="list-style-type: none"> • Around 1,400 new homes (including provision for older people), subject to masterplanning. • A new neighbourhood centre to include a sports/community hub. • A new primary school (3ha). • A new secondary school (13ha). • Public open space. 	N/A	Deleted
Tr04 ESG: p.321	Icknield Way	<ul style="list-style-type: none"> • Around 50 new homes, subject to masterplanning 	N/A	Deleted
Tr05 ESG: p.322	Miswell Lane	<ul style="list-style-type: none"> • Around 24 new homes, subject to masterplanning; and • Public open space 	N/A	Permissioned (no longer requires allocation)
Tr06 ESG: p.323	High Street / Brook Street	<ul style="list-style-type: none"> • Retail led development, including a medium or large supermarket. • Food and drink, and leisure uses. • Car parking, including at least as many public parking spaces as at present. • Replacement of Local History Museum within the new development. • Offices or housing above retail development and on the Brook Street frontage. • Any redevelopment of Tring Fire and Rescue Station and Tring Market Auctions will only be permitted once 	N/A	Deleted

		replacement facilities are provided elsewhere in the town (Growth Area Tr01 is a potential new location for the fire and rescue station).		
--	--	---	--	--

Appendix A4: Bovingdon

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Bv01 ESG: p.329	Grange Farm	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning; • Land to be safeguarded for a primary school (3ha); and • Public open space 	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning; • A new community hub; and • Public open space 	Retained
Bv02 ESG: p.330	Chesham Road and Molyneaux Avenue	<ul style="list-style-type: none"> • Around 40 dwellings, subject to masterplanning; • Public open space 	<ul style="list-style-type: none"> • Around 40 dwellings, subject to masterplanning; • Public open space 	Retained

Appendix A5: Kings Langley

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
KL01 ESG: p.325	Land adjacent to Coniston Road	<ul style="list-style-type: none"> • Around 10 dwellings, subject to masterplanning. • Public open space. 	N/A	Permissioned (no longer requires allocation)
KL02 ESG: p.326	Land at Rectory Farm	<ul style="list-style-type: none"> • Around 200 dwellings subject to masterplanning (55 units already permitted through application reference 4/02282/18/MOA). • No built development should take place within Flood Zones 2 and 3 (2.82ha) other than what has already been permitted. • Areas at greater risk of flooding will deliver significant public open space to serve new and existing communities in Kings Langley. 	N/A	Deleted

Appendix A6: Markyate

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Mk01 ESG: p.333	South of London Road	<ul style="list-style-type: none"> • Around 150 dwellings, subject to masterplanning; • Areas at greater risk of flooding from the River Ver (Flood Zone 2 and 3) will be safeguarded from residential development and deliver new public open space. 	N/A	Deleted
Mk02 ESG: p.334	Corner of Hicks Road / High Street	<ul style="list-style-type: none"> • Around 13 dwellings, subject to masterplanning 	N/A	Deleted
Mk03 ESG: p.335	Watling Street	<ul style="list-style-type: none"> • Around 20 dwellings, subject to masterplanning; and • Public open space 	<ul style="list-style-type: none"> • Around 20 dwellings, subject to masterplanning; and • Public open space 	Retained

Appendix A7: Dacorum's Countryside

Reference	Name	Emerging Strategy Allocation (key development and land use requirements)	Revised Strategy Allocation (key development and land use requirements)	Change
Cy01 ESG: p.338	Upper Bourne End Lane/Stoney Lane (Bourne End Mills GEA extension)	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use-providing around 4,400 sq. metres gross internal floorspace. • The development should consist of units under around 1,000 sq. metres gross internal floorspace, including some small units of less than about 400 sq. metres. 	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use-providing around 4,400 sq. metres gross internal floorspace. • The development should consist of units under around 1,000 sq. metres gross internal floorspace, including some small units of less than about 400 sq. metres. 	Retained (under review)
Cy02 ESG: p.339	Bovingdon Brickworks	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use - providing around 8,000 sq. metres gross internal floorspace. • The development should consist of units under around 1,000sq. metres, including around 2,000sq. metres provided in small units of less than about 400 sq. metres. 	<ul style="list-style-type: none"> • Employment development for office, industrial and storage or distribution use - providing around 8,000 sq. metres gross internal floorspace. • The development should consist of units under around 1,000sq. metres, including around 2,000sq. metres provided in small units of less than about 400 sq. metres. 	Retained (under review)
Cy03 ESG: p.340	Watling Street Truck Stop, London Road, Flamstead	<ul style="list-style-type: none"> • New/enhanced lorry park with associated facilities 	<ul style="list-style-type: none"> • New/enhanced lorry park with associated facilities 	Retained (under review)
Cy04 ESG: p.341	Haresfoot Campus	<ul style="list-style-type: none"> • Sports and leisure facilities for Berkhamsted School to replace those provided at Growth Area Bk03 - Haslam Playing Fields 	<ul style="list-style-type: none"> • Sports and leisure facilities for Berkhamsted School 	Retained (under review)



Local Development Scheme 2018-2024

September 2023

Contents

	Page
1. Introduction	1
2. Overview of the Development Plans System	2
(a) The current Development Plan	
– Core Strategy	
– Site Allocations	
– Dacorum Borough Local Plan 1991-2011	
– Neighbourhood Plans	
(b) The emerging Development Plan	
– New Dacorum Local Plan	
– South West Herts Joint Strategic Plan	
3. Additional Guidance	6
4. Evidence, Resources and Risks	8
(a) Evidence	
(b) Resources	
(c) Risk	
5. Contact Information	10
Appendix 1	11
Summary of expected plan content and governance arrangements	
Appendix 2	12
Risk Assessment	

1. Introduction

- 1.1. The Borough Council, as local planning authority, is required to prepare a Local Development Scheme (LDS) under the provisions of the Planning and Compulsory Purchase Act 2004.
- 1.2 The main role of the LDS is to describe the documents that Dacorum Borough Council is preparing, or has already prepared, as part of its Local Plan. It explains the role of the individual documents, how they relate to one another and the timetable for their preparation – highlighting the stages at which public consultation will take place. It also summarises the evidence, resources and risks associated with this review process.
- 1.3 This LDS supersedes the previous version dated January 2022. It will continue to be reviewed on a regular basis, with any necessary adjustments made to the timetable in Chart A through the Council’s Authority Monitoring Report (AMR) process.
- 1.4 In terms of managing the Local Plan process, this LDS is supported by a number of other key documents, including the Authority Monitoring Report (AMR) and the Statement of Community Involvement (SCI).
- 1.5 The Authority Monitoring Report (AMR) assesses the implementation of the LDS itself and the extent to which planning policies are being achieved. It also provides a mechanism through which to keep ‘saved’ policies, schedules and guidance under review and delete any parts the Council no longer considers appropriate or relevant.
- 1.6 The Council’s Statement of Community Involvement (SCI) was adopted in September 2019. It sets out arrangements for public consultation in the connection with both the Local Plan and planning applications.

2. Overview of the Development Plan System

- 2.1 The Planning and Compulsory Purchase Act 2004 and The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing a development plan for the Borough.
- 2.2 The development plan is essentially a document, or series of documents, containing the planning policies that the local planning authority will take into account when determining planning applications. The Borough Council is responsible for preparing most, but not all, documents that comprise the development plan.

(a) The current Development Plan

- 2.3 The current development plan for Dacorum Borough Council is made up of the following:

- Dacorum Borough's Local Planning Framework Core Strategy (adopted September 2013);
- Dacorum Site Allocations DPD (adopted July 2017);
- 'Saved' policies from the Dacorum Borough Local Plan 1991-2011 (adopted April 2004), not superseded by the above;
- Grovehill Neighbourhood Plan (May 2018)

and

- Hertfordshire Minerals Local Plan Review 2002-2016 (adopted March 2007);
- Hertfordshire Waste Core Strategy and Development Management Policies (adopted November 2012); and
- Hertfordshire Waste Site Allocations Document (adopted July 2014).

- 2.4 The preparation of Minerals and Waste Plans is the responsibility of Hertfordshire County Council, although the Borough Council is an important consultee. For further detail please refer to the County Council's website:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/minerals-and-waste-planning/minerals-and-waste-planning.aspx>

- 2.5 All Development Plan Documents (DPDs) are the subject of an independent examination (or inquiry) by an Inspector. As part of the examination an Inspector will examine the "soundness" of the document(s): i.e. whether the proper procedures have been followed; how the document(s) relate to national/strategic planning policy or other relevant strategic advice; whether the document(s) are coherent and stem from a credible evidence base; and whether the policies in the document(s) are effective and deliverable. Whilst the Inspector's report is not formally binding, the Council cannot adopt a DPD unless it has been found 'sound.'

Core Strategy

- 2.6 The Core Strategy¹ sets out the planning framework for the Borough to 2031. Its aim is to deliver sustainable development i.e. new homes, facilities and businesses, whilst maintaining the quality of the environment. It provides a basis for planning for and securing new infrastructure provision, which should be aligned with new development.

Site Allocations

- 2.7 The principal role of the Site Allocations DPD² is to set the Council's detailed proposals and requirements for particular sites and areas in order to assist in the delivery of the levels of growth set out in the Core Strategy. It:
- Allocates sites for future development in the Borough;
 - Defines the boundaries of planning designations; and
 - Ensures appropriate infrastructure is identified and delivered alongside new development.
- 2.8 All designations and allocations are illustrated on a Policies Map.

Dacorum Borough Local Plan 1991-2011

- 2.9 All policies of the Dacorum Borough Local Plan 1991-2011 (DBLP), except Policy 27 relating to Gypsies and Travellers, were 'saved' in 2007 under transitional arrangements. Some DBLP policies have now been superseded by the Core Strategy and Site Allocations DPDs. The remainder will be replaced through the new Dacorum Local Plan, or additional guidance provided through the preparation of new supplementary planning documents (SPDs). For a full list of existing policies and replacement arrangements see:

<http://www.dacorum.gov.uk/docs/default-source/strategic-planning/policy-advice-note.pdf?sfvrsn=8>

Neighbourhood Plans

- 2.10 The Localism Act 2011 allows for Town and Parish Councils, and established 'Neighbourhood Forums' to prepare Neighbourhood Plans for their areas. Provided these conform with the strategic planning policies³ for the area and gain a majority vote in a local referendum, these plans will be adopted as part of the Development Plan for Dacorum.

¹ <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy/core-strategy-adopted-sept-2013>

² www.dacorum.gov.uk/siteallocations

³ Definition of Strategic Policies available at: <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/policy-advice-note.pdf?sfvrsn=8>

2.11 A Neighbourhood Plan for the Grovehill neighbourhood in Hemel Hempstead was supported at a local referendum on 15th February 2018, and Made (adopted) by Dacorum Borough Council on 16th May 2018. It now forms part of the area's statutory development plan. It is available at:

<http://www.dacorum.gov.uk/home/regeneration/grovehill-future-project/neighbourhood-planning> or via:
[http://www.dacorum.gov.uk/docs/default-source/regeneration/grovehill-future-neighbourhood-plan---examination-version-\(pdf\).pdf?sfvrsn=0](http://www.dacorum.gov.uk/docs/default-source/regeneration/grovehill-future-neighbourhood-plan---examination-version-(pdf).pdf?sfvrsn=0)

(b) The emerging Development Plan

New Dacorum Local Plan

2.12 The Council has made significant progress on its new Local Plan, beginning with an Issues and Options document published for consultation in November/December 2017. Following detailed consideration of the responses to that consultation and the completion of further evidential work the Council consulted on the Emerging Strategy for Growth between November 2020 and March 2021. The consultation document was prepared and consulted on during multiple national lockdowns arising from the Covid-19 Pandemic. The consultation was undertaken completely virtually following some temporary changes to the Council's adopted Statement of Community Involvement (SCI).

2.13 When completed, the new Dacorum Local Plan will comprise a single document, containing site allocations and development management policies in addition to strategic policies covering the development of the Borough of Dacorum. Existing policies and designations will be reviewed and updated as appropriate, taking into account new evidence and the outcome of discussions under the duty to co-operate.

2.14 It is envisaged that the new Dacorum Local Plan will cover at least a 15 year timeframe to reflect the guidance of the National Planning Policy Framework (NPPF). A summary of expected plan content and governance arrangements for the Local Plan is set out in Appendix 1.

2.15 Chart A (below) sets out the expected programme for production of the Dacorum Local Plan.

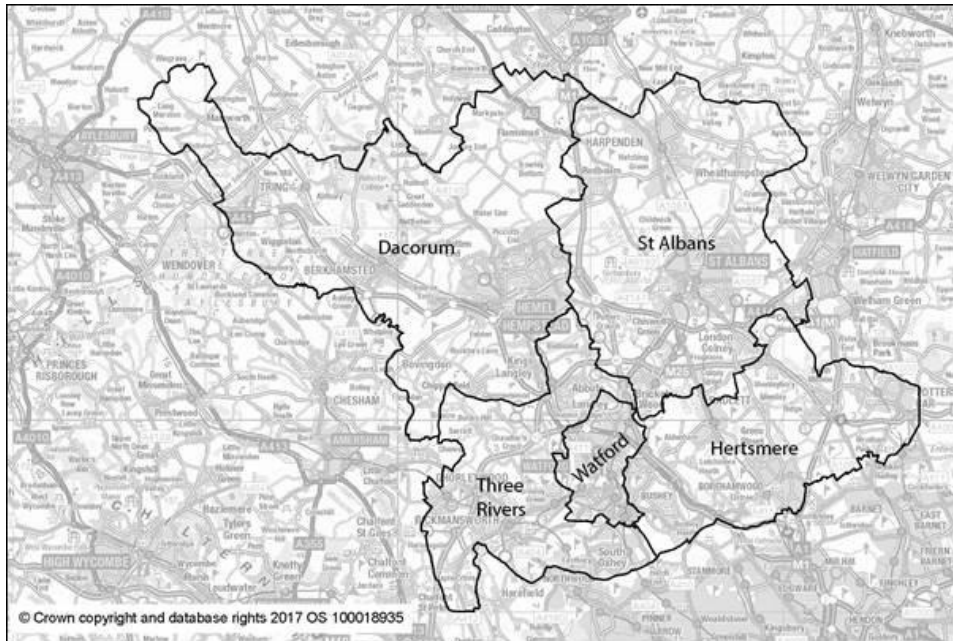
Joint Strategic Plan

2.16 Neighbouring authorities are increasingly being encouraged by Government to work together to provide the homes, jobs and infrastructure where people want to live.

2.17 In Spring 2018, Dacorum, Hertsmere, St Albans, Three Rivers, and Watford Councils gave formal endorsement to begin work on a Joint Strategic Plan (JSP) for South West Hertfordshire (see Figure 1 below). Work on the JSP will

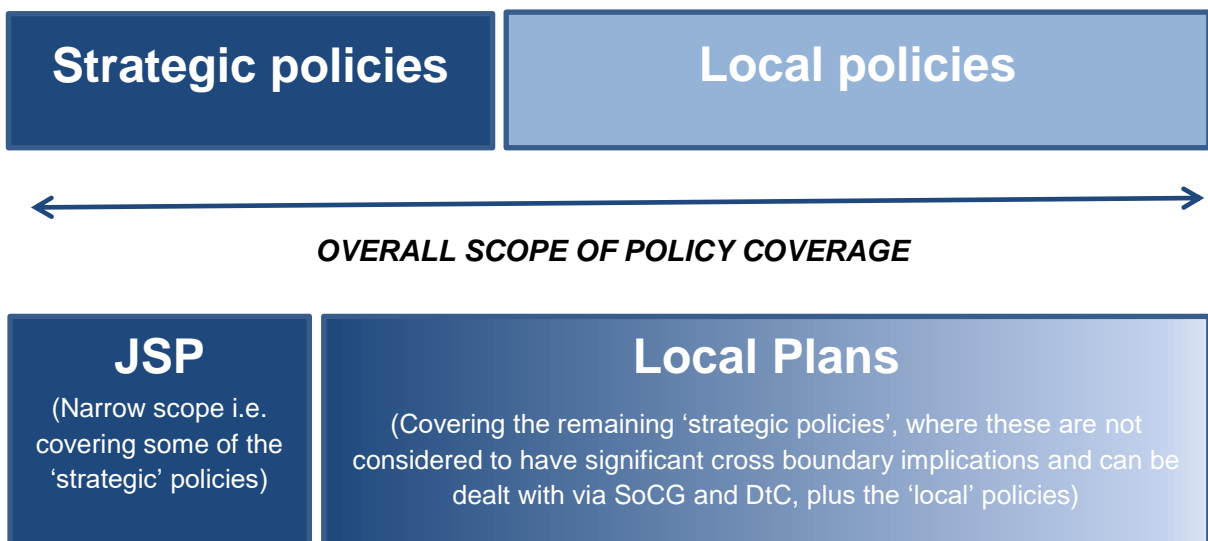
progress in accordance with its own Local Development Scheme and Statement of Community Involvement.

Figure 1: Extent of South West Hertfordshire Joint Strategic Plan Area



2.18 Each council will still be responsible for preparing its own Local Plan, but the JSP will provide the platform to consider how the challenges of growth in the wider South West Hertfordshire area can be addressed longer term (i.e. to 2050). Figure 2 below illustrates how these two key planning documents will fit together. A summary of expected plan content and governance arrangements is set out in Appendix 1.

Figure 2: Relationship between the JSP and the Local Plan



2.19 By working together, the South West Herts Councils will also be in a stronger position to deliver, and better fund essential local transport links, health services and educational facilities that local people want to see alongside new homes and jobs.

3. Additional Guidance

3.1 A range of Supplementary Planning Documents (SPD), Supplementary Planning Guidance (SPG) and Advice Notes has been prepared to support policies and proposals within the existing Development Plan. A full list is available online at:

[http://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/supplementary-planning-documents-\(spds\)](http://www.dacorum.gov.uk/home%5Cplanning-development/planning-strategic-planning/supplementary-planning-documents-(spds))

3.2 New Supplementary Planning Documents and other supporting documents will be developed to support the new Plan. These documents will replace the existing suit of documents, however, there may be a transition period between adoption of the new plan and completion of the supporting documents where weight will still be given to the older documents if they are not in conflict with the up to date policy framework in the NPPF and Local Plan 2020-2038.

Chart A: Dacorum Local Plan – Local Development Scheme

	Undertaking the Duty to																																				2025																									
	Plan Preparation (Reg 18)																																				Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug																
Formal Publication (Reg 19)																																			P																											
Submission of Plan for examination (Reg 22)																																					S																									
Examination Period																																									E		R																			
Adoption																																																													A	

- Key:**
 C – Revised Strategy for Growth Local Plan Public Consultation
 P - Pre-Submission / Publication Consultation (*representations stage*)
 S - Submission of plan and associated documents to Secretary of State
 E – Examination Commences
 R – Inspector Issues Interim Report
 A - Adoption of plan by the Council

4. Evidence, Resources and Risks

(a) Evidence

- 3.1 A range of technical studies have been prepared, or are being prepared, to use as the evidence base to support production of the Local Plan, Joint Strategic Plan and Supplementary Planning Documents (SPDs):

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan/technical-work-for-the-early-partial-review>

- 3.2 Land Position Statements for employment and housing are prepared annually. They, together with other sources of information, are used to prepare the Council's Authority Monitoring Report. The most recent report is available online at:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/monitoring-reports-and-land-position-statements>

Historic reports can also be found using the link.

- 3.3 If the timetable within this LDS is revised as part of the AMR process, the revised timetable will supersede that contained in Chart A of this LDS and will provide the most up-to-date work programme.

(b) Resources

- 3.4 The Council attaches high priority to the expeditious delivery of both the Dacorum Local Plan and SW Herts Joint Strategic Plan, and despite financial stringency is maintaining the necessary mainstream funding. Budgets will continue to be reviewed on an annual basis and appropriate provision made. Where necessary some of the Local Plan budget will be used to bring in additional temporary staff resources, or consultancy support. Opportunities for additional funding sources such as grants from the Government's Planning Delivery Fund will also continue to be pursued.
- 3.5 Some 'pump-priming' funding has also been secured from Government to help take forward the Joint Strategic Plan, with a most recent award in March 2020. A dedicated team for the JSP is now resourced and in place. Evidence is being progressed ahead of public consultation later this year. Further funding will be required in due course from both Government and Council budgets to support the completion of the JSP through to adoption.

(c) Risk

- 3.6 The timetable for the production of the new Dacorum Local Plan has been modified to take account of progress to date. The programmes has also had regard to the emerging programme for production of the new South West Herts Joint Strategic Plan. It will continue to be managed to ensure that it remains both realistic and achievable, with the most recent update being made in July 2020. The Authority's Monitoring Report (AMR) will track performance and highlight any amendments required to the work programme set out in this LDS. This will be supported through monthly reporting on milestones via the Council's in-house project management software (Rocket).
- 3.7 There are however a number of sources of risk that could impact upon the delivery of the work programme set out within Chart A. These risks, together with appropriate mitigation measures are set out in Appendix 1.

5. Contact information

For further information regarding planning policy matters please contact:

Email: Strategic.Planning@dacorum.gov.uk

Address: The Forum
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1DN

Appendix 1
Summary of DPD content and governance arrangements

Title		Dacorum Local Plan
Description	Single composite plan incorporating the early partial review of the Core Strategy, together with the Site Allocations and updated development management polices (currently within the 'saved' Dacorum Borough Local Plan 1991-2011).	
Area Covered	Borough wide, with some site specific elements.	
Status	DPD	
Chain of Conformity	In general conformity with the NPPF	
Priority	High	
Key milestones		
Issues and options (R18)	November - December 2017	
Emerging Strategy (R18)	November 2020 – March 2021	
Revised Strategy (R18)	October –December 2023	
Publication (R19)	October 2024	
Submission (R22)	February 2025	
Examination (R23/24/25)	May 2025	
Adoption (R26)	February 2026	
Arrangements for Production		
Lead	Strategic Planning Team	
Management arrangements	Strategic Planning and Environment Overview and Scrutiny Committee, Cabinet and Council. Senior Leadership Team.	
Studies/evidence required	To include update of key technical studies relating to Sustainability Appraisal (including Strategic Environmental Assessment), the Habitats Regulations Assessment, housing, employment, retail, Green Belt, infrastructure, open space, leisure and site assessment matters.	
Resources required	See section 3.	
Stakeholder/community involvement	To comply with adopted Statement of Community Involvement. Strong emphasis on close liaison with adjoining local planning authorities and others regarding strategic planning matters, as required under the duty to co-operate.	
Monitoring and Review Arrangements		
Review of policy performance carried out as part of Authority Monitoring Report (AMR) process.		

Appendix 2

Risk Assessment

Theme	Risk	Mitigation	Likelihood (with mitigation)	Impact (with mitigation)	Overall
Legislation and National Policy changes	In August 2020 Government published a White Paper looking at a comprehensive review of all aspects of the Planning system. At the time of writing Government has yet to publish the responses to this consultation and it is still unclear what aspects of the White Paper will be taken forward and when we can expect legislation and changes to policy.	The Council will continue to liaise with Government on the timing of the Planning reforms.	4	4	8
Legal challenge	A legal challenge against the Local Plan could lead to significant costs to the Council and, if successful, could result in all or part of the plan being quashed.	The likelihood of a successful legal challenge is substantially reduced where the Local Plan is prepared in accordance with relevant regulations, is strongly aligned to the conclusions of the evidence that underpins it and the plan-making authority can demonstrate it has met the necessary 'tests of soundness'. Specialist external legal advice will be taken as and	4	4	8

		when necessary to help guide key decision-making.			
Capacity of Planning Inspectorate (PINs) and other statutory consultees	The capacity of the Planning Inspectorate is finite and is outside the Council's control. Public examinations could take longer than anticipated or be delayed against the PINS indicative timetables.	This will be mitigated through ensuring appropriate evidence is prepared and submitted and there is close liaison with the Programme Officer. Critical Friend and Legal Support has been retained to ensure that any issues or gaps in the plan coverage, evidence base or legal challenge are mitigated prior to submission of the plan to ensure that the Examination can be rapid and any delays minimised.	3	4	7
Habitats Regulation Assessment	The work being undertaken as part of the Habitats Regulation Assessment has identified the potential for likely significant effects to occur because of planned growth in the Local Plan. With this, further work is needed to understand this and if appropriate, a mitigation strategy will be progressed.	The Council has prepared and adopted a mitigation strategy, and is continuing to liaise with key stakeholders to understand requirements for mitigation and suitable alternative natural greenspace.	4	3	7
Financial Resources	Pressure on financial resources	Budgetary provision has been made for plan-making work, however the length of public examinations and cost of defending any subsequent legal challenges could add significantly to the amount required.	3	3	6
Reliance on External Parties	Preparation of the Local Plan requires specialist skill input from a number of external organisations. There are continued pressures on their resources which could have implications on the Local Plan.	We will continue to work closely with external partners and share detailed programmes with them to ensure necessary resources are secured at the appropriate time.	3	3	6

Infrastructure Planning	The Council will require the completion of a sufficiently detailed Infrastructure Delivery Plan to support the Local Plan. Any delays by infrastructure providers and other key stakeholders in completing their assessments and delays to decision making from key stakeholders could delay the Plan or leave gaps in the evidence.	Discussions with key stakeholders are ongoing through the Duty to Cooperate process to ensure that third parties are aware of Local Plan Deadlines and identify strategies to ensure targets to be met.	3	3	6
Developer negotiations	Prior to completing the Plan the Council needs to obtain commitments from developers on certain policy requirements and infrastructure. If this process is delayed or sites are not able to deliver essential infrastructure then the Council may need to reconsider its strategy. Officers do require sufficient time to ensure all of the site requirements are known and can be agreed with individual developers. A comprehensive engagement programme with developers and infrastructure providers is in place and is being adapted to be carried out remotely.	Discussions are underway with landowners and developers to set out and agree the precise requirements they need to include on their sites (inc. affordable housing numbers, schools, highways improvements, climate change mitigation).	3	3	6
COVID-19 Pandemic	The UK continues to live with the impact of the Covid-19 Pandemic. Although restrictions have progressively eased throughout 2021 the emergence of new strains of the virus continue to be a risk. This may necessitate the imposition of further restrictions which could have implications for the Local Plan.	Officers are continuing with Plan drafting, evidence gathering and engagement wherever possible through home working and virtual meetings and electronic communications.	3	3	6

Duty to Cooperate	Failure to agree critical cross boundary strategic planning issues with prescribed Duty to Co-operate bodies.	A comprehensive programme of Duty to Cooperate meetings are underway to discuss strategic issues for plan making. These meetings have identified key issues and potential opportunities and solutions to address the issues identified. Risks relating to how these issues will be addressed will be reduced through the production of a Statement of Common Ground with adjoining authorities. Regular meetings with other DtC bodies will help minimise any wider issues arising, or enable them to be addressed early on in the plan-making process.	2	3	5
Soundness Issues	Local Plans must be underpinned by detailed evidence. This evidence will face detailed scrutiny from the Planning Inspector and other stakeholders during the independent examination process. There is a risk that in the absence of robust, up-to-date evidence the Local Plan is found 'unsound' and the Council may need to return to an earlier stage of Plan preparation.	The Council will continue to work with critical friend, PAS and the Planning Inspectorate to ensure that the appropriate evidence is in place to support the Local Plan. Evidence has been commissioned jointly across South West Hertfordshire and between two or more of the SW Herts authorities to ensure that wider (strategic) impacts are acknowledged and addressed. This will ensure that evidence is robust and consistent across the wider area. The Council is also commissioning further work to mitigate this risk.	2	3	5

Dacorum BC Community Impact Assessment (CIA)

Policy / service / decision

Dacorum Local Plan 2024-2040 Revised Strategy for Growth

Description of what is being impact assessed

What are the aims of the service, proposal, project? What outcomes do you want to achieve? What are the reasons for the proposal or change? Do you need to reference/consider any related projects?

Stakeholders; Who will be affected? Which protected characteristics is it most relevant to? Consider the public, service users, partners, staff, Members, etc

It is advisable to involve at least one colleague in the preparation of the assessment, dependent on likely level of impact

Dacorum Local Plan 2024-2040 Revised Strategy for Growth.

This consultation is being carried out in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012 and the Environmental Assessment of Plans and Programmes Regulations 2004. This CIA focusses on the overarching development principles and the public engagement that is essential to this part of the local plan process

The requirement to prepare a Local Plan is set out in Section 13 Planning and Compulsory Purchase Act 2004 as amended, and Regulation 10A of the Town and Country Planning (Local Planning) Regulations 2012 requires Local Plans to be reviewed every five years.

Once adopted, the Local Plan will affect anyone who lives in, studies in, works in, visits, or has an interest in Dacorum, such as:

- The community (residents, businesses, voluntary and specialist groups (i.e. residents associations)
- Those who engage in planning matters in Dacorum
- Parish, Town and County Councils (including those surrounding Dacorum)
- Interested developers, landowners and agents
- Statutory consultees and various partners
- Council staff and elected members

The consultation carried out as part of the preparation of the Local plan, in accordance with the council's adopted Statement of Community Involvement (SCI) and Local Development Scheme (LDS) and this will involve the community and other organisations and interested parties at different stages of plan preparation.

The Local Plan seeks to promote social inclusion and ensure that all people (including vulnerable groups) have access to the services and opportunities that they may need such as housing, employment, public transport and community facilities (e.g. education, health and local shopping). This will work towards meeting the public sector equality duty as the needs of these individuals are being incorporated into the Local Plan.

Evidence

What data/information have you used to assess how this policy/service/decision might impact on protected groups?

(include relevant national/local data, research, monitoring information, service user feedback, complaints, audits, consultations, CIAs from other projects or other local authorities, etc.). You should include such information in a proportionate manner to reflect the level of impact of the policy/service/decision.

The CIA has been prepared following an iterative process. This involved identifying the likely impacts arising from each draft policy and then considering these impacts as positive, negative or neutral in light of the thrust of the relevant policy. This was set against known facts, information and evidence gathered from the Council's robust evidence base which underpins the Local Plan and which relates specifically to the protected characteristics listed in the Equality Act 2010.

Recommendations on ways by which the negative impacts could be removed or mitigated and the positive impacts strengthened were then sought. The draft policies affected are then reconsidered and re-examined again in the same iterative process until they emerge with no known negative impacts and became more acceptable.

Who have you consulted with to assess possible impact on protected groups? *If you have not consulted other people, please explain why? You should include such information in a proportionate manner to reflect the level of impact of the policy/service/decision.*

This version of the Plan is informed by the previous consultation stages as outlined below and evidence studies. In terms of the consultation on the Issues and Options consultation in 2017, and the Emerging Strategy for Growth Consultation in 2020, all consultees including organisations and individuals on the Council’s consultation database were emailed directly and notified on the consultation process. The following bodies which represent the interest of the protected groups were e mailed directly:

- 45 Clubs and societies
- 15 Community network groups
- 10 Disability groups
- 11 Ethnic minority groups
- 3 Local strategic partnership groups
- 18 Voluntary organisations

Analysis of impact on protected groups (and others)

The Public Sector Equality Duty requires Dacorum BC to eliminate discrimination, advance equality of opportunity and foster good relations with protected groups. Consider how this policy/service/decision will achieve these aims. Using the table below, detail what considerations and potential impacts against each of these using the evidence that you have collated and your own understanding. Based on this information, make an assessment of the likely outcome, **before** you have implemented any mitigation.

- *The PCs of Marriage and Civil Partnership and Pregnancy and Maternity should be added if their inclusion is relevant for impact assessment.*
- *Use “insert below” menu layout option to insert extra rows where relevant (e.g. extra rows for different impairments within Disability).*

Summary of impact		Negative impact / outcome	Neutral impact / outcome	Positive impact / outcome
Protected group	<i>What do you know? What do people tell you? Summary of data and feedback about service users and the wider community/ public. Who uses / will use the service? Who doesn't / can't and why? Feedback/complaints?</i>			

<p>Age</p>	<p>The consultation on the revised strategy for growth will be undertaken using a combination of digital and non-digital methods.</p> <p>Participants are required to be above the age of 13 to register on the corporate 'let's talk dacorum' consultation platform, however participants under this age are permitted to register with the consent of a parent or guardian.</p> <p>Although the Revised Strategy is not specifically consulting on draft policies, the consultation is undertaken with the assumption that the draft policies proposed in 2020 are retained (subject to further technical work). The following policies were assessed to have a positive impact on this protected group in 2020:</p> <ul style="list-style-type: none"> • Policy SP13 Delivering High Quality Design • Policy DM9 Housing for Older people • Policy DM42 crime and security • Policy DM61 education • Policy DM63 Open space • Policy DM64 community facilities 	□	□	☒
<p>Disability (physical, intellectual, mental)</p> <p><i>Refer to CIA Guidance Notes and Mental Illness & Learning Disability Guide</i></p>	<p>The corporate consultation platform 'Let's Talk Dacorum' is compliant with WCAG 2.1 guidelines.</p> <p>Although the Revised Strategy is not specifically consulting on draft policies, the consultation is undertaken with the assumption that the draft policies proposed in 2020 are retained (subject to further technical work). The following policies were assessed to have a positive impact on this protected group in 2020:</p> <ul style="list-style-type: none"> • Policy DM10 Accessible and adaptable housing 	□	□	☒

	<ul style="list-style-type: none"> Policy SP13 Delivering High Quality Design 			
Gender reassignment	The Revised Strategy for Growth is neutral with regards to gender-reassignment or gender identity.	☐	☒	☐
Race and ethnicity	<p>Although the Revised Strategy for Growth is not specifically consulting on draft policies, the consultation is undertaken with the assumption that the draft policies proposed in 2020 are retained (subject to further technical work). The following policies were assessed to have a positive impact on this protected group in 2020:</p> <ul style="list-style-type: none"> DM13 Existing Accommodation for Travelling Communities DM14 Gypsies and Travellers <p>With the exception of Gypsy & Travellers housing needs, the plan is considered to be neutral in terms of race.</p>	☐	☐	☒
Religion or belief	<p>Although the Revised Strategy for Growth is not specifically consulting on draft policies, the consultation is undertaken with the assumption that the draft policies proposed in 2020 are retained (subject to further technical work). The following policies were assessed to have a positive impact on this protected group in 2020:</p> <p>Policy DM64 community facilities</p>	☐	☐	☒
Sex	The Revised Strategy for Growth is considered to be neutral with regards to biological sex.	☐	☒	☐

Sexual orientation	The Revised Strategy for Growth is considered to be neutral with regards to sexual orientation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Not protected characteristics but consider other factors, e.g. carers, veterans, homeless, low income, loneliness, rurality etc.	Once adopted, the Local Plan will have a Borough Wide influence on all those who reside or interact with the area. This includes businesses, local services, Parish and Town Councils, councillors, landowners and developers, charities and interest groups.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Negative impacts / outcomes action plan				
Where you have ascertained that there will potentially be negative impacts / outcomes, you are required to mitigate the impact of these. Please detail below the actions that you intend to take.				
Action taken/to be taken <i>(copy & paste the negative impact / outcome then detail action)</i>	Date	Person responsible	Action complete	
n/a	Select date		<input type="checkbox"/>	
If negative impacts / outcomes remain, please provide an explanation below.				

n/a	
Completed by (all involved in CIA)	Keeley Mitchell (Strategic Planning and Regeneration)
Date	25/09/2023
Signed off by (<i>AD from different Directorate if being presented to CMT / Cabinet</i>)	
Date	
Entered onto CIA database - date	
To be reviewed by (officer name)	Keeley Mitchell
Review date	TBC (CIA will be updated at the next stage of Local Plan preparation, currently proposed to begin in October 2024)

**SPAEC OSC
Work Programme 2023/2024**

Meeting Date	Report Deadline	Items	Contact Details	Background information
1 Nov 23	23 Oct 23	Action Points (from previous meeting)		
		Q2 Quarterly Budget Monitoring Report	Clare Dempsey – Financial Planning & Analysis Team Leader Clare.dempsey@dacorum.gov.uk	
		Q2 Environmental Services Quarterly Reports	Robert Williams – Head of Environmental Services Robert.williams@dacorum.gov.uk	
		Q2 Environmental & Community Protection Quarterly reports	Emma Walker – Head of Environmental and Regulatory Services Emma.walker@dacorum.gov.uk	
		Q2 Planning, Development and Regeneration Quarterly reports	Simon Rowberry – Interim Assistant Director Strategic Planning and Regeneration Simon.rowberry@dacorum.gov.uk	
6 Dec 2023	27 Nov 2023	Action Points (from previous meeting)		
		Joint Budget <i>Ideally no further items to be added</i>		

10 Jan 2024	28 Dec 2024			
		Action Points (from previous meeting)		
7 Feb 2024	29 Jan 2024	Action Points (from previous meeting)		
		Joint Budget <i>Ideally no further items to be added</i>		
6 March 2024	28 Feb 2024	Action Points (from previous meeting)		
		Q3 Quarterly Budget Monitoring Report	Clare Dempsey – Financial Planning & Analysis Team Leader Clare.dempsey@dacorum.gov.uk	
		Q3 Environmental Services Quarterly Reports	Robert Williams – Head of Environmental Services Robert.williams@dacorum.gov.uk	

		ov.uk	
	Q3 Environmental & Community Protection Quarterly reports	Emma Walker – Head of Environmental and Regulatory Services Emma.walker@dacorum.gov.uk	
	Q3 Planning, Development and Regeneration Quarterly reports	Simon Rowberry – Interim Assistant Director Strategic Planning and Regeneration Simon.rowberry@dacorum.gov.uk	

Items to be planned in by chair

Local Plan

Luton Airport

Chilterns Beechwood Mitigation Strategy

Economic Development Update

Place Strategies (Hemel, Berko, Tring)

Maylands Master Plan

Visit to Cupid Green and CCTV

Hemel Garden Communities

Air Quality

Water – Sewage

Rural Plan

Visit Fly Tip – In small groups