

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

Background:

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

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

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

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

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

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

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

Scope of Current Consultation:

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

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

Consultation Documents:

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

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

The documents contain questions on which we would like your feedback. We are encouraging everyone to fill in the consultation questionnaire(s) online on the Spatial

Planning pages of our website at www.dacorum.gov.uk/planning using the consultation portal. A guide to completing the questionnaire(s) online is enclosed.

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

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

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

Civic Centre, Hemel Hempstead

Monday 8.45 a.m. - 5.15 p.m.
Friday 8.45 a.m. - 4.45 p.m.

Civic Centre, Berkhamsted:

Monday 9 a.m. - 12.30 p.m. and 1.30 p.m. – 5 p.m.
Tues., Thurs. and Fri. 9.30 a.m. - 2 p.m.

Victoria Hall, Akeman Street, Tring:

Monday 9 a.m. - 12.30 p.m. and 1.30 p.m. – 5 p.m.
Wed. and Fri. 9.30 a.m. - 2 p.m.

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

Consultation Timescale :

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

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

Find out more:

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

	Date	Venue	Time
Maylands Buisness Area	09/07/2009	Esporta, Maylands Avenue	1pm - 9pm
Hemel Hempstead	10/07/2009	Bulbourne Room, Civic Centre, Marlowes	1pm - 9pm
Hemel Hempstead	13/07/2009	Bulbourne Room, Civic Centre, Marlowes	1pm - 9pm
Berkhamsted	14/07/2009	Main Hall, Civic Centre, High Street	1pm - 9pm
Bovingdon	15/07/2009	Memorial Hall, High Street	2pm - 9pm
Tring	16/07/2009	Victoria Hall, Akeman Street	1pm - 6pm
Kings Langley	17/07/2009	Small Hall, The Community Centre, The Nap	1pm - 9pm
Tring	17/07/2009	Victoria Hall, Akeman Street	5pm - 9pm
Markyate	20/07/2009	Y2K Village Hall, off Cavendish Road	1pm - 9pm

Contact:

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

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

Tel: 01442 228660

Email: spatial.planning@dacorum.gov.uk

COMMENT ONLINE

You can enter your comments on line at www.dacorum.gov.uk/planning under Spatial Planning - Consultation Section.

Direct URL address to consultation portal - <http://consult.dacorum.gov.uk>

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Consultation Portal

[Who Said What?](#) [Print](#)

Register/Login Section

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

Find the document

4. Click on the **title** of the consultation

Consultation	Start	End	Status
Emerging Core Strategy	03/11/08 07:00	19/12/08 16:45	open

Read the document

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

Emerging Core Strategy

Read document and view comments

Event Information | Supporting Documents | All Comments

Access: Login required

Questions within the document

Question 1

Question 1

Are there any new sites you particularly support?

of Site Appraisals (see Appendices A and B) that

View Comments (4) Add Comments

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

Save your comments

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

Cancel Save as draft **Submit**

Submit / Save

- There are no more questions. Please click Submit to finish. Once submitted you will no longer be able to modify your answers. Thank you for your time.
- If you are logged in, you can save your form if you are not quite finished and would like to come back to it later. You will be able to see all unsubmitted forms in 'Your Area' and submit or edit them at any time
- Cancel if you want to disregard the answers/changes you have made since your last save.