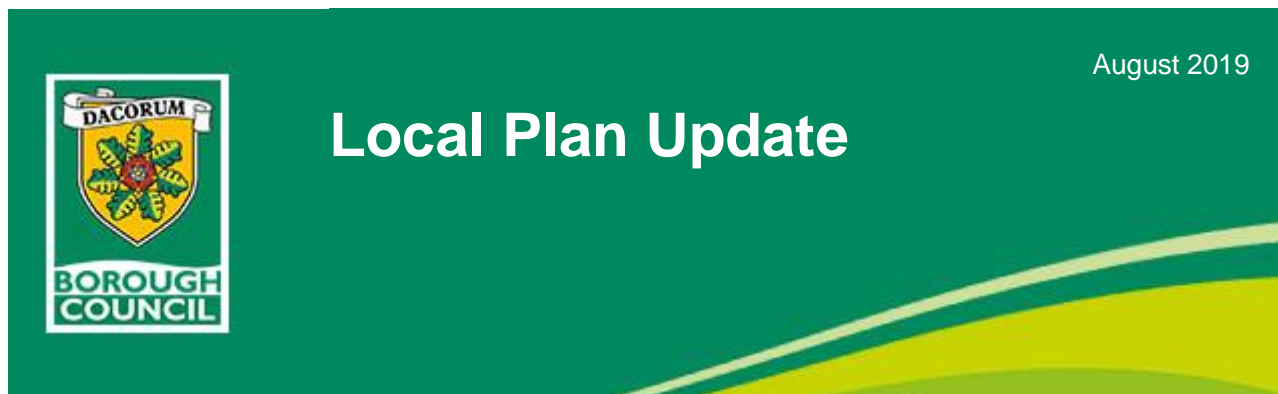


**From:** Dacorum Borough Council [mailto:info@dacorum-mail.co.uk]  
**Sent:** 20 August 2019 16:18  
**To:** gruff.edwards@tiscali.co.uk  
**Subject:** Local Plan Update August 2019

Read the latest news about Dacorum's Local Plan

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## Welcome to our Local Plan Update

In this first ever issue, we will answer the **frequently asked questions** about the new Local Plan.

We will also give you a walk-through of the **New Housing Need** and **New Local Plan Timetable**.



## Frequently Asked Questions

### What is the New Local Plan?

The New Local Plan is a key planning document, through which the Council will set out a vision and framework for the future development of Dacorum.

## Why is the Local Plan so important?

The new Local Plan guides the **location** and the **levels** of growth of housing, employment, community facilities and infrastructure (schools, highways and GP surgeries etc.).

It will identify which locations need **protecting**, and it will promote **sustainable development** in order to protect the environment.

It also provides a locally **tailor-made** framework for guiding the decisions we make on individual planning applications.

## What are our priorities?

Our prime location and excellent connectivity means that we have high growth pressures that we need to plan for, in particular:

- Delivering new homes that meet the needs of the community.
- Creating and protecting employment opportunities, a mix of jobs and promoting new businesses.
- Dealing with the challenge of climate change.
- Providing new community and leisure facilities.
- Protecting the environment and open spaces.
- Safeguarding the special qualities of our towns and villages.
- Promoting opportunities for healthy and active lifestyles.
- Delivering well-connected towns, villages and neighbourhoods.

To set out key priorities for the borough we have developed the

**Dacorum Growth and Infrastructure Strategy** - you can read this here:

[Growth and Infrastructure Strategy](#)

## Where are we now?

We asked you for your views on how you think Dacorum should develop in the future in our “Issues and Options” document at the end of 2017. In this consultation, we received over **23,000 comments**.

We will consider these, with important research we have carried out to shape the content of the draft Local Plan before consulting with you further.

You can read the Issues and Options document here:

[Issues and Options Document](#)

We are also:

- Assessing the suitability of future housing sites, providing quality places that people will want to live in.
- Prioritising how the infrastructure needs of Dacorum can be met.
- Considering the future need for employment and jobs.
- Looking at how we respond to climate change and air quality in our plans.

All of this work is going in to preparing the "Pre-Submission" version of the plan.



The Marlowes, Hemel Hempstead

## The New Housing Need

The Government is expecting councils to increase the number of homes that we build.

We have calculated the number of homes that we think we should provide:

To do this we used the **standard methodology** - a formula written in National Policy, that councils are expected to use to calculate their **minimum housing need**. In Dacorum this equates to **1,025 homes** each year.

This level of growth provides challenges, but it will deliver benefits for Dacorum such as:

- Boosting the **local economy** and town/village centres hugely.
- Increasing the amount of good **quality infrastructure** that is provided.
- Helping to address the **national housing crisis**, providing much-needed homes for the many people affected by it.

As a part of this the Council was successful in being awarded **Garden Town status** for Hemel Hempstead, in connection with plans for its future growth to its north and east.

To help guide this we have prepared a 'charter' for the development area, which you can read the below:

[Hemel Garden Communities Charter](#)



Kylina Court in Hemel Hempstead - providing 79 homes for social rent

**The New Timetable**

Due to the amount of work needed to make sure that the Plan is properly prepared, we have decided to revise the timetable.

Currently we are preparing the Pre-Submission Plan and compiling the [evidence](#) to accompany it.

## Key Dates

- Pre-Submission Plan for public Consultation - **May- June 2020**
- Submission of Plan to the Government - **November 2020**
- Public Examination of the Plan - **January-April 2021**
- Planning Inspectors report Issued - **November 2021**
- Adoption of the plan - **February 2022**

The new timetable explaining the stages of plan preparation in more detail, can be read here:

[New Local Plan Timetable](#)



The Grand Union Canal, Tring

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