



Dacorum Environmental Forum

The Core Strategy

20th October 2011

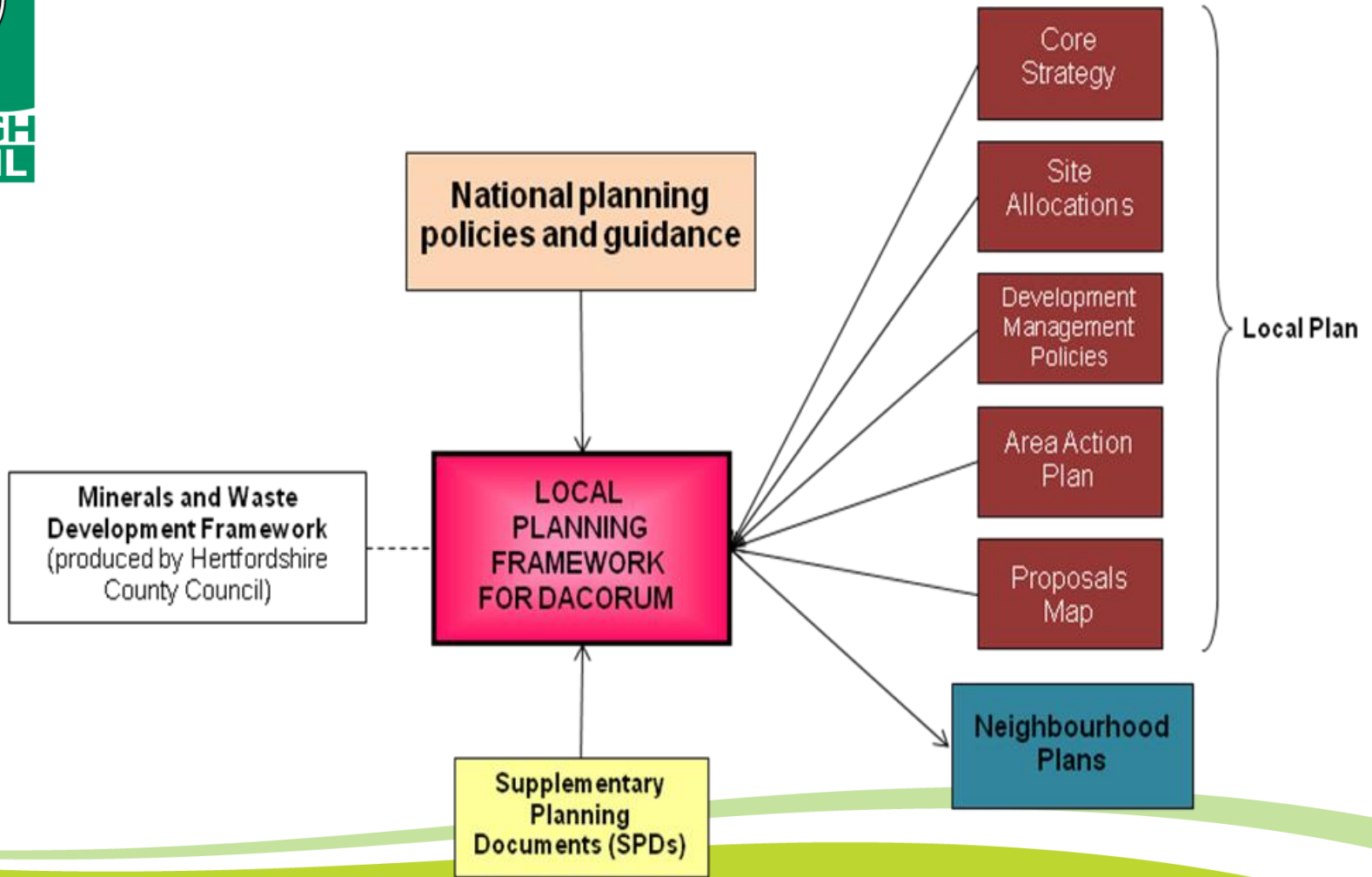


Pre-Submission Core Strategy

- What is it?
- Where we are at
- Housing target and distribution
- How to comment
- Next steps



Dacorum's Local Planning Framework – Post Localism Bill





Core Strategy

Preparation Stages

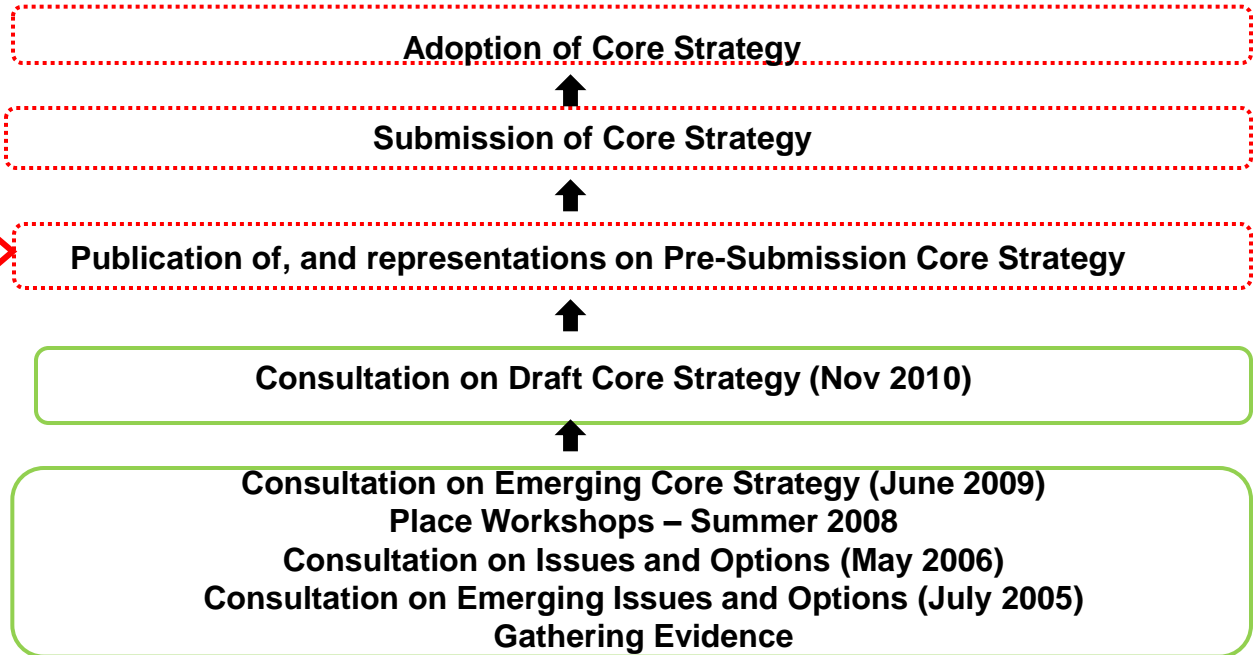


Stage Completed



Not yet done

We Are Here →





Pre-Submission Core Strategy

You can refer to it when commenting on planning applications and documents

- The version of the Core Strategy that the Council wishes to take through the examination process and adopt as Council policy (apart from very minor amendments).
- It is the stage that the plan starts to become a material planning consideration, although the weight that applies to the new policies will vary.
- Not all policies in the Local Plan will be replaced by the Core Strategy. Some will be replaced by subsequent planning documents (DPDs).
- The degree of weight that can be given to each policy in the Pre-Submission Core Strategy will vary, depending upon whether it is a direct continuation of the Local Plan approach or not, and also whether or not it has been contentious .



Content of the Core Strategy

A. CONTEXT

- Introduction (including summary)
- Borough Portrait
- Challenges
- Borough Vision
- Strategic Objectives

B. THE STRATEGY

- The Sustainable Development Strategy
- Strengthening Economic Prosperity
- Providing Homes and Community Services
- Looking After the Environment
- Place Strategies

C. IMPLEMENTATION AND DELIVERY

- Delivery
- Infrastructure
- Monitoring



Housing

Target = 430 dwellings / year average (10,750)
(this is the 'option 2' level we consulted on last year)

We expect that a level nearer 11,300 to be built due to 'windfall' sites that we can't plan for or factor in to our target due to Government rules

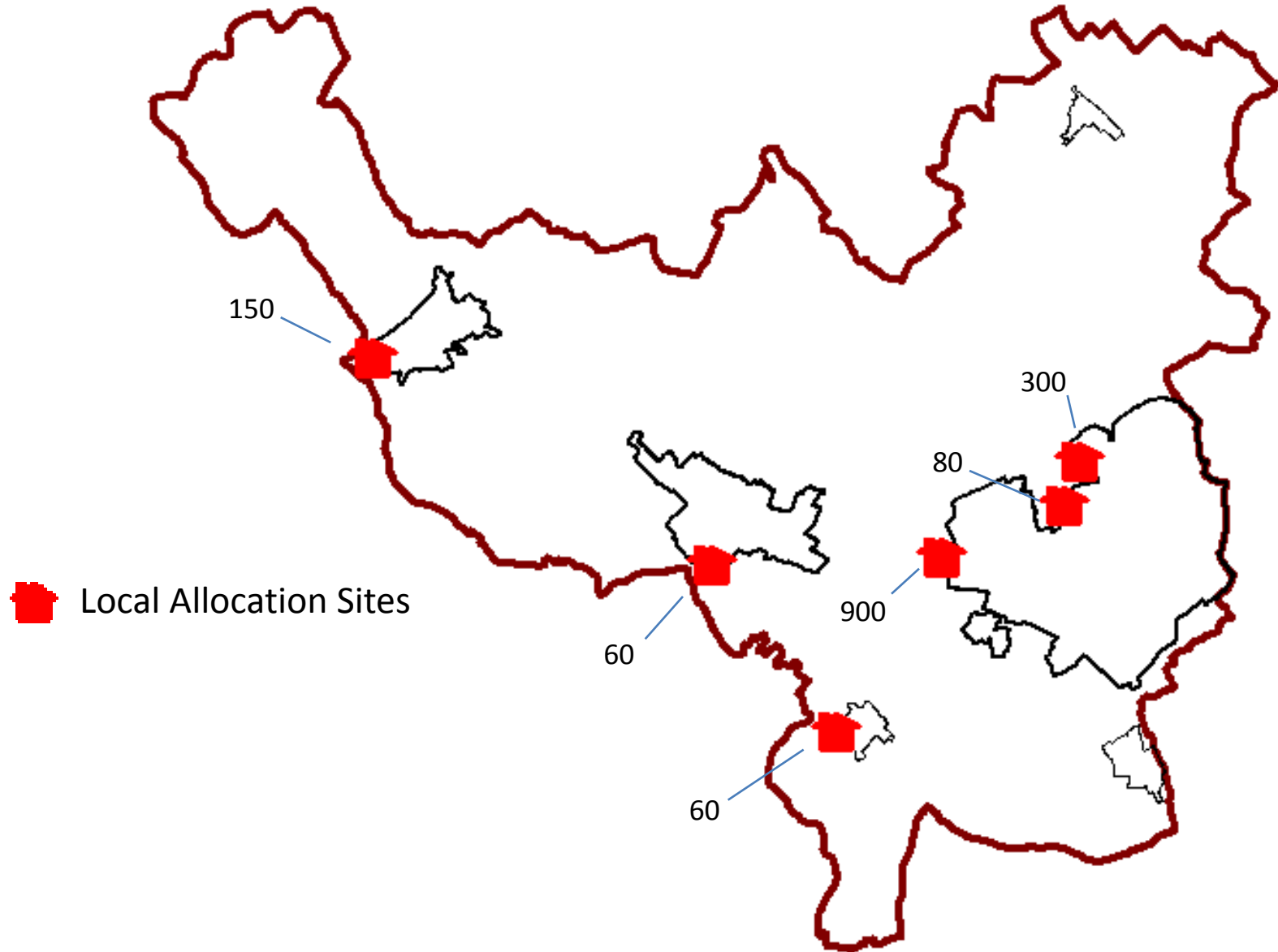
Local Allocations

Settlement	Site	Estimated capacity
Hemel Hempstead	LA1 Marchmont Farm	300
	LA2 Old Town	80
	LA3 West Hemel Hempstead	up to 900
Berkhamsted	LA4 Hanburys, Shootersway	60
Tring	LA6 Icknield Way, West of Tring	150
Bovingdon	LA7 Land north of Chesham Road	60

Distribution of housing

Place	Consultation Draft	Pre-Submission	Change	Comment
Hemel Hempstead	8,800	8,800	-	No change in overall numbers.
Berkhamsted	1,200	1,180	-20	Reduction due to changes in the capacity at the Durrants Lane / Shootersway housing site (from 200 to 180 homes).
Tring	480	480	-	No change in overall numbers.
Bovingdon	150	130	-20	Monitoring shows that the estimate of supply has changed.
Kings Langley	100	110	+10	Monitoring shows that the estimate of supply has changed.
Markyate	190	200	+10	The capacity for the Hicks Road proposal has been increased to take into account inclusion of additional adjoining land into the development area.
Countryside	400	420	+20	Monitoring shows that the estimate of supply has changed.

Distribution of the Local Allocations





Why Housing Option 2?

- We do not believe Option 1 is defensible at Examination. Option 2 provides our best chance of being found 'sound' (especially bearing in mind Government's pro-growth stance).
- Strikes the right balance between social, environmental and economic considerations.
- Best chance of Council rather than developers retaining control of the planning and house building agenda.
- Better chance of contributions through s106 / CIL / New Homes Bonus to help fund infrastructure and regeneration initiatives.

Infrastructure

Dacorum Borough Council Strategic Infrastructure Study > Executive Summary & Infrastructure Delivery Plan

Final // February 2011
URS



- No infrastructure ‘showstoppers’ (though issues of capacity will need to be addressed in consultation with providers).
- Most critical issue is sewerage / waste water treatment (Maple Lodge upgrade) – working group established with water companies and local authorities affected.
- Liaison with providers re special LSP group and a county group (involving HCC, police, EA, PCT etc)
- Infrastructure information updated regularly – will help inform setting of Community Infrastructure Levy (CIL) and development requirements for sites



How we would manage the policy and the supply of housing land

- Priority given to use of non-Green Belt land first
- Local Allocations only brought forward if there is a need
- Local Allocations will continue to be managed as countryside until they are needed for development
- Phasing of sites will be set out in Site Allocations DPD (on which there will be future consultation) and linked to local need, infrastructure provision etc
- If more urban 'windfall' sites materialise there may not be a need for all of the Local Allocations to come forward during the plan period



Core Strategy Next Steps

- 1) Formal 'representations' period – **26 October to 7 December** (6 weeks)
- 2) Subsequent timetable depends on whether any significant new issues are raised that require changes to be made to the plan.
 - If there are these need to be reported to cabinet / Full Council and may require further consultation.
 - If not, then the plan is formally submitted to the Planning Inspectorate
- 3) Examination (later summer 2012?)
- 4) Adoption (late 2012 / early 2013?)



Making 'Representations'

More formal type of consultation – prescribed by the Planning Inspectorate not the Council

- Comments need to be made on the standard form or via our online consultation portal.
- Can't accept petitions etc as we have before.
- Joint responses from organisations / groups should instead be made on standard form – helpful to the Inspector if you say how many people in the organisation and how the response was agreed.
- Form is available online, can be emailed or paper copies from Council offices and libraries.
- All comments must relate to legal processes and/or 'soundness' of the plan – advice on what this means will be provided alongside the form.



Any questions?

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