

KL&DRA Briefing Note for Dacorum Borough Council Local Plan – Revised Strategy for Growth 2024-2040

Have Your Say on the DBC Local Plan Consultation

Dacorum Borough Council have revised their approach to the number of homes that need to be built and which sites will be allocated for housing. This approach protects a number of Green Belt sites identified in the previous consultation. In Kings Langley the green field, Green Belt site at Rectory Farm has been removed from the plan.

The public consultation period for the current stage of the DBC Local Plan has now started and runs until Monday 11 December 2023. It is everyone's opportunity to comment on the Councils' revised approach and the KL&DRA believe it is important for as many Kings Langley residents to respond to the consultation as possible, as this will tell the Council whether the majority of residents agree with their approach or not.

Residents can find details of the consultation at:

<https://letstalk.dacorum.gov.uk/hub-page/localplan2023>

The consultation survey can be completed online at <https://letstalk.dacorum.gov.uk/>

Hard copies of the survey can be downloaded at www.dacorum.gov.uk/newlocalplan and submitted by post to: Strategic Planning, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1 DN.

Please note that the Council will not be accepting emails as formal responses to the consultation.

DBC has revised its target from 16,596 dwellings to 14,344 over the plan period (1,018 pa reduced to 922 pa). DBC held their initial Reg. 18 consultation in 2017 which included four Green Belt potential housing sites in Kings Langley. A further consultation in 2020 left only Rectory Farm, with Wayside Farm, Hill Farm and Shendish sites being removed. The latest plan removes Rectory Farm, due a focus on urban and brownfield sites in Hemel Hempstead, Apsley and Two Waters together with the new Hemel Garden Communities site. The site was removed to reduce impacts on the village, particularly in relation to congestion and the capacity of local infrastructure.

The Council has provided a brief video that outlines what they are doing and why it is important for residents to respond to the consultation. The video, and supporting documents relating to the plan, can be found here:

<https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>

The final stage of the process of agreeing this plan will be a Public Inquiry where a Government Inspector will review and challenge the plan to ensure it is fit for purpose. The Inspector can add sites into the plan if they feel it is required – something other nearby councils have experienced recently.

As this plan proposes less than the number of new homes given by the government formula, it is possible that the lower housing figure and the removal of Green Belt sites listed in the earlier version of the plan will be challenged by the Inspector.

The clearer it is that local residents support the proposed approach with its lower housing numbers, the more likely the Council is to be successful in getting this plan approved by the Inspector with the current lower new housing provision.

KL&DRA's view: We support the Council's approach in revising the target downwards and concentrating new development on urban and brownfield sites. We have always fought to protect Kings Langley's Green Belt and have consistently objected to the development of the green field area of Rectory Farm. We believe the proposed plan is reasonable and importantly, is good for Kings Langley and its surrounding Green Belt.

We would ask that all residents support the overall plan by replying to this consultation.

Following are the questions from the online consultation survey document along with the Association's view on each of them:

1. Where does your response relate to? (tick all that apply)
KL&DRA view: Kings Langley; Hemel Hempstead
2. Overall feedback on changes to the strategy
KL&DRA view: Somewhat Agree
3. Please use this space if you would like to provide any further feedback on the revised strategy
KL&DRA view: Wholly agree with the current proposals for Kings Langley. We have serious concerns about the level of development along the A4251 corridor between Hemel Hempstead Station and Apsley Retail Park.
 - **Traffic for all these sites will inevitably funnel along A4251, bringing Apsley and all points south to a standstill.**
 - **Pollution caused by increased traffic causing increased levels of carbon dioxide, hydrocarbons and nitrogen dioxide. A recent report in the Lancet attributed 19% of childhood asthma to traffic pollution.**
 - **Infrastructure follows development and any 'planning' for infrastructure will presumably be dependent upon developers' contributions. Given the level of development proposed, and the large developments planned in other parts of Hemel Hempstead, it is not clear how the infrastructure will cope.**
 - **Whilst the development of brownfield sites is welcome, the lack of public green field sites is a major concern given the level of demand likely to fall on Boxmoor.**
4. If you have any information to support your response, please upload this here.
KL&DRA view: Residents can upload any supporting information they wish to include, under this question.
5. Thank you for your main response. Would you like to do anything further as part of this consultation?
 - Provide feedback on infrastructure priorities for the Local Plan

KL&DRA View: Residents can choose from a list the 5 infrastructure topics that are most important to them

- Promote land to the Council for possible allocation

KL&DRA View: This opens up a Call for Sites where landowners / developers can promote sites for inclusion in the plan

- Provide Feedback on the evidence base, including Sustainability Appraisal

KL&DRA View: This question opens up a list of 5 specific areas of the plan for comments:

- Sustainability Appraisal

KL&DRA View: Residents can add their feedback on this specific area of the plan

- Habitats Regulations Assessment

KL&DRA View: Residents can add their feedback on this specific area of the plan

- Strategic Housing Land Availability Assessment ('SHLAA')

KL&DRA View: We note that the SHLAA report stresses, amongst other topics, the following:

- the need for separating housing growth/need from economic growth
- the need for long term, co-ordinated infrastructure planning
- the impact of affordability pressures in the private sector (house prices 91% above national average and 55% above regional average). Rents increased 32% in 5 years.
- the lack of an affordable housing supply and identifies a need for 363 new affordable houses every year in Dacorum.
- the need for explicit provision for the needs of older and disabled people (44% increase in 65+ age group)
- the issue of mobility, proposing all new housing should be accessible/adaptable

Residents can add their feedback on this specific area of the plan

- Viability Assessment

KL&DRA View: Residents can add their feedback on this specific area of the plan

- Hemel Garden Communities Position Statement

KL&DRA View: Residents can add their feedback on this specific area of the plan

- Provide feedback on our consultation

KL&DRA View: Residents can add their personal view of the consultation

End of briefing note