Our environment

In the environment section of the consultation we ask for your views on a number of issues, including:

- How can we protect the natural environment?
- How can we protect the historic environment?
- How can we ensure natural resources are used efficiently and pollution and flood risk minimised?
- How can we reduce the impacts of climate change?

Some of the key issues are summarised below.

Key

▭	Borough Boundary
▪	Towns and Large Villages
▪	Boarscroft Vale
▨	Area of Outstanding Natural Beauty
▪	Chilterns
—	Rivers
▲▲	Scarp Slope
✳	Ivinghoe Beacon

We need to consider a range of issues relating to the natural and historic environment which will inform the way the Local Plan is shaped.

We already have a clear framework for considering proposals which could affect key designations, such as the Chilterns Area of Outstanding Natural Beauty (AONB), Wildlife Sites, Listed Buildings and Scheduled Monuments.

However, we are asking for feedback on how this current approach could be improved and strengthened.
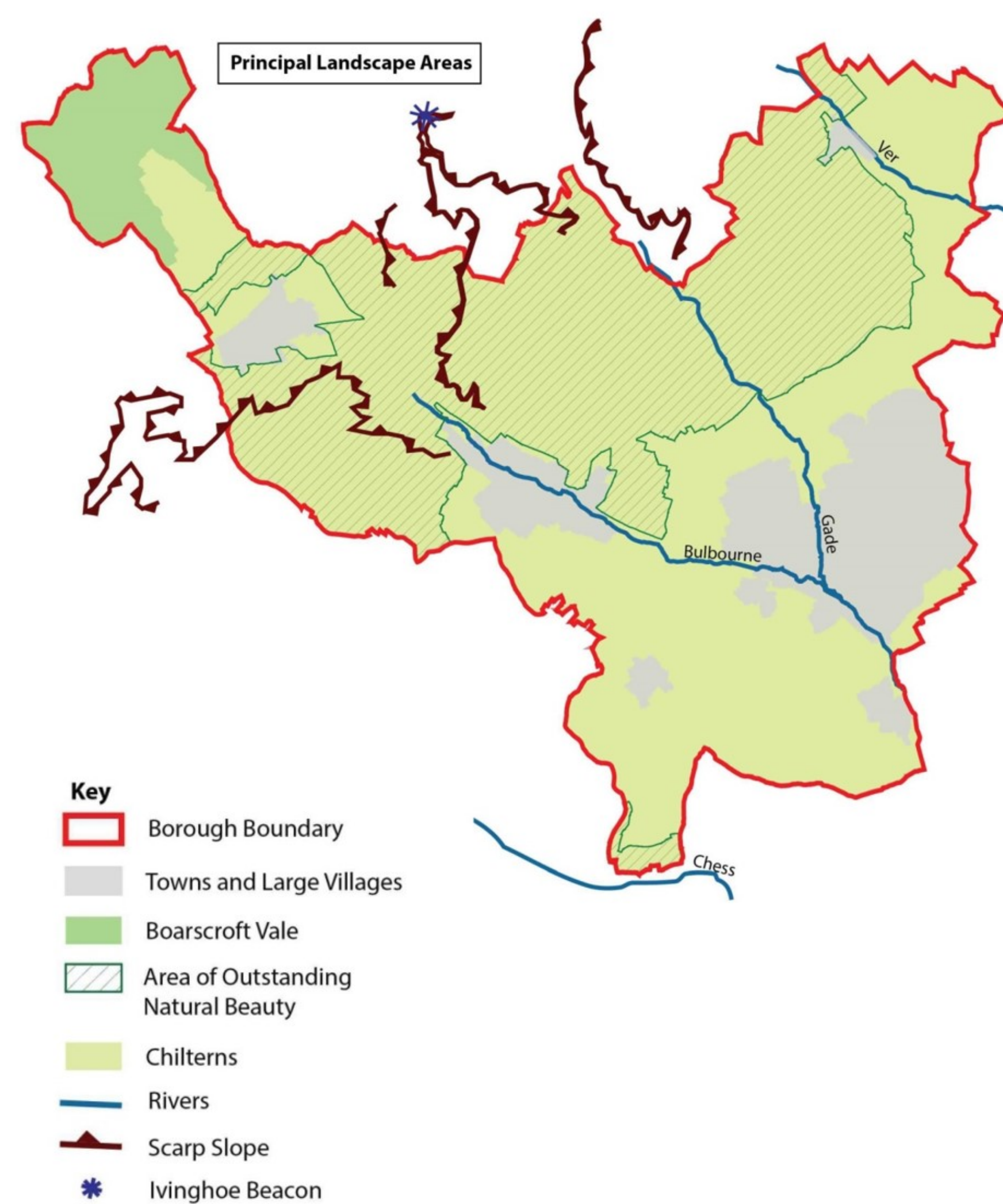
What steps can we take to minimise the effects of climate change and flood risk?

We propose to continue to avoid allocating development sites that lie within areas of high flood risk, such as next to rivers and canals. We have highlighted potential flooding issues when assessing sites through the Schedule of Site Appraisals that accompanies the Issues and Options consultation.

Government has recently withdrawn all national sustainable design and construction standards relating to housing which has made tackling the effects of new development on climate change an even greater task for us.

Do you have any ideas about what planning policies we could include that would help to reduce greenhouse gas emissions and make buildings more energy efficient?

How this future growth could be accommodated

How can we accommodate this future growth?

We know that planning for new homes can give rise to significant local concerns.

However, if we don't plan for enough homes we could be forced into accepting sites in unplanned locations, through developers winning appeals. We want to avoid this position and retain the ability to make important decisions locally.

When looking at growth, we also have to balance other linked factors such as providing jobs alongside the new homes, minimising the impact on the Green Belt and wider countryside, protecting the environment and ensuring there is supporting infrastructure in place.

What levels of growth are we asking for feedback on?

We would like your feedback on the following three levels of future growth. These equate to our potential levels of 'local housing need.

OPTION 1: Draft Government figure	**602 homes per year** Just over 13,800 homes over the 2013-36 plan period
OPTION 2: Locally assessed need	**756 homes per year** Just under 17,400 homes over the 2013-36 plan period
OPTION 3: Upper Government figure	**1,100 homes per year** 25,300 over the 2013-36 plan period

We would like to hear from you if you think that we should be considering a different level of growth – either higher or lower than these three options.

How should future growth be distributed?

We suggest that, where possible, the following principles are used to help decide the best locations for new development:

Locational Principles
- Maximise the use of brownfield land for development.
- Maximise the density of development, whilst ensuring it reflects local character.
- Support urban regeneration – particularly of Hemel Hempstead new town.
- Locate development at well-connected sustainable locations.
- Avoid areas at high risk of flooding.
- Respect the character of the existing settlement pattern and restrict urban sprawl.
- Protect the character and value of important landscapes, heritage and biodiversity.
- Ensure that new development can be served by necessary infrastructure.
- Locate development to help support delivery of a five year housing land supply, as required by Government.

Using these principles, together with information from technical studies, we have put forward three main distributions for growth:

A	**Focus on the three towns**
B	**Greater focus at Hemel Hempstead**
C	**Spread more evenly across the Borough**

The Issues and Options document, and associated Sustainability Appraisal, consider the pros and cons of each. We welcome your views over alternative distribution patterns and why you think these would be better.

Shaping growth in Dacorum

Issues and Options Consultation
Local Plan to 2036
November 2017

The Issues and Options consultation document

Draft Government Figure

Option 1 requires a total of **just over 13,800 new homes**, with just under 3,000 of these needing to be provided in the Green Belt.

The following tables and maps summarise the implications for housing for the three ways this level of growth could be distributed.

|	Option 1 A	Option 1 B	Option 1 C
Homes	This Option requires a total of just over 13,800 new homes	This Option requires a total of just over 13,800 new homes	This Option requires a total of just over 13,800 new homes
Towns	This Option would require the outward expansion of the three towns.	This Option would require the outward expansion of Hemel Hempstead only. There would be no need to expand the two market towns.	This Option would require the outward expansion of the two market towns. Hemel Hempstead would also grow, but through the use of existing and new sites within its current boundary.
Large Villages	There would be no need to expand Bovingdon, Kings Langley or Markyate outwards, with local needs being supported by existing and new sites within the village boundaries.	There would be no need to expand Bovingdon, Kings Langley or Markyate outwards, with local needs being supported by existing and new sites within the village boundaries.	This Option would require some outward expansion of the three large villages of Bovingdon, Kings Langley and Markyate.
Smaller Villages and countryside	Any housing sites in the small villages and countryside would be small scale and only meet very local needs.	Any housing sites in the small villages and countryside would be small scale and only meet very local needs.	Any housing sites in the small villages and countryside would be small scale and only meet very local needs.
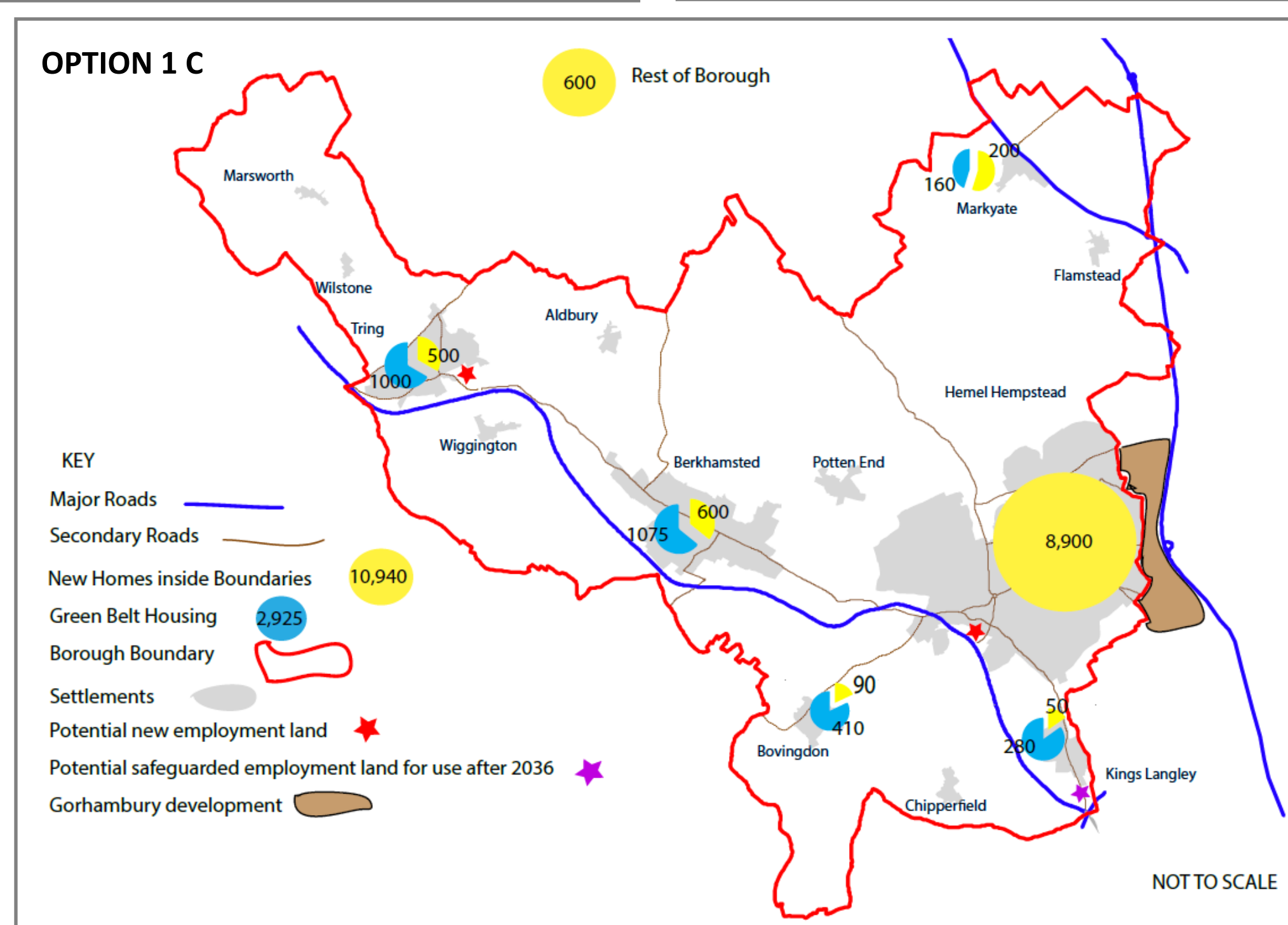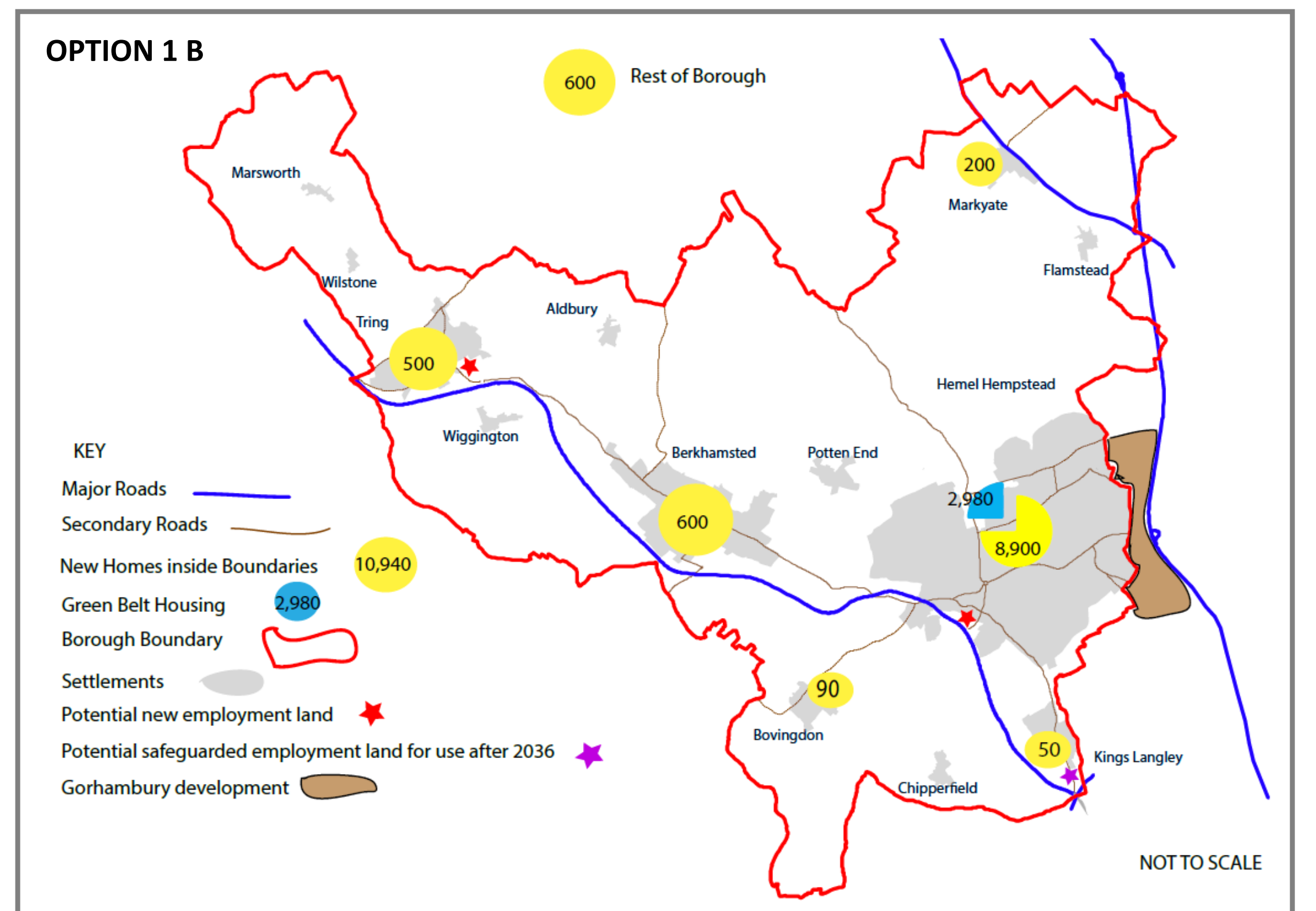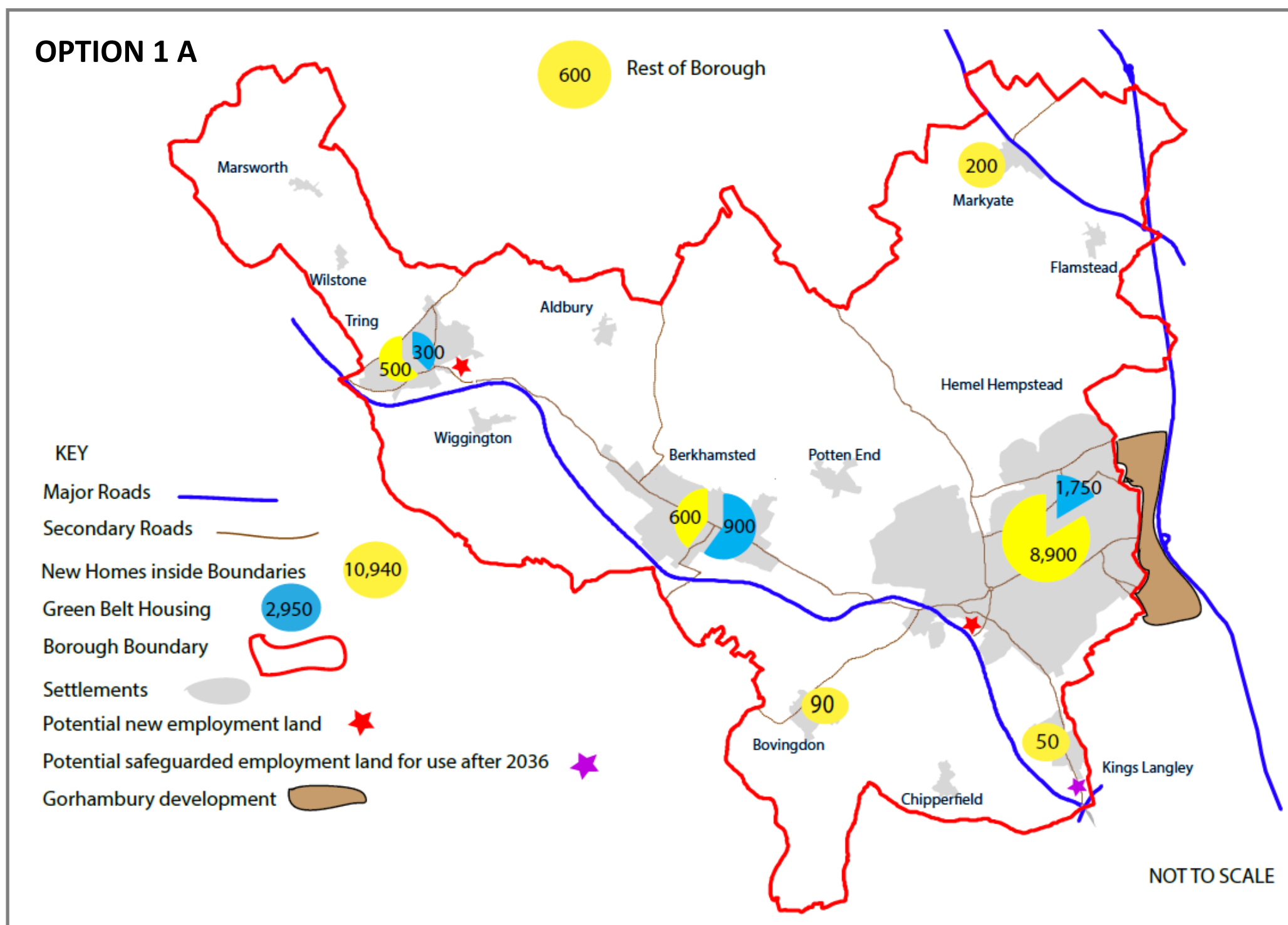
Locally assessed need

Option 2 requires a total of **about 17,400 new homes**, with just under 6,500 of these needing to be provided in the Green Belt.

The following tables and maps summarise the implications for housing for the three ways this level of growth could be distributed.

	Option 2 A	Option 2 B	Option 2 C
Homes	This Option requires a total of about 17,400 new homes.	This Option requires a total of about 17,400 new homes.	This Option requires a total of about 17,400 new homes.
Towns	This Option would require a more significant outward expansion of the three towns than Option 1A	This Option would require a significant outward expansion of the three towns. Expansion at Hemel Hempstead would be larger than with Option 2A, while expansion at Berkhamsted and Tring would be somewhat smaller in scale.	This Option would require a significant outward expansion of the three towns. However, expansion would be smaller in scale than with Option 2A, particularly at Tring.
Large Villages	This Option would require a small extension to Bovingdon. There would be no need to expand Kings Langley or Markyate outwards, with local needs being supported by existing and new sites within the village boundaries.	Same as for Option 2A, except there would be no need to expand Bovingdon beyond its current boundaries.	This option would require expansion at Bovingdon, Kings Langley and Markyate. The expansion at Bovingdon would be larger than with Option 2A.
Smaller Villages and countryside	Any housing sites in the small villages and countryside would be small scale and only meet very local needs.	Any housing sites in the small villages and countryside would be small scale and only meet very local needs.	Any housing sites in the small villages and countryside would be small scale and only meet very local needs.
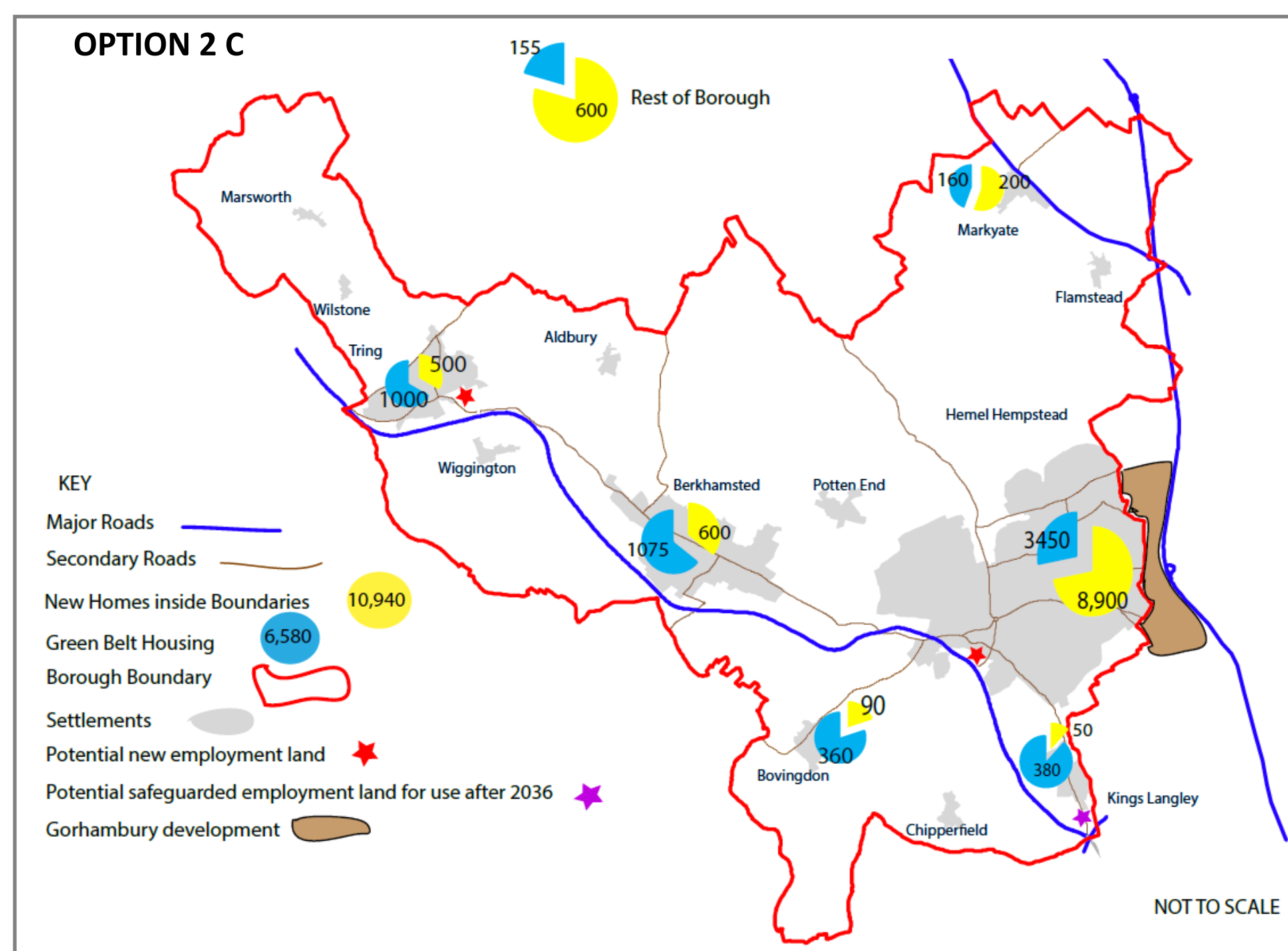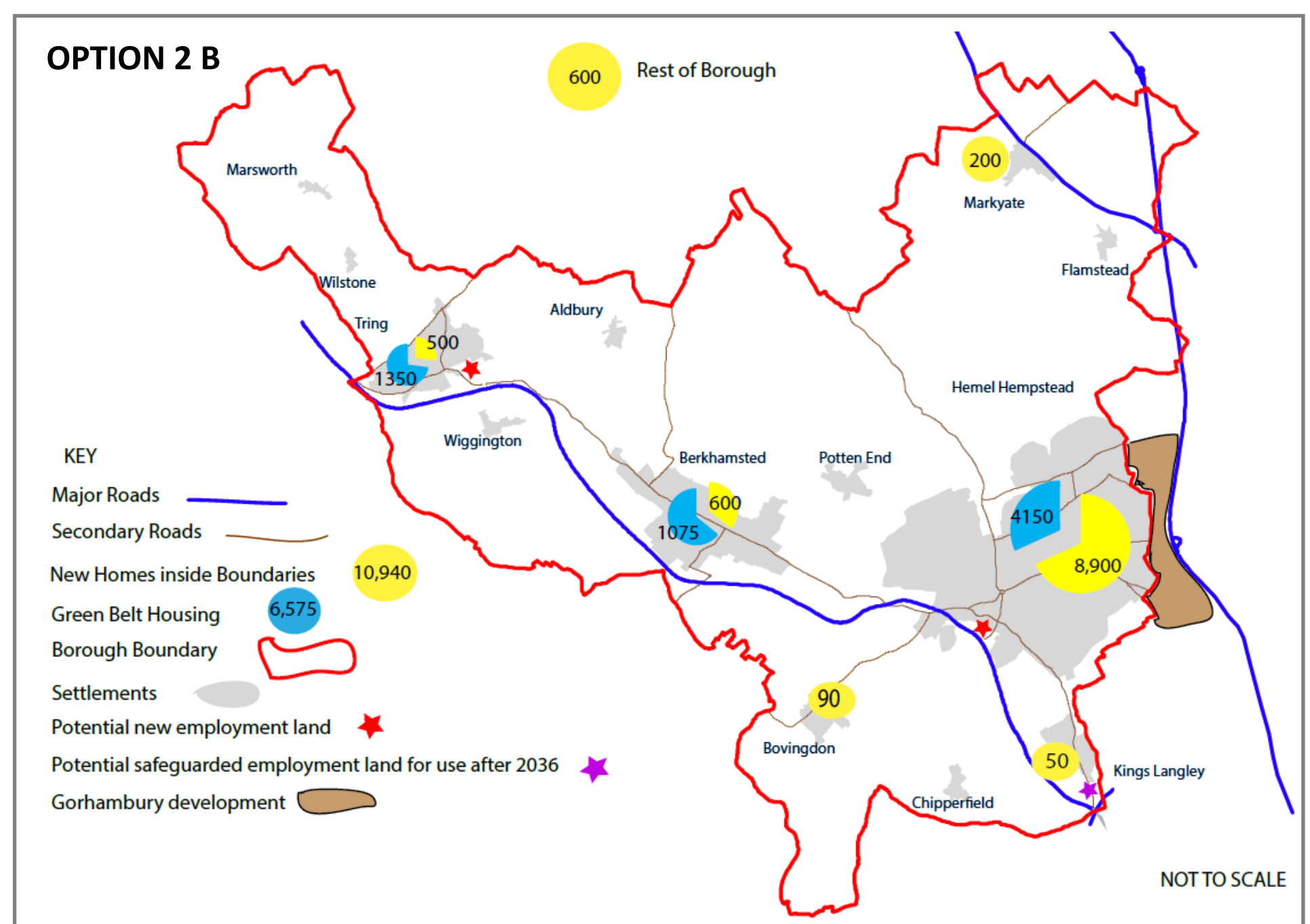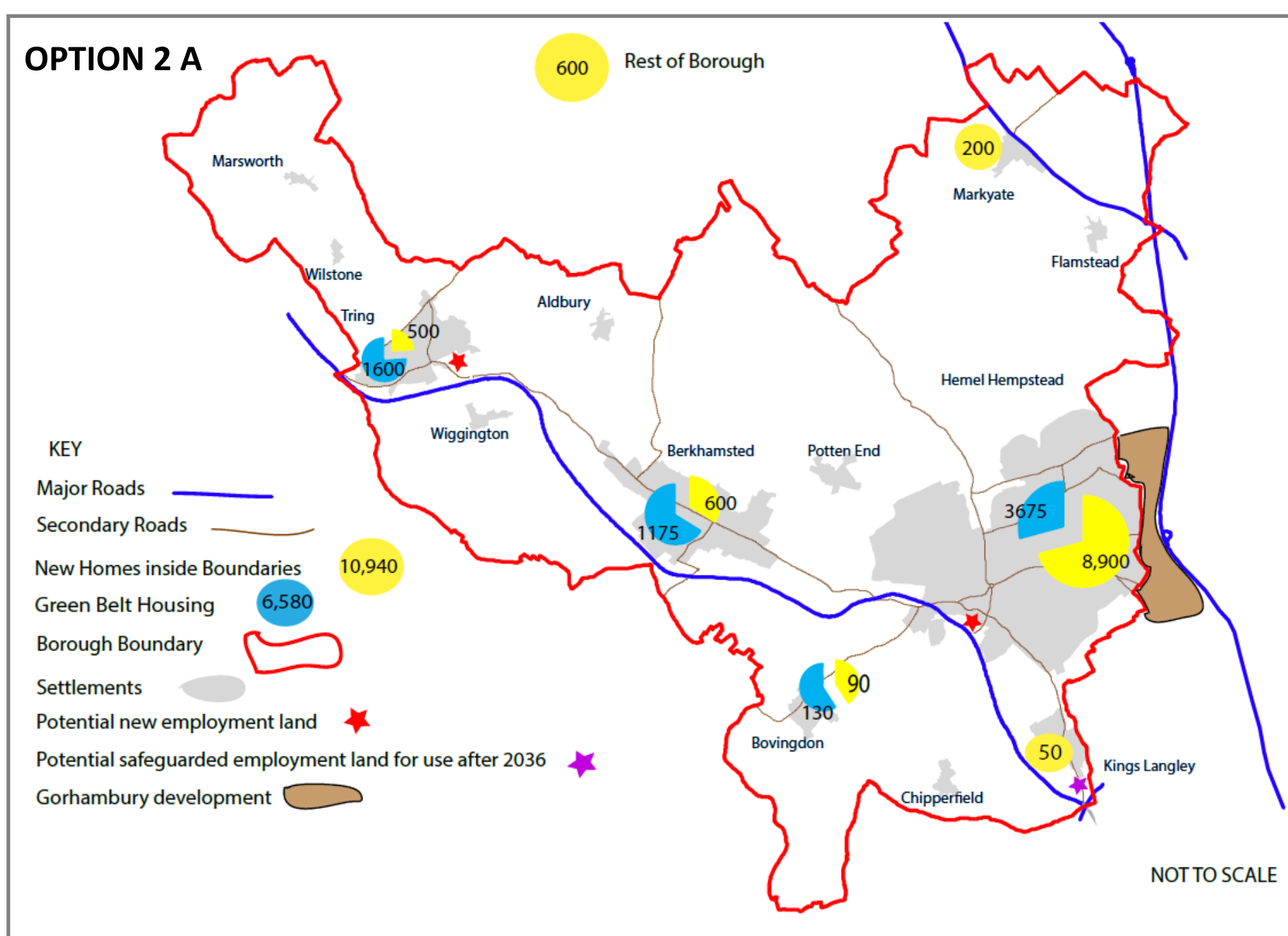
Upper Government figure

Option 3 requires a total of **25,300 new homes**, with 14,360 of these needing to be provided in the Green Belt.

This level of new homes would require all the Green Belt sites that are being promoted for development in the Borough. This includes some sites that are within the Chilterns Area of Outstanding Natural Beauty (AONB), or affected by other constraints that would need to be overcome, such as being in areas of flood risk. It may also require some further sites that may come to light as part of the current 'call for sites' process, and/or for sites to be built at a higher density than we have currently assumed.

Option 3	
Homes	This Option requires a total of 25,300 new homes.
Towns	This Option would require a more significant outward expansion of the three towns than any of the other suggested growth options.
Large Villages	This Option would require a much more significant outward expansion of Kings Langley and Markyate than with any of the other suggested growth options. Expansion at Bovingdon would be marginally higher than it would under Option 1C.
Smaller Villages and countryside	There would be the need for some new housing sites in the small villages and countryside.