

**This message is being sent to all Tring & Berkhamsted Town Councillors and has also been sent to all Dacorum Parish Council Clerks**

Dear Town Councillors,

### **Dacorum Local Plan Consultation – Emerging Strategy for Growth**

Having now had an opportunity to review the lengthy Dacorum Borough Council Emerging Strategy for Growth (2020-2038) and the associated reports, CPRE Hertfordshire has serious concerns regarding the massive scale of proposed development in the countryside and the impact this will have on the Green Belt, Chilterns AONB, chalk streams, climate change and biodiversity. Although some settlements will be more directly affected than others, it is obvious that the overall impact on the environment and infrastructure, including traffic congestion, water supply and waste water disposal, will be felt across the whole borough and beyond.

The Strategy proposes the building of 16,899 dwellings (dw) including approx. **10,000 dwellings in the Green Belt**. Sites include land at Berkhamsted (1750 dw), Tring (2250dw) and north of Hemel Hempstead (1500dw) plus a safeguarded site for a further 4,000 dw beyond the plan period. Green Belt is also under threat at Kings Langley (145dw), Bovingdon (150dw) and Markyate (150dw). Along with several proposed greenfield employment sites, we estimate that a massive 850 hectares of countryside and green space could be lost to development. This is equivalent of 1,214 football pitches.

I attach our own 2-page analysis of sites for your assistance as we have not been able to find this information in one place in the on-line documents provided by Dacorum BC.

I also attach a summary of CPRE Hertfordshire's Key Concerns pending a more detailed analysis as we prepare our formal response in the coming weeks. Please visit our [website](#) for more detailed commentary on these Key Concerns.

### **OUR KEY CONCERNS**

- **Impact on Green Belt, the Chilterns Area of Outstanding Natural Beauty and the Chilterns Beechwoods Special Area of Conservation**
- **Overprovision of housing**
- **Failure to address climate emergency issues**
- **Impact on infrastructure**
- **Water and water waste disposal and damage to chalk streams**
- **Underestimating potential brownfield regeneration opportunities.**
- **Over-reliance on aspirational growth strategies and partnerships which have not been subject to public consultation and scrutiny.**
- **Implications of withdrawal of St Albans Submission Local Plan**

### **YOUR CONCERNS**

Of course, it is the local residents, town and parish councils and amenity groups who know best how the proposed developments will impact on local communities and the environment. If you share our concerns, we urge your council to respond to the consultation and to lobby local politicians and MPs to ensure that local voices are heard in order to help shape the next, pre-submission, stage of the Local Plan. We know that many of our CPRE members in Dacorum are very worried by the apparent pursuit of growth over environmental issues.

### **HOW TO RESPOND**

Full details and documents can be found on the Council's [consultation portal](#)

**PLEASE NOTE that the deadline for responses has been extended to 11.59pm on Sunday 28th February**

1. By post to: Strategic Planning, Dacorum Borough Council. The Forum, Marlowes, Hemel Hempstead, Hertfordshire. HP1 1DN
2. Or, by email to: [responses@dacorum.gov.uk](mailto:responses@dacorum.gov.uk)
3. Or, using the on-line [consultation portal](#)

If responding by post or email, Dacorum BC requests that you use their [downloadable form](#). It is not essential that you use this form but, having looked at it in more detail, we have concluded that the questions are reasonable and we would suggest that it should be used if at all possible. You do not have to answer all the questions. Either way – it is advisable to refer to specific policies and paragraphs from the [Strategy document](#) in your response. Be aware that the document is split into 5 parts on the DBC website. See attached Guidance Note for assistance with completing the Response Form.

We are in the process of sharing our findings with a number of other key stakeholders in Dacorum and will be contacting local press, campaign groups and borough & county councillors. We will also be using social media to reach out to a wider audience.

Please get in touch with the CPRE Hertfordshire Planning Team at [planning@cpreherts.org.uk](mailto:planning@cpreherts.org.uk) if you have any questions. We would be very interested to see your Council's response if you are able to send it to us in due course.

CPRE Hertfordshire is not able to offer detailed advice on individual sites and our formal response will focus on more strategic issues, as above, at this stage.

Feel free to share this information with residents of your town or parish.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Richard Bullen', with a stylized, cursive script.

Richard Bullen  
Honorary Chairman



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CPRE Hertfordshire is a Charitable Incorporated Organisation. For more information on our work please see our website [www.cpreherts.org.uk](http://www.cpreherts.org.uk). We are the county branch of the Campaign to Protect Rural England.

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