Local planning context

Hemel Garden Communities

Hemel Garden Communities (HGC) is a long-term programme to transform Hemel Hempstead. The Growth Area, of which East Hemel is a part, aims to deliver up to 11,000 new homes and 10,000 new jobs by 2050. Attractive neighbourhoods, sustainable travel connections, generous green open spaces and local economic growth will deliver a range of benefits to the community in Hemel Hempstead.

A Concept Framework Plan (see below) has been developed for the Growth Area, which will guide future masterplanning at East Hemel (www.hemelgardencommunities.co.uk). We will continue to work with the local authorities and other

stakeholders at each stage of the planning process.

Local Plan requirements

St Albans Council is currently undertaking a separate consultation on its new Local Plan, setting out how it intends to provide for new homes, services and infrastructure up to 2041. You can find details online at www. stalbans.gov.uk/new-local-plan or by using the QR code.

Dacorum Borough Council are also in the process of updating their Local Plan. More information can be found using the QR code.

The Local Plan policies set out further details on what East Hemel should include, for example, the number of affordable homes. The Local Plan also requires us to deliver Suitable Alternative Natural Greenspace (SANG) to help protect the Chilterns Beechwoods in addition to delivering improvements to the Nickey Line and making







provision for new health services.



THE CROWN ESTATE | East Hemel