



SOCIAL AND COMMUNITY FACILITIES BACKGROUND STUDY

JANUARY 2006

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1.0 INTRODUCTION

The Purpose of the Study

1.1 This report examines the current provision of community facilities within the Borough of Dacorum and seeks to address any issues of need arising from their current use. It is also intended to look at community facilities over a wider timeframe to 2021 and the likely requirements for additional facilities within the Borough

1.1.1 Its purpose is to provide technical support to inform the preparations of the Development Plan Documents as required under the new planning regulations. Its findings will be utilised to adjust current planning policies contained in the Dacorum Borough Local Plan 1991-2011 where appropriate.

It has four main aims as follows:

- To determine where current community facilities are,
- Whether they are operating at a capacity at present,
- To examine whether there are any additional needs for community facilities either because of existing deficiencies or because of new development in the Borough, and
- To highlight key issues to be developed in the Development Plan Documents.

The Study Area and Scope

1.2 The study looks at the community facilities requirements for the whole of the Borough. However it does focus on the key urban areas in the Borough particularly the towns of Hemel Hempstead, Berkhamsted and Tring. This is because these areas are where the main existing facilities are located. They are also subject to the greatest change and are expected to accommodate the majority of growth in the Borough.

1.2.1 'Community facilities' is an extensive term and covers a range of different facilities across the Borough. The term is defined in the current Dacorum Borough Local Plan 1991-2011 as covering facilities for childcare, residential care, education, health, general welfare, worship, social contact and environmental services (such as the disposal of household waste). This report concentrates on the key issues of health, education, community care, religion and waste. All of the residents of the Borough will have some use of facilities for these purposes in the course of their life. The study also includes requirements for cultural facilities within the Borough, which have been identified.

1.2.2 It avoids replicating other work relating to sports facilities, which although often acting as important meeting places within the community are different in nature. These are covered in more detail in the Leisure and Open Space study.

2.0 CONTEXT

- 2.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for the Council to introduce new planning documents including Development Plan Documents (DPD's), a Statement of Community Involvement (SCI) and Supplementary Planning Documents (SPD's). The Dacorum Borough Local Plan 1991-2011 is a 'saved plan' under the Planning and Compulsory Purchase Act 2004; however the policies therein are effectively only saved until September 2007. It is therefore a priority under the new planning policy system to replace the existing planning policy over a 3-4 year period with new DPD's.
- 2.1.2 The new DPD's will include a core strategy, development control policies and site allocations. These will need to be based on a sound collection of evidence on a range of topics. This study should provide sufficient evidence to guide the production of DPD's (further evidence will be provided in related studies, some of which are explained at section 2.6 of this report)
- 2.1.3 The new DPD's will cover the period up to 2021 and act as the key planning consideration in this period. When considering the supply of community facilities it is therefore important to consider the changing demographics, trends in facilities, use and demand as well as the policies of relevant providing organisations. This should conform to national and regional planning policy and co-ordinate with related projects in order to be sufficiently robust evidence.

Demographic Trends

- 2.2 As of the 2001 Census, the population of Dacorum comprised some 137, 799 people. This represents an increase of 4.2% over the 1991 population (132,240) and forecasts indicate that this growth is likely to continue over the period covered by the Local Development Framework.
- 2.2.1 The Office for National Statistics published the Office for the Deputy Prime Minister 2003 based Sub-national population projections for England on the 25th November 2004. These projections are trend based projecting population on a district level. For Hertfordshire the lowest projected growth was in the Dacorum, Watford and Welwyn Hatfield districts. The population of Dacorum is predicted to rise to 144,100 people by 2023 (ie by 4.4%) Dacorum is expected to accommodate some 8% of Hertfordshire's population over this period, but is only proposed some 5% of its housing. This emphasises that these projections are trend based rather than policy based.
- 2.2.2 The census indicated that the population included a significant elderly population and indeed an ageing population within the Borough. This reflects national trends. A small but not insignificant proportion of the population was from a black or ethnic minority community (4.6%).

Other than the established Christian Community (some 70% of the population) the next largest religious group is the Muslim communities (approximately 1% of the population)

National Planning Policy

- 2.3 National Planning Policy is contained within Planning Policy Statements, Planning Policy Guidance Notes and Circulars.

Planning Policy Statements 1 – Delivering Sustainable Development

- 2.3.1 Sustainability is a core principle underlining the current planning system. The basic concept is development meets both the needs of the current population without compromising the needs of future generations. Planning will play a role in facilitating this development and promoting sustainable patterns of urban and rural development. In accordance with paragraph 5 of PPS 1 it will do this by:

- “Making suitable land available for development in line with economic, social and environmental objectives to improve people’s quality of life....
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services”

- 2.3.2 Paragraph 23 encourages sustainable economic development and talks about allocating land for a range of purposes including public sector use (health and education). It also indicates that the planning system should ensure that service and infrastructure provision runs parallel to economic development and housing.

- 2.3.3 Paragraphs 26 and 27 talk about the preparation of development plan documents. Paragraph 26 talks about addressing the needs and broad interests of the community to secure improvements to the quality of life. These should be based upon analysis and evidence that has been gathered. This study is intended to supply such evidence and allow the formulation of policy upon the issue of community facilities. Paragraph 27 amongst matters states:

“In preparing Development Plans, planning authorities should;

iii) promote communities which are inclusive, healthy, safe and crime free whilst reflecting the diverse needs of communities or special needs of particular sectors of the community...

v) provide improved access for all to jobs, health, education, shopping, leisure and community facilities, open space, sport and recreation...”

- 2.3.4 Fundamental to the provision of appropriate community facilities is an assessment to the type and nature of existing facilities and requirements for additional services.

Planning Policy Statement 12 – Local Development Framework

2.3.5 PPS 12 provides detailed advice regarding the preparation of the LDF, including its content. In accordance with PPS 12 the LDF should contain within its documents an integrated set of policies which are based on a clear understanding of economic, social and environmental needs of an area and any constraints on meeting those needs. A comprehensive evidence base is critical to the understanding of these needs and should underpin the policies within local development documents.

2.3.6 PPS 12 states that:
“The provision of infrastructure is important in all major new developments. The capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of development plan documents. ‘Infrastructure’ here includes services such as transport facilities, water supply and sewers, waste facilities and other community facilities. The emphasis on a plan-led system should ensure that the links between infrastructure and development are properly investigated as the proposals are drawn up.”

Planning Policy Guidance Note 2:Green Belts

2.3.7 PPG 2 acknowledges that Green Belt locations can contain a number of large facilities amongst which they include hospitals, research and educational establishments. Through Annex C it explains the approach to be taken in relation to these major development sites including their designation within local plans. Criteria in paragraphs C3 and C4 suggest that sites should be substantial in size and contribute to either helping to secure jobs and prosperity and/or achieve environmental improvements. Areas for infill should be identified (see also paragraphs 4.11.22-4.11.39 of Dacorum Local Plan Inquiry Inspectors Report – August 2002)

Planning Policy Guidance Note 3:Housing

2.3.8 PPG 3 recognises the need to co-ordinate housing development with other land uses. Paragraph 2 of PPG3 states amongst its aims that:

“Local planning authorities should:

-create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services”

2.3.9 Paragraph 31 is also considered important: it states in assessing allocating potential housing sites the capacity of the existing and potential infrastructure should be considered. Infrastructure within this statement does include schools, health and social infrastructure (higher education establishments, places of worship, prisons etc)

Circulars

2.3.10 Circular 05/2005 – Planning Obligations

This circular replaced Department of Environment Circular 1/97 and sets out the policy tests for planning obligations. It allows for legal agreements to be negotiated between local planning authorities and landowners, essentially to address needs for facilities that are relevant to planning, but would not otherwise be secured for example community infrastructure such as classrooms.

Regional Planning Policy

- 2.4 Regional Planning Policy is currently contained in RPG 9. It is being replaced by the draft Regional Strategy for the East of England (RSS 14) which provides the planning and development strategy for the region to the year 2021. RSS 14 establishes the background to growth in the eastern region and amongst its objectives are sustainable forms of development, improved quality of life, social inclusion and access to employment, services and leisure facilities.

Core Spatial Strategy

- 2.4.1 Policy SS1 sets the framework stating that we should aim to achieve a sustainable relationship between jobs, homes and services and through establishing a sequential approach to development focusing within or adjacent urban areas. Policy SS2 meanwhile suggests that Local Development Documents will need to adopt an appropriate community strategy, incorporating social infrastructure requirements as identified in the supporting text to RSS 14.

- 2.4.2 Policy SS12 deals with Health, Education and Social Inclusion. It states that:

“EERA will work with regional partners, including organisations in the health, education and social sectors to ensure that regional and local strategies give due priority to health, education and social inclusion needs.... Local Development Documents will make provision for land use needs of health, education and social service providers in co-ordination with development”

Housing

- 2.4.3 Policy H1 indicates how dwellings are to be distributed within the region between 2001-2021. This indicates a requirement for a additional 6,300 dwellings within the Borough. There is pressure to increase this quantity. Policy H3 once again raises the point that housing development needs to be co-ordinated with the provision of supporting social, health, education and transport infrastructure.

Local Planning Policy

- 2.5 Current local planning policy is contained within the Dacorum Borough Local Plan 1991-2011 (DBLP). This contains a number of policies relating to the provision of social and community facilities within the Borough. It also contains policies on the provision of planning

obligations, which are often used as a method for securing or funding improvements to social and community facilities linked to the direct provision of alternative uses, principally housing. The following policies are considered particularly relevant to this study:

2.5.1 Policy 5 – Major Developed Sites in the Green Belt

This policy establishes social/community facilities at Ashlyns School, HMP The Mount, Bovingdon and Kings Langley Secondary School as facilities within the Green Belt which can accommodate additions by infill development.

2.5.2 Policy 12 – Infrastructure Provision and Parking

2.5.3 Policy 13 – Planning Conditions and Planning Obligations

This policy forms the basis for the accumulation of additional resources for the provision of social and physical infrastructure where required to mitigate adverse effects to development. These are either the provision of facilities or financial contributions.

2.5.4 Policy 67 – Land for Social and Community Facilities

This offers support for the provision of facilities addressing community needs and/or identified with the associated schedule. The planning role of the Council is to ensure that the providing agencies are able to supply the appropriate facilities in the right place having regard to the needs of the people served and to the effect on the surrounding community. It is critical that these facilities are known and communicated, and then planned for.

2.5.5 Policy 68 – Retention of Social and Community Facilities

This acknowledges that sites for community facilities are difficult to find, often because alternative uses offer a higher land value and would squeeze valuable community facilities out. It therefore seeks to retain existing sites for the purpose of providing community services.

2.5.6 Policy 69 – Education

Working in conjunction with other policies within the local plan this establishes a framework which is generally supportive of provision of educational facilities and extensions to these types of facility. It also prevents the loss of established school facilities without appropriate justification (based on need)

2.5.7 Policy 70 – Social and Community Facilities in New Development

This allows the local planning authority to consult relevant agencies regarding the need for additional facilities and require land/financial contributions for these purposes if required.

2.5.8 Policy 71 – Community Care

The emphasis is on the provision of facilities for elderly or handicapped people within residential environments to address movements away from institutional forms of care towards “living in the community”

Other Studies

- 2.6 This study is one of a number of studies being carried out on behalf of the Borough Council to assist in the production of Development Plan Documents as part of the Local Development Framework.

Urban Capacity Study

- 2.6.1 Undertaken by Consultants Llewelyn Davies, in association with ATIS REAL Weatheralls, this study considers the amount of new housing which could be accommodated within the current urban areas of the Borough. It is estimated that in the region of 5,994 dwellings (including 1,305 completions 2001-2004) could be provided in the time period to 2021. The majority of these are located within Hemel Hempstead. This illustrates the potential growth in a number of wards that will need to be addressed. It also indicates the potential dwelling capacities on current housing proposal sites within the DBLP. These could provide an additional 1,452 dwellings. This urban capacity level was supported at the Cabinet meeting on the 29th November 2005.

Leisure and Open Space Study

- 2.6.2 Separate work has been undertaken by to assess the level of leisure space within the Borough. A number of community centres within the Borough provide opportunities for leisure activities and leisure groups act as important places of assembly for the local community.

The Dacorum Community Plan 2015

- 2.7 The Dacorum Community Plan 2015 sets out a number of priorities and objectives that the community of Dacorum wishes to be addressed. The Dacorum Community Plan 2015 has nine general themes including those relating to improving social care & health, delivering life-long learning, encouraging community involvement and responding to the needs of children and young people. Each theme has developed its own action plan and priorities working towards the overall aims of the plan. The Dacorum Community Plan 2015 also has three cross cutting themes, Rejuvenating Dacorum, Promoting Healthy and Caring Lifestyles and Developing Community Cohesion. The Local Strategic Partnership is responsible for the delivery of the Dacorum Community Plan 2015. This group comprises representatives of the Borough Council, public bodies, business organisations and the voluntary community sector to plan for the economic, environmental and social well being of the Borough.

3.0 STUDY METHODOLOGY

- 3.1 Between May and September 2005 a number of consultations were carried out directly by the Development Plans Service Unit with those holding key roles in the provision of community facilities or services.
- 3.1.1 These consultations varied from the exchange of letters and emails to the provision of meetings with some stakeholders reflecting a varied level of interest in the work. Amongst those consulted were the Dacorum Primary Care Trust, Hertfordshire County Council and officers within various departments of Dacorum Borough Council. The Head of Planning and Regeneration and the Corporate Management Team have also provided information arising from their discussions with local community groups.
- 3.1.2 Consultation has aimed to reinforce links with members of the Local Strategic Partnership, addressing key themes within the Dacorum Community Plan 2015. Key issues generated from the action plans and theme forums and the implications for the Local Development Framework have been discussed. Some early findings contained in this study were reported to the LSP Board at their meeting on the 21st September 2005.
- 3.1.3 Additional consultation was carried out between this meeting and during October to address some of the remaining issues with a view to completing the study in November.
- 3.1.4 The final draft copy of this report was circulated to the LSP Board prior to their meeting on the 14th December 2005. This meeting was unfortunately cancelled. The LSP Board were instead asked to provide feedback on a number of issues. No comments have been raised.
- 3.1.5 Whilst it is relatively straight forward to determine the current supply of community facilities within the Borough, assessments as to future demand issues are based on a variety of different factors. Such factors would include an understanding of demographics, from which population assessments can be made as to likely housing requirements for the Borough. Furthermore the age and structure of the population can be used to indicate trends and demands for child and elderly facilities.
- 3.1.6 Government policy, for example on the use of schools, will shape the nature of provision. It may place requirements on providing authorities to change the form of delivery and this in turn will effect both the uses of buildings/resources or requirements for additional facilities. It is therefore important to understand the plans of key service providers and how these organisations are responding to changes in policy. Furthermore it is also important to understand how organisations are adapting to meet their own needs and those of the community and how they plan to deliver services.

- 3.2 It has been assumed that between 6,300 and 8,200 dwellings will be required up to 2021, the former figure being in accordance with current planning policy in draft RSS 14. It is considered reasonable to assume a range of dwelling sizes will be provided.
- 3.2.1 It should be acknowledged that the average household size for Dacorum has been falling (currently 2.43 people per household (ONS/Census 2001)). This suggests that a number of two bedroom properties will need to be created. This type of unit appears to be the preference of an ageing population according to research carried out by the Housing Department (Developing the Sheltered Housing Service: Best Value Review 2002/2003 Final Report, September 2003 and Housing Needs Survey 2003)
- 3.2.2 At the recent meeting of Cabinet on the 29th November 2005 the Council agreed to support a housing allocation of 7,100 dwellings for the period 2001-2021 at the Regional Spatial Strategy for the East of England Plan Examination in Public. This is significantly above the 6,300 dwellings proposed for Dacorum in draft RSS 14 and reflects the capacity estimates in the UCS including existing housing sites in part I and part II of the DBLP. Cabinet also supported the statement that appropriate infrastructure improvements should be made to accommodate this growth.
- 3.2.3 The urban capacity study indicates the potential distribution of dwellings, which can be accommodated within electoral wards of the Borough. These estimates are shown in Table 1 below. A range of dwelling numbers can be considered based on higher and lower growth scenarios. Consultees have been asked to consider figures from a mid-point in this range to the upper margin. Additional estimates have been provided for existing Part II Housing Proposal Sites (which will have an impact in the immediate future to 2011), acknowledged regeneration projects such as Civic Zone and Kodak and those sites earmarked with significant housing development potential (North East Hemel Hempstead and West Hemel Hempstead). The estimates for sites can be added to existing data on dwelling completions to give some indication of the anticipated overall size of settlements within the area. This information is shown in Table 2. The following tables formed the basis for discussions with consultees when considering the requirements extending from future housing growth within the Borough.

Table 1: Estimated Dwelling Numbers for Dacorum to 2021

Location	Capacity		
	A	B	Mid
Housing Proposal Sites			
New Lodge, Bank Mill, Berkhamsted (H36)	67	121	94(50)
Land at Durrants Lane/Shootersway, Berkhamsted (H37)	100	100	100(100)
Buncefield Lane/Green Lane, Hemel Hempstead (H38)	86	161	124(80)
Land r/o Ninian Road/Argyll Road, Hemel Hempstead (H39)	6	15	11(11)
Paradise Fields, Hemel Hempstead (H40)	28	64	46(40)
Land south of Redbourn Rd, Woodhall Fm, Hemel (H41)	35	57	46(30)
Land at Westwick Fm, Pancake Ln, Hemel (H42)	58	107	82(50)
Land at r/o Watford Rd, Kings Langley (H43)	7	19	13(17)
Land at Manor Fm, High St, Markyate (H44)	47	87	67(40)
Land surrounding the Manor Estate, Apsley, Hemel (TWA3 and TWA4)*	300	330	330(300)
	734	1061	913(718)
Major Proposals			
Civic Zone	342	474	408
Kodak	62	86	75
North East Hemel Hempstead			
H18 (Linked to H41)	271	505	388(350)
Wider NEHH**	584	1258	921
Wards			
Aldbury	53	84	63
Berkhamsted Castle	83	131	107
Berkhamsted East	36	59	47
Berkhamsted West (includes Stags Lane***)	231	402	316
Northchurch	86	134	110
Bovingdon, Flaunden, Chipperfield	82	162	123
Adeyfield East	21	41	31
Adeyfield West	107	152	130
Apsley	373	712	543
Bennetts End	24	42	33
Boxmoor	134	192	163
Chaulden	33	45	39
Corner Hall	128	232	180
Gadebridge	0	0	0
Grovehill	31	48	40
Hemel Hempstead Central	625	957	791

Highfield/St Pauls	163	214	188
Leverstock Green	33	61	47
Nash Mills	318	453	386
Warners End	7	14	11
Woodhall	24	28	26
Kings Langley	133	246	189
Markyate/Watling	145	218	182
Tring Central	21	28	25
Tring East	33	49	41
Tring West	162	244	202
	3084	4948	4016
West Hemel Hempstead****	300	300	300

(Source: Urban Capacity Study January 2005)

NOTES:

*This is subject to a current planning application, which seeks approximately 330 (300) dwellings for this site.

**This area includes land currently designated as Employment Land (E4)

***A current scheme is being prepared for Stag Lane. Values for Stag Lane indicated A - 108, B – 195, Mid 152 (140).

****West Hemel Hempstead includes land previously considered in the Dacorum Borough Local Plan 1991-2011 as suitable for housing land and was subsequently removed at the Local Plan Inquiry. It is included as a potential option for accommodating additional demand with reference to its previously estimated capacity.

Figures in brackets indicate the current estimated capacity of sites as defined within the Dacorum Borough Local Plan 1991-2011. These are the figures accepted and used by the Council in discussions around the potential development of Greenfield sites.

Table 2: Estimated Dwelling Numbers per Settlement to 2021

Settlement	Census 2001	Completed 2001-2004	Estimated Growth in Dwellings		Total Dwellings in 2021	
			Scenario A	Scenario B	Scenario A	Scenario B
Hemel Hempstead	33,051	917	3,559	4,373	37,527	38,341
North East Hemel Hempstead	-	-	921	1258	38,060	39,094
Berkhamsted	6,810	142	664	813	7,616	7,765
Northchurch	1,215	25	110	134	1,350	1,374
Total	8,025	167	774	947	8,966	9,139
Tring	5,365	63	268	321	5,695	5,748
Bovingdon and Chipperfield	3,270	7	123	162	3,400	3,439
Kings Langley	2,063	5	202	265	2,270	2,333
Markyate	2,118	7	249	305	2,374	2,430
Aldbury and Wigginton	976	0	63	81	1,039	1,057
Other Settlements	1,040	164	0	0	1,204	1,204
Total	55,908	1,330	5,238*	6,454*	62,475*	63,691*

(Source: Annual Monitoring Report 2003/2004, May 2005 and Urban Capacity Study, January 2005)

NOTES:

Those items marked * do not include calculations for North East Hemel Hempstead, which is isolated within the above table.

Scenario A is equivalent to a request for approximately 6,300 dwellings resulting from the draft Regional Spatial Strategy.

Scenario B meanwhile is more akin to a request to provide 8,200 dwellings within the Borough by 2021.

4.0 EDUCATIONAL FACILITIES

4.1 There are currently 56 Primary schools, 2 Middle schools and 9 Secondary schools within the Borough falling under the responsibility of the Children, Schools and Families (CSF) section at Hertfordshire County Council. This unit is also responsible for 4 special schools for children with learning or behavioural difficulties. In addition there are currently 12 independent schools within the Borough.

4.1.1 Of the schools a significant proportion are located within the main urban areas of the Borough and within the designated residential areas of these settlements. Generally a large proportion of school land is protected open land which is important as it ensures that valuable green space and playing fields are retained: however this sometimes creates conflicts with demands for new buildings. Two schools are currently designated as major developed sites within the Green Belt, namely Ashlyns School and Kings Langley Secondary School. A number of other large school premises are located in the Green Belt notably Abbots Hill School, Haresfoot School and Westbrook Hay School. Figure 1 shows the location of schools within the Borough.

Current Supply

4.2 Table 3 illustrates that there is a significant existing capacity within a number of state schools within the Borough. Only five primary schools are currently over-subscribed at Hobbs Hill Primary School, St Cuthbert Mayne School (Gadebridge), St Albert the Great School (Bennetts End), Great Gaddesden Primary School and Aldbury School. Three secondary schools are marginally over-subscribed at present.

4.2.1 Discussions with the Hertfordshire County Council's Education Manager (HCCM) have indicated that there is pressure for middle school places in Berkhamsted and secondary school places in Tring. Additional pressure is also reflected at the primary school level within the Tring area with a number of schools close to capacity. Discussions with HCCM have also indicated a significant surplus capacity within primary schools in the Hemel Hempstead area.

Table 3: School Capacities for Dacorum (January 2005)

Primary Schools					
HCC No:	School Name	Capacity	Admission Limit	Total Pupil Numbers	Pupils as a percentage of capacity
824	Nash Mills Primary School	210	30	189	90%
825	George Street JMI School	210	30	200	95%
826	Boxmoor Primary School	210	30	208	99%
828	Two Waters Primary School	210	30	204	97%
829	Tudor JMI School	180	30	155	86%
832	Belswains Primary School	206	30	201	98%
833	South Hill Primary School	231	30	221	96%
834	Hobletts Manor Junior School	240	0	238	99%
835	Hobletts Manor Infants School	180	60	170	94%
836	<i>Hobbs Hill Wood Primary School</i>	420	60	425	101%
838	Cambersbury School	210	30	193	92%
839	Chaulden Junior School	150	0	129	86%
840	Chaulden Infant School	150	50	82	55%
841	Broadfield Junior School	240	0	225	94%
842	Broadfield Infants School	216	60	172	80%
843	<i>St Cuthbert Mayne School</i>	193	0	240	124%
844	Micklem Primary School	210	30	193	92%
845	Martindale Primary School	210	30	142	68%
846	Reddings Primary School	210	30	136	65%
847	Rossgate Primary School	315	42	268	85%
852	Bellgate Primary School	330	60	199	60%
853	Leverstock Green School	266	38	247	93%
854	<i>St Albert The Great School</i>	189	30	204	108%
855	Gade Valley JMI School	210	30	208	99%
857	Pixies Hill Primary School	210	30	207	99%
860	St Rose's RC Infants School	180	60	171	95%
861	Lime Walk Primary School	210	30	194	92%
862	The Hammond Primary School	210	30	201	96%
865	Eastbrook Primary School	202	30	161	80%
867	Aycliffe Drive Primary School	315	45	284	90%
868	Holtsmere End Junior School	240	0	200	83%
869	Holtsmere End Infants School	178	60	164	92%
870	Barncroft Primary School	210	30	123	59%
871	Jupiter Drive School	209	30	139	67%
872	Brockswood Primary School	180	30	152	84%
903	Bovingdon Primary School	420	60	389	93%
904	<i>Great Gaddesden Primary School</i>	70	10	78	111%
905	Gaddesden Row JMI School	56	8	43	77%

907	Markyate Village School	205	35	164	80%
908	Flamstead School	105	15	103	98%
909	St Pauls C of E School	210	30	190	90%
910	Kings Langley Primary School	420	60	382	91%
916	St Mary's C of E First School	150	30	144	96%
917	Victoria First School	225	42	199	88%
918	Westfield First School	210	30	121	58%
919	Swing Gate School and Nursery	175	35	165	94%
920	St Thomas More RC School	210	30	199	95%
921	Greenway First and Nursery School	225	45	221	98%
925	<i>Aldbury School</i>	70	10	76	109%
926	Potten End First School	150	30	129	86%
927	Long Marston VA JMI School	157	20	114	73%
929	St Bartholomews C of E School	105	15	81	77%
930	Little Gaddesden CE Primary School	105	14	84	80%
936	Bishop Wood C of E Junior School	240	0	206	86%
938	Grove Road Primary School	420	60	391	93%
939	Goldfield Infant Nursery School	166	60	156	94%
940	Dundale Primary School	338	45	270	80%
	Total	12,172	1,819	10,743	88%

Secondary Schools

HCC No:	School Name:	Capacity	Admission Limit	Total Pupil Numbers	
801	Hemel Hempstead (The)	1,133	180	1,135	100%
802	Longdean	1,462	218	1,226	84%
803	Cavendish (The)	1,268	196	1,145	90%
804	Astley Cooper (The)	986	180	820	83%
812	Adeyfield	845	150	778	92%
814	J F Kennedy Roman Catholic	1,093	180	1,079	99%
902	Kings Langley	985	180	985	100%
915	Ashlyns School	1,206	240	793	66%
922	Thomas Coram Middle School*	412	90	369	90%
923	<i>Bridgewater Middle School*</i>	380	90	389	102%
935	<i>Tring Secondary School</i>	1,462	240	1,472	101%
	Total	11,624	2,124	10,191	88%

(Source: HCC Children, Schools and Families – January 2005)

NOTES:

Sites indicated by *italics* are currently over subscribed. Sites shaded are at less than 80% capacity. Those schools with a zero within the admission limit column reflect schools that do not take pupils at year 1 level. In Berkhamsted a three tier system of education provision is in operation. Those schools marked * are middle schools operating in Berkhamsted

Educational Commitments:

4.3 A number of schools have recently completed construction works to either improve the capacity of the existing school complex or the quality of education facilities provided. Most of these improvements, (but not all) particularly to private or independent education establishments, appear to extend from the identification of improvements resulting from Ofsted inspections. In addition a number of commitments (planning permissions) have been granted and await implementation.

4.3.1 The Annual Monitoring Report 2003/2004 indicated that between May 2003 and April 2004 approximately 5,957 square metres of education facilities had been provided. This included large extensions to Berkhamsted Collegiate School, Haresfoot School and St Pauls JMI School, Chipperfield. An additional, 5,386 square metres of educational floor space had been granted planning permission and was waiting implementation.

4.3.2 Only a few minor extensions have been constructed since April 2004, however there are a number of possible schemes in the pipeline. An additional 371 square metres of floorspace has been completed. These includes classrooms within the roof space of the Sports Hall at Berkhamsted Collegiate School (175 square metres) and a single storey classroom block at Bridgewater School, Berkhamsted (196 square metres)

4.3.3 There is potential for significant additional floorspace for educational facilities across the Borough. This includes:

- a) A new Design and Technology facility at Berkhamsted Collegiate School (1249 square metres)
- b) New sports facilities at Cavendish School (2,859 square metres over two planning applications)
- c) 12 new classrooms and library facilities at Kings Langley Secondary School (1,108 square metres) (increasing capacity to 1070 pupils) and
- d) Additional Classrooms, science labs and a performance hall at Tring Secondary School (1332 square metres) (increasing capacity to).

Applications c) and d) were under construction as of September 2005 as are a number of other school projects. In total it is estimated that planning permission exists for approximately 8,748 square metres of additional educational floorspace through extensions to existing school premises. This breaks down as follows:

Table 4: Current Commitments for Schools in Dacorum

	Floorspace Created
Primary Schools	995 Square Metres
Secondary Schools	5,389 Square Metres
Private Schools	2,364 Square Metres
Total	8,748 Square Metres

- 4.3.4 Planning permission for a further 2,475 square metres of floorspace has recently expired (Ashlyns School and Kings Langley Secondary School). There is generally a healthy interest in improving schools with a range of small and large extensions permitted.
- 4.3.5 Recently the application of Green Belt policy has resulted in the refusal of a proposal to extend Abbots Hill School through additional school sports facilities. It should however be noted that a private tennis club uses significant land and buildings on this site. Diversification of schools (and extension into non-educational activities and development) can sometimes lead to conflict between Green Belt (and open land) policy and Education policy within the Development Plan.

Demand

- 4.4 CSF have been asked for their views regarding the potential of the current schools network to accommodate the growth in dwelling numbers within the Borough likely to be experienced by 2021. It is understood from 'Hertsdirect' (HCC web pages) that primary school capacity is to be reviewed within Hemel Hempstead from September 2007, with secondary school capacity for Hemel Hempstead to follow in September 2008 (with a view to central government funding). It could be concluded that this might result in some rationalisation of services. CSF will need to confirm whether this is indeed the case.
- 4.4.1 Some indication of demand can be assessed from the response of CFS to recent planning applications upon which they have been consulted. CFS indicates the impact of the proposed development on education facilities. It may be reasonable to request additional facilities or financial contributions on this basis.
- 4.4.2 Recent responses to the Manor Estate planning applications (4/02329/04/OUT and 4/02419/04/FUL) have indicated that;
- “We started discussions in respect of this site on the basis that the housing development would result in a shortage of primary school places. The current position has changed; pupil numbers have begun to decline in Hemel Hempstead and therefore overall there is unlikely to be a shortage of places, though there will continue to be pressure for places at Two Waters Primary School because of its popularity”
(A contribution of £50,000 was secured for access works to the School)

Whilst those for Brook Street, Tring (4/01150/05/FUL) state;

“Tring School is just completing the final part of a scheme to add additional secondary school places to the school. Now these works are being completed, it is expected that there will be sufficient accommodation to cater for the demand that would arise from a modest number of new developments. In this case, therefore, there is no requirement for a contribution to secondary school places. There is also expected to be sufficient capacity in primary schools in Tring”

- 4.4.3 Responses to development briefs for sites within the Borough would also form an important consideration. Recent approval of the Deaconsfield Road Development Brief required a contribution of £550 per dwelling for library, childcare and youth facilities. It was considered inappropriate to request any contributions towards educational needs. Accordingly requests by HCC would suggest that demand for educational facilities would be fairly limited.
- 4.4.4 Development briefs will be required for the development of major sites including the current housing proposal sites in Adeyfield, Leverstock Green, Woodhall Farm/Grovehill. Contributions to fund improvements to educational premises can be sought at each designated housing site development through the Development Brief (outlining requirements) and planning application (S.106) processes if needed. There is however value in identifying how education needs are being tackled through general education policies or those relating to the pursuit of financial contributions.
- 4.4.5 In the absence of a definitive comment from CSF regarding the potential growth till 2021, an indicative assessment has been made using information on school capacities and assuming a generation rate of 0.355 pupils per household. This is based on the number of pupils per household as of the 2001 Census and as such does not take account of changes in housing stock (expecting that smaller units will be created). Using the information from Table 1 of this report, it is possible to calculate the approximate numbers of pupils generated within the Borough wards. These pupils can then be roughly distributed to primary, secondary and where appropriate middle schools. The split to be based upon the distribution of pupils at January 2005 and pupils allocated accordingly. Pupil's numbers can then be compared with the relative capacity of schools within the Borough. The background to these calculations is in Annex B.
- 4.4.6 Table 5 shows a summary of the key findings on capacity and pupil distribution. It can be seen that the current overall supply of spare capacity within the Borough is capable of accommodating pupils associated with the approximate 5,872 dwellings generated by the existing urban capacity (7202 dwellings towards the overall allocation between 2001-2021). The key issue would appear to be how these

pupils are distributed upon a ward basis with local imbalances between supply and demand.

Table 5: Summary of Pupil Estimates and Capacity

	Capacity 01/01/2005	Additional Pupils	Theoretical Shortfall or Surplus
Primary Schools	1432	1059	+373
Secondary Schools	1041	1026	+15
Total	2473	2085	+388

NOTES:

a) Estimates are based on a total of 7,202 dwellings being provided between 2001 and 2021. It should be noted that 1330 dwellings have already been provided and the pupils generated by these dwellings have been excluded from these estimates (472 pupils).

b) Middle schools have been included within the Secondary capacity. Pupils have been split between primary and secondary schools following a 53:47 split. An adjustment of 46 pupils has been made to reflect the breakdown of pupils in Berkhamsted/Northchurch in view of the three tier educational system.

- 4.4.7 The anticipated demand for primary school places is considered likely to exceed supply in the wards of Apsley, Berkhamsted Castle, Boxmoor, Central Hemel Hempstead, Leverstock, Nash Mills and Northchurch. Only the existing surplus primary school places in neighbouring wards are capable of accommodating the anticipated growth in Berkhamsted Castle, Boxmoor and Central Hemel Hempstead. For example demand from Boxmoor could be accommodated easily in neighbouring Chaulden and Cornerhall wards. Pupils generated by Central Hemel Hempstead could be distributed amongst spare capacity in Highfield/St Pauls and Cornerhall etc. Combined primary school places for these areas far exceed the demand for them.
- 4.4.8 Demand for primary school places resulting from the anticipated level of development at Apsley, Nash Mills and Leverstock Green meanwhile would place significant further pressure on neighbouring primary school places in Bennetts End and Cornerhall. This demand upon Apsley and Nash Mills would be exacerbated by pressure from the landowners to build at Shendish Manor. It is not a viable option to extend Two Waters School, Apsley, which is effectively contained by the planned expansion of the Manor Estate. Developments at Leverstock Green (H38 and H42) should be expected to improve capacity at Leverstock Green Primary School.

- 4.4.9 Secondary schools are expected to provide for a greater catchment area often encompassing the smaller settlements, which do not have specific secondary school premises. Consideration has therefore been given as to the likely area served by each secondary school. In many cases such as Tring Secondary School it clearly becomes more appropriate to consider secondary school capacity on a settlement basis (in the case of Tring including Aldbury ward Berkhamsted including Northchurch and Kings Langley incorporating Bovington and Chipperfield).
- 4.4.10 The anticipated level of development within the central area of Hemel Hempstead could place significant pressure upon Hemel Hempstead School, JFK and Cavendish Schools. It is anticipated that much of this demand could be directed to Cavendish and JFK given existing and potential capacity problems at Hemel Hempstead School.
- 4.4.11 Alterations and improvements to Kings Langley should prove sufficient to accommodate anticipated pupil numbers from Kings Langley and surrounding villages. It is less certain whether improvements to Tring Secondary School will be able to accommodate all the anticipated growth in pupils for Tring, Aldbury and surrounding small settlements.
- 4.4.12 In Berkhamsted, the pressure upon current middle school capacity is likely to be exacerbated through additional demand, though this likely to be mitigated through contributions to designated housing proposal sites at H36 (Bank Mill) and Stags Lane. Demand is likely to be more significantly felt at Bridgewater Middle School as a result of its current over subscription and growth in Berkhamsted West and Berkhamsted Castle wards. Bridgewater School is in theory more accessible to these growth areas and may need to take a significant proportion of anticipated pupil growth accordingly.
- 4.4.13 If a development at West Hemel Hempstead were progressed, improvements are likely to be required at Hemel Hempstead School. However the spare capacity generated in relation to Warners End and Chaulden wards should be sufficient to not only accommodate the growth in primary school pupil numbers associated with this development, these wards, but also those of Gadebridge and Boxmoor.
- 4.4.14 More development at NEHH need not necessarily create problems for existing educational facilities. However a development at around 900-1250 dwellings would justify the inclusion of a primary school within its own right, particularly at the higher density. Capacity at Astley Cooper Secondary School should cope with the demand arising out of NEHH, Woodhall Farm and Grovehill. This scenario is likely to be pursued, if a greater housing allocation is required as a result of RSS 14 (eg 8,200 dwellings +).

- 4.4.15 The use of schools is likely to extend to include the provision of both before and after school care through a programme of 'Extended Schools' (see also sections 4.6.3 and 6.1 of this report). This places a duty upon the CSF Unit of County to open schools from dawn to dusk making them a focal point for community activity. A recent application has been submitted for the extension of Nash Mills School to incorporate a nursery (4/01701/05/FUL) for example.
- 4.4.16 Sporting facilities at educational premises are also subject to improvement as draft recommendations of the leisure study and the general strategy would be to increase the use of these facilities by the community. It is also noted that a number of school sports facilities have been indicated within the leisure study or by the schools as requiring improvements including those at Kings Langley Secondary School, Cavendish School and Ashlyns School. It is appropriate to consider whether these facilities are likely to cause conflict with established planning policy and whether policies may need adapting as a result.
- 4.4.17 A key issue would appear to be whether educational establishments can accommodate a variety of uses or dual uses without causing significant harm to either open land/green belt policy or the amenities or surrounding residential properties. The issue for the LDF to consider is how these changes or extensions in use can be accommodated and what alterations (if any) need to be made to the policy framework.

Private Education

- 4.5 A replacement for Egerton Rothesay school will be secured through the development of housing proposal site H37 in the Local Plan (Land at Durrants Lane and Shootersway) The extent of the new school will form an important part of a site development brief. This should take account of any anticipated growth in pupils to 2021.
- 4.5.1 Other private schools have pursued individual development strategies in recent years with outstanding planning consents at Berkhamsted Collegiate School and Rudolf Steiner School, Kings Langley. The Rudolf Steiner School is currently considering the possibilities regarding the extension of their premises: these are constrained because of the sites Green Belt designation.
- 4.5.2 Recent proposals for Abbots Hill School have been refused and it is understood that an application may be resubmitted soon for additional sporting facilities and arts classrooms. Further details will be available in January 2006. The school will need to develop a site strategy, possibly involving the better use of existing buildings. There may be a question over whether this school could be allocated as a MDS, in view of pressure to improve facilities for sporting activities and those associated with the arts. This would need to be tested in accordance

with criteria under PPG 2 – Government advice on the type of development that is appropriate in limited circumstances within the Green Belt. This type of review might be considered for other private school sites within the Green Belt ie at Westbrook Hay School and Rudolf Steiner School.

- 4.5.3 The use of private schools has been considered to be consistent over the plan period to 2021 in view of a lack of information regarding trends in private educational facilities and the plans of providing groups to indicate to the contrary. It would seem reasonable to expect the majority of anticipated additional growth within the Borough to be met by Hertfordshire County Council.

Higher Education

- 4.6 West Hertfordshire College provides a significant element of further education from their current campus upon land forming part of the Civic Zone Development Brief, between Marlowes and Leighton Buzzard Road. The College's property strategy approved by the College Corporation and Learning Skills Council is to provide two satellite centres in Hemel Hempstead to provide a Community Learning Centre and an All Age Skills Centre. The later facility is expected to provide for different age groups and competencies, offering courses aimed at sectors of greatest need such as construction and engineering. The centre would also offer employers the opportunity to train their workforces. Both the HCC and Learning Skills Council for Hertfordshire support the project. Ideally premises should be accessible to public transport. It is understood that the college, wish to retain a small presence on the Civic Zone site but release the majority for other uses thereby facilitating the changes in service delivery. A significant area(s) in central Hemel Hempstead would become available for community and other uses. Numerous options would exist for alternative premises and the Council can help to facilitate these changes in service delivery through the LDF in consultation with the college.

Policy Implications

- 4.7 Demand for educational facilities should normally be met either through the extension of existing schools or through the provision of new educational establishments. Policy 69 of the Dacorum Borough Local Plan is generally supportive of the provision of educational facilities within a hierarchy of settlements within the Borough. It only excludes extensions to school facilities where they are located within the Green Belt (except major developed sites (MDS)). This affects schools in settlements of Chipperfield, Flamstead, Potten End and Wigginton. This requires schools in rural locations to justify extensions on a need's basis an approach compatible with national planning policy.
- 4.7.1 It should be noted that the current policy approach rarely results in the refusal of planning permission for the extension of existing educational premises. On several occasions special circumstances have been used to justify extensions to educational premises in the Green Belt.

- 4.7.2 Two school sites are identified as major developed sites in the Green Belt namely Ashlyns School and Kings Langley Secondary School. These and other sites could be reconsidered in accordance with appendix C of PPG 2 and other relevant policies. The key issue relates to which schools within the Green Belt should be designated as MDS and which part of the site, if any, is suitable to accommodate extensions. It could be considered whether the designation of schools within the Green Belt is unduly restrictive, thereby preventing development for educational purposes. Can policies be flexibly applied to enable schools to meet needs whilst affording the protection accounted to Green Belt localities? School premises upon settlement boundaries could be re-designated as open land for example Bridgewater School, particularly where capacity issues exist or facilities are of significant importance (see paragraph 4.4.12) Alternatively building pressure could be directed towards premises which are more suitable in existing planning policy terms.
- 4.7.3 There does appear to be an issue arising from the Government's policy to utilise school premises more effectively and make them central to community activities. The Government's vision is set out in 'Extending Schools: access to opportunities and services for all' (June 2005). An 'extended school' is described as "one which provides a range of activities and services beyond the school day, to help meet the needs of its pupils, their families and the wider community" (teachernet.gov.uk). Amongst other matters this places an expectation from primary and secondary schools to provide a core of services to parents including a duty to maintain schools open from 8am to 6pm. The difficulty comes in meeting the conflicting requirements of OFSTED and childcare standards. This would imply that some schools might need extending, potentially placing them in conflict with open land or Green Belt designations.
- 4.7.4 The issue of appropriate financial contributions for education facilities resulting from the development of housing sites needs to be covered by planning policy within the LDF. Incremental growth may not justify a financial contribution except where there are specifically identified needs.
- 4.7.5 An examination of supply and demand for educational facilities shows it would be better to direct any further substantial requirements for additional housing land away from Apsley/Nash Mills. West Hemel Hempstead and NEHH may require improvements as outlined above in paragraphs 4.4.13 and 4.4.14 subject to the provision of development briefs and further consultation.

5.0 HEALTH FACILITIES

5.1 The provision of health facilities within the Borough falls under the responsibility of the Bedfordshire and Hertfordshire Strategic Health Authority, West Hertfordshire Hospitals NHS Trust and Dacorum Primary Care Trust (PCT). The role of Development Plan Documents should make appropriate provision for either new health facilities and for improvements to existing premises. This should embrace changes in service provision promoted by 'Investing in Your Health'. 'Investing in Your Health' stems from Government commitments to increase funding in the National Health Service. These commitments are embraced in the NHS Plan. The Bedfordshire and Hertfordshire Strategic Health Authority are responsible for 'Investing in Your Health' and its delivery.

5.1.1 The overall strategy will change how health services are delivered. The general principle behind such changes is that specialist skills should become more concentrated whilst routine and non-surgical procedures should be closer to peoples homes. This is considered to make more efficient use of health resources and enable residents to experience better standards of care.

Hemel Hempstead Hospital

5.2 Hemel Hempstead hospital is the only hospital within the Borough and occupies a significant area of land within the town centre of Hemel Hempstead. Land surrounding the premises is reserved in the current Dacorum Borough Local Plan 1991-2011 (site C5) for its expansion and associated staff accommodation. This would allow a reasonable level of flexibility to meet the changing health needs of the growing population.

5.2.1 In recent history planning permission has been granted for use of wards for childcare purposes (4/00536/02/FUL), and extensions to the current Accident and Emergency Unit (4/01048/05/FUL) (Children's A&E), whilst permission also exists for a nursery on the adjoining Paradise Fields site. Although no specific policy designation exists for the hospital itself, applications for works have been treated sympathetically by the Council in accordance with policy 67 of the DBLP.

5.2.2 The hospital is expected to downsize over the next ten years with the focus shifting from a small district general hospital to a non-acute planned care centre. These services are to be delivered via a Surgi-centre and Accident and Emergency Unit, a number of intermediate care beds and a diagnostic and treatment centre providing out patient diagnostic services according to Beds and Hertfordshire Strategic Health Authority.

5.2.3 A Surgi-centre would provide dedicated facilities for planned surgery allowing the hospital to deal solely with emergency surgery and other services. The West Hertfordshire Hospital NHS Trust are seeking to

locate this on current DBLP proposal site C5. The Surgi-centre is expected to comprise a new building (funded by the Department of Health), run by the private sector and staffed by current clinicians employed by West Hertfordshire Hospital Trust. The Trust hopes this will be open by October 2007. A planning application for the Surgicentre was received at the end of 2005 (reference: 4/02584/05/FUL).

- 5.2.4 There will still be outpatient facilities and an “Accident and Emergency” unit at the hospital site. However the hospital will no longer be dealing with unplanned and trauma care. Major trauma patients will be referred to Accident and Emergency at Watford where the skill’s base of staff could be concentrated.
- 5.2.5 There is a requirement for the Bedfordshire and Hertfordshire Ambulance Trust to be relocated from the current location on Queensway. This should enable better access to the wider highway network than currently provided. Planning requirements for existing housing proposal site H40 (Paradise Fields) already propose a link from the A414 to Hemel Hempstead Hospital for Emergency Vehicles and it would therefore appear logical to relate this need to the existing proposed link comprised in policy. A site near the A414 would have significant access benefits.

Treatment Centres

- 5.3 The concept of treatment centres has been described as a ‘half way house’ between hospital treatment and doctor’s surgeries. The intention is that patients would be able to visit local treatment centres for blood tests and diagnostic procedures, many outpatient appointments and minor surgery. The range of services could also include x-ray, ultrasound, MRI and even endoscopies.
- 5.3.1 It is planned to introduce 15 local treatment centres across Bedfordshire and Hertfordshire and whilst precise locations are undetermined it is expected that at least 2 of these centres will be sought in Dacorum. These may be within existing community hospitals or new purpose built facilities, but these will need to be highly accessible. The Council will need greater certainty as to the location of treatment centres in order that the planning system can facilitate these changes in service delivery.
- 5.3.2 The Primary Care Trust supports proposals to locate treatment centres in Hemel Hempstead and Berkhamsted. It has suggested that a treatment centre might be developed at the existing hospital site. Another possible location is the Gossoms End Elderly Care Unit premises in Berkhamsted. This premises does appear to be subject to several proposed uses and a combination of these user groups may result in capacity issues. In addition the proposed use as a treatment centre may result in significant parking issues given the current arrangements on site.

Doctors Surgeries

- 5.4 There are currently 22 doctor's surgeries across the Borough (including branch surgeries), 11 in Hemel Hempstead, 4 in Berkhamsted, 2 in Tring, Kings Langley and Bovingdon and 1 in Markyate. A medical centre for prisoners is also contained within the grounds of HMP The Mount, Bovingdon. The location of current doctors is illustrated in the following series of maps.
- 5.4.1 There are a limited number of outstanding planning permissions involving the use of doctors surgeries. The only firm commitment to the improvement of medical facilities (doctor's premises) involves the construction of a new medical centre at London Road, Apsley (some 836 square metres). The Lincoln House Surgery is due to move to this site from 2007. Some loss of doctors facilities meanwhile has been approved (4/01759/04/FUL) at the Doctors Surgery, The Old Forge, Tring. This involves only part of the premises and is not significantly detrimental to the overall supply of medical floor space. Permission also exists for the conversion of the doctor's surgery at 52 High Street, Bovingdon to alternative uses. Amongst other matters it was indicated that this premises was unsuitable for modern service delivery.
- 5.4.2 The Dacorum Primary Care Trust (PCT) has indicated that there are a number of current difficulties with surgery premises within the Borough. These are generally relating to the capacity of buildings rather than the ability of the doctor(s) to see additional patient numbers.
- 5.4.3 Of these the most pressing need is associated with the current premises for Highfield Surgery. Highfield Surgery is located within The Heights neighbourhood centre. It is a small premise of approximately 111 square metres and is not compliant with disabled access legislation: Disability Discrimination Act (DDA). Dr Mishra and the PCT have been searching for new premises within the Highfield area since 1996, but have been frustrated by a lack of suitable alternative venues. Land at Highfield House (owned by HCC) has been suggested but this is constrained by its importance as open land and the number of protected trees. Ideally new premises should be in the region of 400 square metres with good public transport links. Subject to numerous related community projects within the area there may be some scope to provide an alternative site to that proposed. This could include potential redevelopment at the local centre or development at St Pauls Church, Solway, Highfield. Opportunities to allocate a site for a Doctors Surgery are being investigated.

- 5.4.4 In Berkhamsted there are problems relating to building quality. Dr Ojo-Aromokudu is temporarily relocating from the Red and White House Surgery in Berkhamsted to Gossoms End Elderly Care Unit (ECU), Victory Road, Berkhamsted (subject to recent approval – planning reference 4/01304/05/FUL) from December 2005 due to problems with the current surgery premises. From this location he should be able to
- 5.4.5 meet a growing number of demands from residents of new residential developments in Berkhamsted. There may however be some conflict regarding the long-term use of the Gossoms End ECU for a doctor's surgery given its suggested use as a possible site for a treatment centre.
- 5.4.6 Whilst there would appear to be limited space for expansion of the Boxwell Road Surgery, doctors surgeries within Berkhamsted are generally sufficient in capacity terms to accommodate the growth associated with the estimated future expansion of the town. This is primarily as a result of spare capacity at Manor Street Surgery and the proposed movement of the Red and White House Surgery to Gossoms End ECU.
- 5.4.7 According to the PCT, Milton House Surgery, Doctors Common Road is full (and not DDA compliant) and there may be a need to relocate these premises. An extension of these premises may be preferable and could be accommodated under the current policy framework.
- 5.4.8 Likewise the PCT state that the anticipated growth in the central area of Hemel Hempstead is likely to create demand for the relocation of Fernville Surgery. This surgery is currently operating close to capacity. The current premises are not suitable for expansion and as such an alternative venue may need to be pursued. Alternative sites within the central area of Hemel Hempstead might include either land within the Civic Zone or at Hemel Hempstead hospital.
- 5.4.9 At Woodhall Farm there is a need to consolidate the two existing doctors surgeries into one larger facility ideally at Woodhall Farm Medical Centre. Development for housing will put pressure upon the existing facilities at Woodhall Farm. A development of between 950-1200 homes at NEHH would require a purpose built medical centre. This would need to be similar in size to the recently approved medical centre at London Road, Apsley (ie 836 square metres)
- 5.4.10 If land at west Hemel Hempstead is proposed for residential development, then it is likely that additional medical facilities will be required within the area in the form of a purpose built premises. This could replace the existing Parkwood Drive Surgery, which would be stretched to over capacity and potentially free up the existing site for development. Alternatively the development of the existing site could

be seen in the wider context of redevelopment of the local centre or retained as a smaller branch surgery.

5.5 Other Health Services

- 5.51 There are currently 4 mental health properties within Hemel Hempstead. A recent consultation on 'Investing in Your Mental Health' carried out by the Herts Partnership Trust (HPT) has suggested that there is a requirement for a new in-patient mental health care facility in Hemel Hempstead. This may be incorporated within part of DBLP proposal site C5 at Hemel Hospital. A new facility would complement out patient or community work in West Herts by having a single centralised in-patient facility for 48 adult mental health patient beds and 24 elderly persons beds. The centre would also provide a Hemel centre for community services for mental health. Options however are still being explored by the HPT.

Policy Implications

- 5.6 A number of sites will need to be allocated for health facilities in consultation with the PCT and health service providers. Highfield Surgery is a priority as is the future of Hemel Hempstead hospital. This reflects early feedback on the Hemel Hempstead Vision, which shows that the hospital and health facilities are a significant priority for the residents of Hemel Hempstead.
- 5.6.1 The current policy framework does not specifically refer to the provision of medical facilities. However this has not generally stifled the development of these types of facility. A more vigorous use of policies 12 (Infrastructure Provision and Parking) and 13 (Planning Conditions and Planning Obligations) in terms of capital to support new provision might be possible. This could be achieved through better consultation with the PCT on major applications.
- 5.6.2 Large residential developments at NEHH and West Hemel Hempstead would warrant provision of new medical facilities, the detailed planning for which could be addressed through development briefs.

6.0 COMMUNITY CARE FACILITIES

6.1 Children, elderly and vulnerable residents of the Borough have significant needs in terms of additional or specialist care that will need to be addressed through the Local Development Framework. These facilities are becoming increasingly important as the composition of the population changes such as increases in the elderly population and as a consequence of social change such as the increased number of single parent households. A number of organisations are involved in providing such services including HCC (Adult Care Services and Children, Schools and Families Units), Dacorum Borough Council (through sheltered housing for example), Age Concern and the private sector. The provision of care facilities will also change as a result of how care services are delivered.

Childcare Facilities

6.2 A number of factors including the growing number of single parent households and low unemployment rates place significant demands upon childcare facilities within the Borough. These facilities are important not only in enabling the residents of Dacorum to access suitable employment opportunities, but also for the physical, social, intellectual and emotional development of the children which they look after. Childcare facilities and the needs of children are given significant weight in the Dacorum Community Plan 2015 through a specific theme.

6.2.1 Table 5 records the current range of childcare facilities available within the Borough as outlined by HCC. HCC have already used this information to identify various gaps in service provision. Dacorum Action Plan 2005/2006 indicates how services should be delivered and how HCC will achieve its overall aims and objectives.

6.2.2 It can be seen from table 6 that the provision of facilities varies quite significantly on a ward by ward basis. In general there is a lack of out of school hours childcare within the borough, particularly in the form of breakfast clubs. There are also no specific children centres within the Borough. A number of childcare activities take place from community centre premises within the Borough and local centres play an important role.

6.2.3 Difficulties have been experienced in the pursuit of planning permission for new facilities and the extension of current premises (for example extensions to Lime Grove Nursery, Heath Lane – 4/01234/05). However there are commitments for approximately 2,900 square metres of additional nursery and childcare facilities (albeit 508 square metres is associated with use of wards at Hemel Hempstead hospital – likely to be superseded by a 96 place nursery on Paradise Fields (4/02589/03/OUT))

Table 6: Childcare Services for Dacorum (March 2005)

Ward	School Nurseries	Private Day Care	Pre -School Playgroups	After School Clubs	Lunch Clubs	Breakfast Clubs	Holiday Play Schemes	Child Minders
Tring West	1	1	2	1	1	0	0	4
Tring Central	1	2	2	1	0	1	2	17
Tring East	1	0	0	0	0	0	0	4
Aldbury and Wigginton	0	1	2	0	1	0	0	2
Northchurch	1	2	1	0	0	0	1	11
Berkhamsted West	2	1	3	3	4	0	0	0
Berkhamsted Castle	1	1	0	0	1	0	0	8
Berkhamsted East	2	3	0	1	0	0	1	6
Ashridge	1	0	2	0	1	0	1	3
Watling	2	1	4	0	2	0	0	14
Grovehill	3	0	3	1	0	1	3	14
Woodhall	1	1	2	1	1	0	1	21
Highfield and St Pauls	2	1	1	1	0	1	0	9
Adeyfield West	1	1	0	0	0	1	0	10
Gadebridge	2	0	1	1	0	0	1	9
Adeyfield East	1	1	2	0	1	0	1	5
Central Hemel Hempstead	1	1	2	1	1	0	0	9
Leverstock Green	1	1	2	1	1	0	1	15
Boxmoor	3	1	2	1	3	1	1	12
Bennetts End	4	2	0	1	0	0	2	14
Corner Hall	2	1	1	0	0	0	1	6
Nash Mills	1	0	2	0	0	0	0	7
Apsley	1	0	0	1	0	0	1	6
Chaulden & Shrubhill	1	0	0	1	1	0	1	4
Warners End	1	0	2	1	0	0	1	9
Bovingdon, Flaunden and Chipperfield	2	1	2	3	1	1	2	14
Kings Langley	1	1	3	2	1	0	1	8
Total	39	24	41	22	20	6	21	241

(Source: Hertfordshire's Early Years Development and Childcare Partnership: Dacorum Action Plan 2005/2006)

- 6.2.4 Amongst the commitments, there are new nursery facilities proposed in Central Hemel Hempstead (x2) (including one for employees of the hospital site), Kings Langley and Tring. These will make significant contributions to addressing childcare demands arising from anticipated development in these areas.
- 6.2.5 The most significant demand for childcare facilities is likely to result from a need to develop Children Centres within the Borough. Children Centres are facilities providing advice and care on all childcare needs from pre-birth up to 5 years old. The Dacorum Action Plan 2005/2006 makes a commitment to providing 5 Children Centres by 2008 in Tring, Berkhamsted and three in Hemel Hempstead.
- 6.2.6 Advice from the DfES/CSF is that sites for children centres should concentrate upon existing nursery schools, primary schools and health centres with a view to the expansion of these facilities. This may prove difficult given constraints at several venues. The use of school premises for childcare purposes is encouraged by 'Extended Schools' which aims to place schools at the centre of community activity. However space standards in relation to teaching are very different from care standards making dual use of existing buildings difficult. The education policy may need to be more flexible to accommodate development to meet childcare needs. Work is being finalised on potential locations for these children centres. There may be some scope to relate this to the renewal of neighbourhood centres and larger residential developments.
- 6.2.7 Broad areas for children centres have been identified to include:
- Adeyfield East and West, Highfield and St Pauls
 - Berkhamsted North
 - Berkhamsted South
 - Bovingdon, Chipperfield and Flaunden
 - Corner Hall, Bennetts End and Leverstock Green
 - Gadebridge , Chaulden and Warners End
 - Grovehill and Woodhall Farm
 - Hemel Central, Apsley and Boxmoor
 - Nash Mills and Kings Langley; and
 - Tring
- 6.2.8 In Apsley and Nash Mills, Hemel Hempstead there is a demand for additional childcare facilities, particularly after school care (ASC) facilities and day care provision. In addition the anticipated growth in residential development in the area till 2021 will further exacerbate current deficiencies. Hemel Hempstead Community Church has met some of this demand from their venue at Haven House, London Road though the location of the church itself is contrary to the designation of the site as a housing proposal site in the DBLP. The removal of these childcare facilities (permission expires in 2009) would have a

significant adverse implication upon childcare in the area. There would be a general demand for a building within this area.

- 6.2.9 An option to purchase land for community facilities and monies have been secured in relation to the development of the Manor Estate site (subject to the completion of the Section 106 legal agreement) and funds could be allocated in this direction to address some childcare needs within the Apsley area.
- 6.2.10 Other priorities for childcare facilities include premises for a parent/toddler group in Highfield (linked with LSP – Dacorum Children and Young People’s Strategic Partnership Action Plan), facilities within Woodhall Farm (including a location for Koinonia Playgroup currently operating from Woodhall Farm Community Centre) and Bennetts End. There are also issues of provision within rural areas such as Aldbury, albeit these facilities are difficult to sustain given a history of low numbers.
- 6.2.11 It would seem reasonable to consider providing further childcare facilities upon the Maylands Employment Area given its importance in terms of local employment and as a result of comments from the Maylands Task Force Group regarding the need for additional support services and facilities within the industrial area.

Play Facilities

- 6.3 Dacorum Borough Council runs a number of children play areas including the provision of four Adventure Playgrounds within the Borough (at Adeyfield, Bennetts End, Chaulden and Woodhall Farm). These facilities are generally well catered for within the Borough although significant development of the central area of Hemel Hempstead would potentially create demand for a static play area at the Queensway end of the Civic Zone/central axis.

Youth (13+) Facilities

- 6.4 The Council currently owns 5 Youth clubs within the Borough (at Adeyfield (closed and leased for other purposes), Bennetts End, Berkhamsted, Gadebridge and Grovehill). These are generally leased to the local community or to Hertfordshire County Council. In addition there are Youth centre buildings at Chipperfield, Kings Langley and Markyate. Council involvement extends to land ownership (Chipperfield), scheme provision (Kings Langley) and financial contributions (Markyate) respectively.
- 6.4.1 Planning permission exists for the construction of a youth centre at Highfield. However this is currently embroiled in land transfer issues. No other specific facilities for young people appear to have been granted planning permission. Hemel Hempstead has recently acquired a Skate Park at Gadebridge Park.

- 6.4.2 HCC are currently reviewing the provision of youth services. The overall strategy of HCC and DBC towards the provision of Youth Centres indicates that a stronger base of three centres, at Gadebridge, Adeyfield and Grovehill may be pursued. Youth provision in Highfield is currently being considered. Further information will become available in February 2006.
- 6.4.3 There has been a demand from the Berkhamsted Youth Council for the provision of a skate park for Berkhamsted. Several venues have been investigated including the use of Butts Meadow and two applications for planning permission have been refused (including a dismissed appeal). There appears to be a significant demand for a facility of this nature and the LDF might be able to assist through the identification of a suitable site.
- 6.4.4 Although the work of the LSP does not have a direct impact upon buildings for youth facilities the design of green spaces within developments is considered to have some implications in terms of 'places to hang out'. This could have implications for Local Development Framework Documents relating to urban design principles and public open spaces. The type of spaces in which children want to 'hang out' without causing nuisance to others would be useful information to consider with planning applications and through the development of site briefs. This could potentially help to address issues such as those associated with youths gathering on Boxmoor Common.

Elderly Care

- 6.5 The population profile from the 2001 Census indicates an ageing population for the Borough and is reflective of national population trends. Some 15% of the population of Dacorum were over the age of 65 years old at the time of the census. The Housing Needs Survey 2003 further identifies a growing ageing population and demand for specialist accommodation for older people. This survey indicates that there is set to be an increase of approximately 5,742 people aged 65 or over by 2021 (27%) and 1,867 people aged 80 and above (35%) bringing the population aged 80+ to 7,162 people by 2021. Population projections from Hertfordshire County Council suggest that this figure will be 8,100 people. (Adult Care Services) Housing/support needs related forecasts are based on the comprehensive service mapping and needs analysis work undertaken by the 'Supporting People' Team (HCC). Supporting People commission and fund all housing related support services i.e sheltered housing, community alarms etc. A growth in the number of elderly people will have significant implications for the provision of community care within the Borough.
- 6.5.1 There is a general trend towards providing care within a secure and independent residential environment as opposed to residential care homes. Frail residents are therefore more likely to enter sheltered housing schemes. Adult care services at HCC will take responsibility

for the provision of care packages to tenants. DBC will be involved in the support through buildings and support staff.

6.5.2 There are currently 33 Category 2 (dedicated warden) Sheltered housing schemes within Dacorum, which breaks down as follows:

- 25 in Hemel Hempstead
- 2 in Berkhamsted
- 3 in Tring
- 1 in Kings Langley, Little Gaddesden and Markyate (1,324 units of accommodation)

6.5.3 There is also a number of Category 1 (suitable for more able elderly) properties scattered throughout the Borough (673 unit of accommodation)

6.5.4 Providers of sheltered housing include registered social landlords, charitable organisations and the private sector and these account for approximately 300 units of specialist accommodation for older people.

6.5.5 There are currently a significant number of void properties within the Dacorum stock of sheltered accommodation. The Borough Council Housing Department has carried out an audit of facilities and this has identified a number of faults with existing premises and steps required for improvements to them. The current planning policy framework would support the improvement of these facilities. The ODPM and HCC 'Supporting People' expect supported housing providers to have an exit strategy in respect of schemes, which are surplus to requirements or where enhancement to the required standard is not feasible.

6.5.6 A significant proportion of the anticipated elderly population could be accommodated within the existing supply of sheltered housing schemes with modest improvements to the existing stock. These improvements would relate to the type of accommodation (general demand for 2 bedroom), access arrangements (lifts) and communal spaces. There is current budget provision for a range of improvements as allocated under the elderly housing. The Councils Housing Department feels the current planned provision will be sufficient to meet the anticipated needs to 2021.

6.5.7 It is considered that with the trend towards home care the implications of a growing elderly population reduces the needs in terms of providing new care premises. However there may be a greater need design and provide more dwellings, where the use can change over a family life cycle at minimal cost possibly through a stronger emphasis on/or greater requirement for life-time homes than currently promoted through policy 18 of the DBLP (at least 10% on sites > 25 dwellings)

6.5.8 In recent years Adult Care Services (HCC) have been working in partnership with local councils and housing providers to seek the

provision of Extra Care housing in order to reduce demand for residential care places. Extra Care housing acts at a level between traditional sheltered housing and residential nursing care. Extra Care Housing provides a flexible approach to care with security and 24 hours support from social and health care teams. It should enable people with relatively high needs to maintain their independence as a tenant. It is Adult Care Services intention to develop satisfactory provision through the development of places at Evelyn Sharp House, Hemel Hempstead (23) and Emma Rothschild, Tring (11). This would exceed demands for 26 additional care places by 2010. (Adult Care Services Strategic Commissioning, October 2004) The demand for dementia places is to be tackled by Adult Care Services in conjunction with care providers (Quantum Care and Runwood) through accommodation improvements for this type of care at Mountbatten Lodge (Hemel Hempstead) and High View Lodge (Hemel Hempstead). Permission exists for the extension of High View Lodge to accommodate an additional ten beds (4/02249/01/FUL)

- 6.5.9 There will still be a need to accommodate people in specialist residential care facilities or nursing homes. Currently there are 101 nursing beds (including dementia places) provided by Alexandra Nursing Home in Hemel Hempstead and Kilfillan Nursing Home in Berkhamsted. Research by Adult Care Services indicates that Dacorum has a significant shortage of nursing care beds (including dementia places). It also indicates that an additional 50 nursing beds (including dementia) will be required by 2010. Adult Care Services have recommended that a new private nursing care home is developed in the Borough to meet this demand. Hertfordshire County Council Property Service is investigating potential sites. One option being considered by the county is land at Durrants Lane/Shootersway, Berkhamsted (H37)
- 6.5.10 Adult Care Services purchase approximately 45% of the beds across the county with the larger market consisting of private funded residents. There is a significant private market of residential care facilities upon which limited data is available.
- 6.5.11 Westgate Healthcare are currently considering providing a private nursing home at St Pauls, Nurses home site, Hemel Hempstead. This would appear to be acceptable in accordance with the current policy framework.
- 6.5.12 There is a significant supply of land associated with outstanding planning permissions for nursing facilities including Felden Croft Nursing Home (995 square metres) and the Hospice of St Francis (2000 square metres) (some 3,200 square metres in total). This provision will accommodate mainly privately funded care.
- 6.5.13 The Hospice of St Francis has relatively recently acquired planning permission for a new site on land off Shootersway, Berkhamsted. The

use of the hospice is a specific form of care and is likely to attract people from a significant area beyond the boundaries of the Borough. This site will occupy a significant site within the Green Belt once developed. Over time there will be a need to consider how the LDF responds to the needs of the hospice. It may be necessary to consider whether the site will become subject to policies regards MDS in the Green Belt or how it may otherwise be treated.

- 6.5.14 Notwithstanding the general trend towards home care, it is important that there should be provision for social interaction between elderly people within the Borough. There is currently only one purpose built day care centre within Hemel Hempstead (Half Moon Yard) and one in Berkhamsted (Manor Street). In addition some 11 Day care clubs are run by Age Concern from either Sheltered Housing Schemes or community premises. None of these day care schemes are run in Berkhamsted or Tring.
- 6.5.15 These facilities are currently over stretched and services could be significantly improved through additional purpose built facilities in Tring and Berkhamsted. Greater use of community centres would be made by Age Concern if facilities at these premises were improved to include separate toilet, hall, kitchen facilities and side rooms.
- 6.5.16 Any development of neighbourhood centres ought to consider additional day centre facilities linked to community centres as part of a cluster of communal uses including health and education.

Homelessness

- 6.6 Current planning permission exists for the use of Bury Lodge, Queensway as a drop in centre for the homeless. The application follows the development of the Homeless Strategy 2003-2005 prepared by the Borough Council Housing Department in 2003. This permission is temporary and is due to expire in 2010. Hertfordshire Constabulary had raised objections regarding the suitability of this site. It will be necessary for the organisation to consider alternative sites. There is an issue whether the LDF should intervene in this process.

7.0 RELIGIOUS AND CULTURAL NEEDS

7.1 The Borough of Dacorum does contain a diversity of religious and ethnic minority groups. It is important that the needs of these groups are addressed.

Christianity

7.2 By far the largest religious group within the Borough is Christians, accounting for some 70% of the population as recorded by the 2001 Census.

7.2.1 There are a number of Christian places of worship within the Borough performing not only a religious role, but also providing several halls and meeting rooms for various group activities including parent/toddler groups, youth groups (Brownies, Guides, Cubs, Scouts etc) amongst others. The general impression from discussions with Christian Church representatives is that attendance at worship appears to be in decline and this places a significant risk upon the running of several church venues. Some facilities such as the Methodist Church Hall, Markyate (4/00310/04) and the St Andrews, United Reform Church, Berkhamsted (4/02953/04) have already been lost to alternative uses.

7.2.2 There are however commitments to the improvement of religious venues including permission for the replacement of the Adeyfield Free Church with a larger venue. This is expected to meet continued requirements for worship space for the foreseeable future (4/00075/04/FUL) It is understood that the church are also considering additional space at Maylands probably contrary to policies in the current development plan. Other extensions have been approved at Corpus Christi Church, Tring (128sqm), South Hill Church, Cemetery Road, Hemel Hempstead (478sqm), St John's Church and St John's Road, Boxmoor (286sqm).

7.2.3 One of the largest religious premises within the Borough appears to be the Hemel Hempstead Community Church. This operates from Haven House, London Road, Apsley. This premise provides a large hall for approximately 400 people, several smaller halls, kitchen, creche, training and youth facilities. As such this facility is not solely important for its religious contribution, but also for additional activities including childcare (see 6.2.8). This however creates a significant issue in terms of the supply of housing land, preventing the complete development of a designated housing site (TWA 5). As temporary planning permission for the use of the site expires, its continued use as a community facility will need to be resolved and potential alternative venues considered.

A number of independent churches make use of community centres within Hemel Hempstead including Adeyfield, Apsley, Bennetts End, Grovehill, Gadebridge and Woodhall Farm community centres.

7.2.4 Ten Church of England churches within the settlement of Hemel Hempstead are operating well within the current capacities. These

include premises such as Holy Trinity Church (Leverstock Green) St Albans Church (Warners End), St Barnabas Church (Adeyfield), St Benadict's Church (Bennetts End), St Francis of Assisi (Hammerfield) St John (Boxmoor), St Mary (Old Town), St Mary (Apsley), St Pauls (Highfield) and St Stephens (Long Chaulden). St Paul's Church is however seeking to consolidate its premises at Solway, Hemel Hempstead and may have potential to accommodate other community uses within the grounds. Small meeting halls at these premises do however fulfil an important local role.

- 7.2.5 St Peters Church, adjacent to Gadebridge Local Centre, has recently closed. Alternative community uses may be considered in accordance with the current planning framework. The development of this site may also be considered in relation to wider Council policies to regenerate the local centre acknowledging its close proximity to the community centre. This would appear to represent a significant opportunity for the development of community facilities within the Gadebridge area.
- 7.2.6 Other opportunities for alternative uses of religious premises may arise out of plans for the Methodist churches to consolidate on the Civic Zone site. There are currently five Methodist Churches within Hemel Hempstead at Northridge Way (Chaulden), St Agnell's Lane (Grovehill), Marlowes, Barnacres Road (Nash Mills) and Mill Street (Apsley). The Salvation Army wishes to retain a separate place of worship upon the Civic Zone site.
- 7.2.7 Discussions with Christian Church representatives have suggested that churches within Berkhamsted are not well attended. Of the numerous Christian faith churches only Kings Road Church is considered to require any upgrading in terms of its capacity even accounting for a small potential growth in population.
- 7.2.8 It is understood that the number of churches within Kings Langley would be capable of accommodating the anticipated growth in population. The churches are well used with a number of associated halls important for both religious and community groups. There is a small demand for a meeting room however associated with the Brethren of approximately 80-120 sqm (0.3 acre site) either to be located on the Kings Langley border or Leverstock Green/Adeyfield. In accordance with the Brethren beliefs this would be used solely for religious purposes.
- 7.2.9 The requirements from the use of Christian places of worship within Tring and other settlements are unknown.

Muslim Community

- 7.3 The Muslim community is the second largest and growing religious group within the Borough with the 2001 Census recording some 1,698 Muslims. The community generally resides within the Bennetts End, Corner Hall and central neighbourhoods of Hemel Hempstead.

- 7.3.1 There is currently one Mosque within the Borough. This is located at 150 St Albans Hill and comprises a converted detached bungalow. This is widely acknowledged to be unsuitable for its religious use. Amongst its faults, its location within a predominantly residential area does give rise to significant conflicts in relation to parking and access arrangements. There is no separate worship space for women, whilst disabled access to the premises is also difficult.
- 7.3.2 The current mosque comprising approximately 312 square metres of accommodation is only capable of accommodating approximately 200 worshippers. It would not be unusual however to expect around 300-400 worshippers with 600 regularly wishing to attend Friday prayer. Festivals such as Eid can generate in the region of 1000 worshippers.
- 7.3.3 The Quwwatul Islam Mosque Committee had expressed a desire to relocate from the current premises. A recent application for the use of Amber House, Wood Lane as a Mosque (with associated cultural activities) for the International Muslim Movement was submitted (4/01980/05/FUL). This application was refused however it demonstrates some demand from the Muslim community for a purpose built Mosque.
- 7.3.4 The proposed mosque should be expected to accommodate over twice the amount of people as the current building with a requirement for two additional halls (men and women's), washrooms and even educational facilities. An associated community centre would also be extremely beneficial to the Muslim Community.
- 7.3.5 Comparisons have been made to the current mosque at North Watford. The footprint of this mosque is approximately 426 square metres with similar footprint given over to an associated community centre. The mosque itself contains a large prayer hall (with apparent first floor accommodation) courtyard, two ablution's blocks and separate female entrance. There are 80 parking spaces for the mosque requiring approximately 920 square metres of land (excluding circulation space)¹. In total it is estimated that a site of between 0.16 hectares and 0.24 hectares is required to accommodate a facility of this nature.
- 7.3.6 A number of options may exist for the provision of a mosque building. Ideally this should be located on a site central to the Muslim community. However in view of the size requirements of a mosque a wider area may need to be considered. It is considered that four potential options could exist, these being:
- a) The extension of the current mosque premises through use of land at the adjacent school (Lime Walk),
 - b) The use of a site within Civic Zone or central Hemel Hempstead,

¹ Information obtained from Watford Borough Council

- c) Use of premises within a General Employment Area, for example in Maylands (where it is understood that a significant Muslim population is employed) or
- d) Use of a site released by an alternative religious group

Other Religious Denominations

- 7.4 The 2001 Census recorded smaller religious groups for the Buddhist, Hindu, Jewish and Sikh denominations. These groups each account for less than 1% of the population. These groups do not generally have specific places of worship within the Borough, although a small Buddhist Monastery is located within Great Gaddesden. These groups are not considered large enough to generate demand for specific places of worship in accordance with advice of the Community and Leisure Service and are unlikely to grow significantly as a result of the anticipated level of additional housing within the Borough.

Cultural Facilities

- 7.5 The Borough Council promotes community involvement through the themes of the LSP (Communities Together) and through the work of the community and leisure department. This has resulted in a number of societies related to particular ethnic groups and a greater understanding of their individual needs.

- 7.5.1 Some of these needs relate to the importance of sporting activities to these groups and these should be developed in the leisure and open space strategy, others relate to more social aspects and are discussed within this study.

- 7.5.2 There are currently 11 associations representing different ethnic minority groups within the Borough including 2 Chinese associations, Indian, Italian, African and Afro-Caribbean groups. These groups have generated a need for office and function space. Research carried out by the LSP has identified several requirements, which are considered best met through the creation of a dedicated multi-cultural centre (Multicultural Facilities in Dacorum Stage 2 Report). This could either be through the development of an underused community centre or through the provision of a new build. Precise details should be developed and consideration to appropriate site(s) should be given.

- 7.5.3 The Dacorum Pavilion once performed a significant role, not only in the provision of leisure related activity associated with the arts, but also through its ability to act as a venue for big religious events. The Pavilion was demolished in 2002 and the Council is committed to a suitable replacement. There now is a lack of large venues for community use within the Borough.

- 7.5.4 Research conducted by Hetherington and Metaphorm has indicated that a mid scale performance and conference venue of 700-800 seats would be appropriate for a settlement such as Hemel Hempstead reflecting the demographic and social trends within the Borough. This

would act as an effective replacement for the Pavilion. (Hemel Hempstead: A concept for a performance and Conference Venue, November 2004) This appears to be supported by draft consultation on the Hemel Hempstead Vision (July 2005) in which a significant number of consultees identified a performance venue as a priority. Stakeholder and community consultation on an Arts and Conference venue (19th May 2005) at which the size of venue and demand for community arts facilities (dance, performance and education) within the town was highlighted, also offers support for this work. Additional work by Matthews Millman Ltd has confirmed its financial viability (October 2004).

- 7.5.5 It would appear that there is significant demand for a large performance venue and also some demand for small community venues to potentially address in the LDF. A significant proportion of this large venue space should be capable of use by the local community. This demand extends beyond the Civic Zone proposals for central Hemel Hempstead, which are being promoted through the Civic Zone Development Brief.

The Voluntary Sector

- 7.6 In November 2003 the Council Property and Asset Management Service carried out a review of Voluntary Sector accommodation owned by the Council. The Community and Leisure Service carried this research forward in November 2004. Work has also been carried out in relation to the Civic Zone project to assess the spatial requirements of the voluntary sector.

- 7.6.1 There are currently seven venues owned by Dacorum Borough Council, which are used by the voluntary sector. These include Hemel Hempstead Day Centre (see sections 6.5.8-6.5.10), Berkhamsted Civic Centre and 10 High Street, Tring. The majority of floor space is within the urban area of Hemel Hempstead and there has been considerable discussion upon consolidating this space into a single designated office building. It is estimated that between 1,434 to 2,500 square metres would be required to meet demands stemming from the voluntary organisations for office space.

- 7.6.2 Several options could exist for the accommodation of the voluntary sector including the use of either land within the Civic Zone or any vacant office premises within the existing General Employment Areas. It is unlikely that such a use may require a fundamental shift in current planning policy, particularly where the use is more office or administration based rather than advice or service based. These uses would need to be situated in an area with good public transport links where they are readily accessible by the public.

- 7.6.3 A number of voluntary or community organisations have made bids to use the Boxmoor Arts Centre for community orientated projects. These include one of the Chinese Associations. The majority would appear to

form acceptable uses of this building. There may be some additional demand for meeting space arising from those not chosen for use of this Council site. These may be accommodated through other developments within the central Hemel Hempstead area if considered appropriate.

Community Centres

- 7.7 Hemel Hempstead historically developed around a concept of neighbourhood units resulting in the development of local community centres. There are a total of 11 community centres in Hemel Hempstead and dedicated community centres in both Kings Langley and Tring. There are also three village halls at Flaunden, Gaddesden Row and Markyate. These provide venues for a number of activities including religious, childcare and elderly services.
- 7.7.1 The majority of these venues are well used by the local community. They are also useful for disseminating information from the Council to local areas, for example planning applications, making the Council more accessible. However in view of the age of facilities these venues inevitably are in need of some repair and modernisation. Current and future planning policies should discourage the removal from community use although a redesign of some premises may encourage greater use by ethnic minorities.

8.0 WASTE FACILITIES

Existing Facilities

- 8.1 Community Facilities for waste collection relate to the provision of recycling collection sites within the Dacorum area. Table 6 provides a summary of the location of existing recycling collection sites within the Borough and the range of goods recycled at each location.

Table 6: Recycling Collection Points for Dacorum

	Plastic Bottles	Steel and Aluminium cans	Glass	Newspaper	Textile
Hemel Hempstead Area					
Adeyfield, Queens Square	✓	✓	✓	✓	✓
ASDA, Hillfield Road	✓	✓	✓	✓	✓
Bennetts Gate Shops, Bennetts End	✓	✓	✓	✓	
Tudor Rose Pub, Chaulden	✓	✓	✓	✓	✓
Household Waste Centre, Eastman Way	✓				
Civic Centre	✓	✓		✓	
Dacorum Sports Centre	✓	✓	✓	✓	
Rossgate Shops, Gadebridge	✓	✓	✓	✓	
Henry Wells Square Grovehill	✓	✓	✓	✓	✓
Hemel Hempstead Town FC			✓		
Bellgate Shops, Highfield	✓	✓	✓	✓	✓
The Heights, Highfield	✓	✓	✓	✓	
Village Shops, Leverstock Green	✓	✓	✓	✓	
Royal British Legion, Queensway			✓		
Sainsbury, Apsley	✓	✓	✓	✓	✓
Tesco, Jarmans Park	✓	✓	✓	✓	✓
Stoneycroft, Warners End	✓	✓	✓	✓	
Water Gardens Car Park	✓	✓	✓	✓	✓
Berkhamsted Area					
Berkhamsted Sports Centre		✓	✓	✓	
Water Lane Car Park		✓	✓		
Household Waste Centre, Northridge Rd	✓				
St Johns Well Lane Car Park	✓		✓		
Potten End Village Hall	✓	✓	✓	✓	
Tring Area					
Tesco, London Road	✓	✓	✓	✓	✓
Grand Junction Arms Pub, Bulbourne Road			✓		
Household Waste Centre, Tringford Road	✓				
Frogmore Street Car Park	✓			✓	
Silk Mill Shopping Precinct	✓	✓	✓	✓	
Valiant Trooper Pub, Aldbury			✓		

Market Car Park	✓	✓	✓	✓	
Kings Langley Area					
R/o library/The Nap	✓	✓		✓	
Millers Bar/Restaurant			✓		
Tower Hill Garden Centre		✓	✓	✓	
Markyate and Flamstead					
Hicks Road Car Park		✓	✓		
Flamstead Social Club		✓	✓		

Demand and Policy Implications

8.2 The provision of new recycling collection points is guided through Policy 129 of the DBLP. New provision is limited to larger scale developments and in recent history this has led to a distinct lack of additional collection points. Existing gaps in the distribution of collection points could not be filled. On the other hand there has been a significant growth over 2004/2005 in the home recycling service. Countywide there is a target to recycle 50% of household waste by 2012. The aim being to provide the majority of households with a kerbside collection service for waste and recyclables. It is expected that the growth in household recycling will result in a reduction in the demand for new collection points. This may also affect the use of existing sites particularly those not associated with supermarkets or neighbourhood centres or closely located to large concentrations of flats.

8.2.1 There is a need for a collection point within the Woodhall Farm area of Hemel Hempstead (Sainsburys) as there are a number of large blocks of older flats within this area. Waste collection is acknowledged as being difficult in this area, due to the poor manoeuvring space for collection vehicles, on-street parking within the area and inadequate storage facilities.

8.2.2 Recycling has extended to the provision of a designated service for residential properties. This will soon be expanded to include collections for flats. It is the Council's intention to introduce a glass collection to the weekly service in early 2006 at which point the Council will be collecting a full range of recyclables from households. Appropriate amendments will need to be made to the consideration of the design of residential developments, as provision for bin storage is difficult to introduce retrospectively. There will be a need to clarify space requirements within the LDF. In the interim Development Control procedures need to address changes through consultation with Waste Services, particularly on larger or flatted schemes.

9.0 COMMUNITY SERVICES

- 9.1 This section covers vital community services such as the police and fire services. These have a number of facilities within the Borough that are necessary to provide for community safety and well being. There is a clear link with the 'Reducing Crime and Feeling Safe' theme of the LSP.

Hertfordshire Fire and Rescue Service

- 9.2 There are currently proposals to close Bovingdon Fire Station as a result of service reviews carried out by Hertfordshire County Council. If closed, an anticipated minimum of 3,400 dwellings (approximately 8,260 people) would be served from other stations including Hemel Hempstead. There is currently a campaign to save the fire station as an important resource for Bovingdon, Chipperfield and Flaunden. However it may be necessary to consider alternative uses for the site, which would be likely to incorporate community facilities under the current planning policy framework. Other appropriate uses may include an extension of the Parish Council offices or a Children's Centre, or else parking for the local centre.

Hertfordshire Constabulary

- 9.3 In response to the Governments "Closing the gap" project Hertfordshire Police Authority stated that they were prepared to consider merging with several neighbouring counties.
- 9.3.1 This merger is unlikely to change the requirements for the Dacorum area which have included a desk presence in the Civic Zone project, a police station on the outskirts of Hemel Hempstead (1000 square metres) and a Custody Suite (site area 2-2.5 acres), ideally around Kings Langley.

Prison

- 9.4 HMP, The Mount, Bovingdon is the only prison within the Borough. It is designated as a MDS in the Green Belt. The National Offender Management Service (NOMS) is responsible for offenders, incorporating the Prison Service.
- 9.4.1 The Prison population has significantly increased in recent years, the national population reaching 77,800 in October 2005. As a result the prison service is experiencing significant overcrowding and NOMS are doing everything it can to maximise capacity of existing prison premises.
- 9.4.2 It is possible that HMP, The Mount, may require additions within the plan period up to 2021 if a larger prison population is to be accommodated. It is logical to retain the site as a MDS and NOMS may wish to review its scope for expansion. Currently there are no plans for new prisons within the Borough or any extensions to The Mount.

10 CONCLUSIONS

10.1 Several important issues have emerged. These need to be tackled at various levels ranging from the national (prisons) to neighbourhood basis (primary schools) dependant on the use and scale of facilities. While the study refers to the overall strategies of providing organisations, the issues invariably need to be broken down to the local level.

The LDF Approach

10.2 The LDF can address social and community facilities in two main ways - through the policies (either core or detailed) and through the allocation of land. How issues are best tackled should form the subject of discussions with providing authorities, the LSP and planning department involved.

Key Policy Issues

10.3 The study raises the following key issues that need to be addressed through the policies in the plan.

- How a balance between extending the use of school sites for community purposes and protection as open space or Green Belt can be effectively achieved
- Whether more specific advice needs to be promoted through the LDF to reflect the changes to collection of waste (less dependant upon waste collection facilities) and how this is provided
- How adaptive housing policies and design issues need to be, to address increases in elderly at home
- What types of facility need to be accommodated in local centres and how this may be achieved (with a view on Local Neighbourhood centre renewal)

10.3.1 Whilst the general capacity of educational facilities is good there is a need to address differences between surplus capacity and localised housing growth areas. A rationalisation of primary schools may be acceptable from a service delivery perspective but may not reflect accessibility criteria. There appear to be several issues surrounding the efficient use of educational land relating to the appropriateness of shared uses, impact of additional use on neighbours and impact upon designated open spaces.

10.3.2 There appears to still be a fairly significant role for the current hospital site in the provision of health services even if the format in which these services are delivered has shifted towards a more polarised model of specialist skills (regional) and routine care (local). This appears to suggest that a significant level of adaptation may be required by local doctors premises. Alternative venues may provide some solutions.

Site Allocation Issues

10.4 Several organisations are looking for sites in which to carry out community facilities. These may be best handled through the site allocations in the LDF. The local planning authority and strategic providing authorities will need to consider where intervention is necessary. Amongst the key facilities needing locations are:

- Treatment Centres
- Doctors Surgeries
- Children Centres
- Large Arts Facility
- Mosque
- Multi-cultural facility
- Day centres
- Residential care facility
- Police Station and Custody Facilities

These facilities mainly need to be provided for large catchment areas or on a settlement basis.

10.4.1 The LSP may be able to assist in the provision of sites through the sharing of information regarding available land and possibly through a suitable exchange of premises where appropriate. The Council may have a significant role to play as landowner in the provision of community sites. It is understood for example that several church sites are likely to become vacant (see 7.2) and it would seem appropriate for other community organisations to be given adequate opportunity to make effective use of this land/buildings. This is particularly important in view of the difficulties in acquiring sites in view of competition from more valuable land uses. This type of joined up thinking has been lacking in the past, and the new planning and community plan systems provide an opportunity to rectify this.

10.4.2 More localised issues cover the provision of Youth Centre and Medical Centre within Highfield, both of which have considerable history in terms of suitable provision. Area policies could look at the treatment of communities where lots of detailed or complex information is available.

10.4.3 The provision of appropriate community facilities should still be the aim of development briefs in relation to specific identified housing sites. This remains an effective mechanism for developing sites for use by the community. This is also one of the few opportunities that exists for financial contributions to off set the impact of development upon communities. The policy framework for these contributions should be examined to see whether additional scope exists to enable community facilities development.

Site Specific Issues

- 10.5 The implications of developing the Civic Zone and central Hemel Hempstead area for housing at the levels indicated would appear to create some difficulties in terms of capacity at Fernville Doctors Surgery, primary and secondary schools. The school capacity needed may be dispersed to neighbouring wards, although there may still be a requirement to examine capacity at Hemel Hempstead School. Consideration needs to be given to an appropriate mix of community facilities within this central area. The demands on this area may be difficult to reconcile with the amount of land available and finances.
- 10.5.1 Development of North East Hemel Hempstead even at a low level indicated in the current development plan will create additional pressure upon the doctors surgeries in Woodhall Farm. It does not however raise such significant issues with educational capacity. A better option to pursue may be a much larger expansion in the form of a neighbourhood at North East Hemel Hempstead, which could accommodate a purpose built doctors surgery. Facilities within a neighbourhood of this size (950-1200 homes) would be expected to provide a local centre in its own right, which should provide at least a community centre (with attached day centre facilities), medical centre, children centre (for Grovehill/Woodhall Farm/NEHH) and primary school.
- 10.5.2 If an option for the development of West Hemel Hempstead is pursued then a purpose built medical facility will be required to accommodate additional patient demands upon Parkwood Drive Surgery.