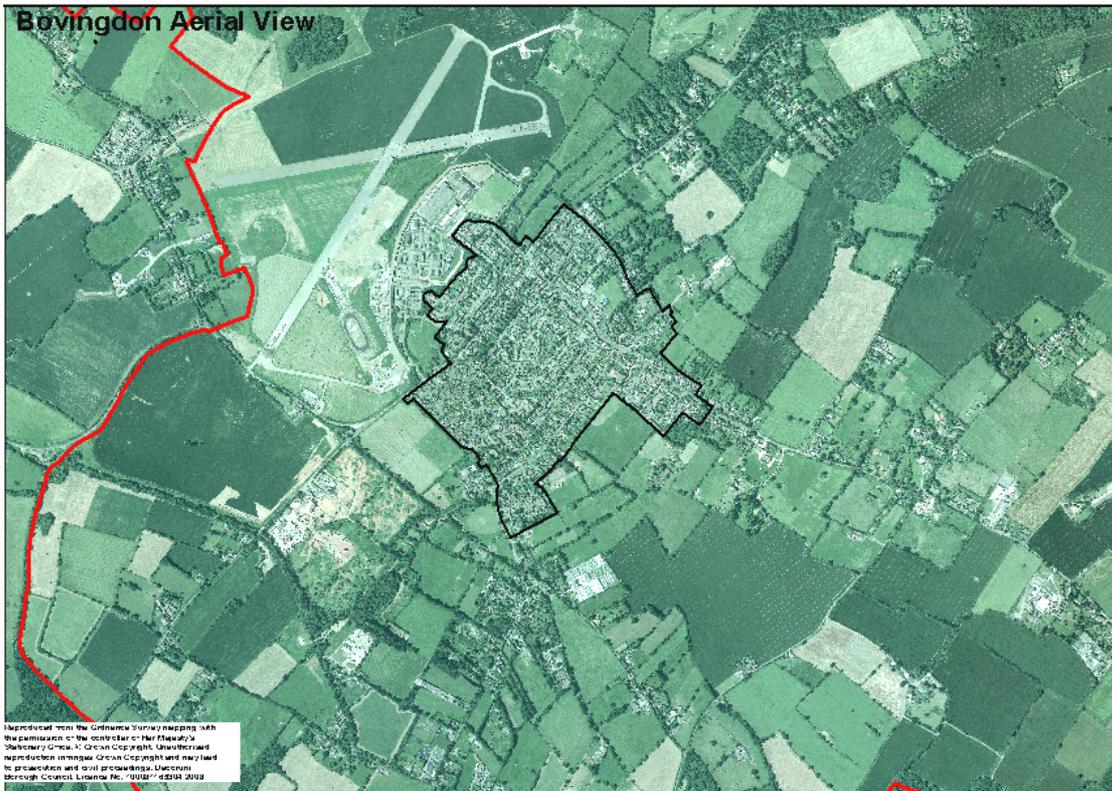


## Bovingdon Place Workshop Report



**October 2008**

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## The Workshop

There was an initial presentation setting the context, which was followed by 2 group sessions covering the topics 'Your People' and 'Your Place'. Each of these group sessions covered a range of questions. In order that all of the questions were discussed within an allotted time the participants were split into 2 groups answering relevant topics.

The **first group session** (Your Place) was split as follows:

Group 1 covered Questions 1, 2 and 4.

Group 2 covered Question 3.

Group 3 covered Questions 5 and 6.

The **second group session** (Your People) was split as follows:

Group 1 answered Questions 1 and 4.

Group 2 answered Questions 2, 3 and 8.

Group 3 covered Questions 5, 6 and 7.

Answers that were given by the workshop participants can be found underneath the questions for each of the group sessions below. The # highlights an important issue.

The comments given for the top five priorities for Bovingdon are identified under 'Visioning Priorities'.

Any other additional comments made during the event or listed on the 'Park It' can be found under 'Other Comments'.

A list of attendees can be found at the end of this feedback report.

## Group Session 1 - Your Place

### Group 1

1. Do you think it is important to encourage people, and in particular young people, to stay in the village?

#### Answers

- Yes.
- Encourage employees because of the shortage of local labour.
- However, keep identity and community spirit.
- Village is disenfranchised
- Need to encourage demographic diversity as well as economic and social stability of the village. This depends on encouraging youth to stay. Secondary education is key. Affordable housing is required above and beyond current legislation.

Comments from rest of group:

- Resounding yes.
- Would like to have a mix of ages.
- Important to replenish the population.
- Cost of housing for younger population is of concern.

2. (a) if **no**, what are your reasons?

#### Answers

No comments

- (b) If **yes**, how much of this population growth should the village accommodate?

#### Answers

- Limited natural growth.
- Need more affordable housing.
- Smaller accommodation.

Comments from wider participants:

- Yes, but only limited natural growth.
- Implications of affordable housing – behaviour issues.
- Concern about the provision of infrastructure in the village.

4. Do you think there is a particular need for any specific types of Accommodation within the village?

### **Answers**

- Affordable housing
- Smaller housing
- Key worker

Comments from rest of group:

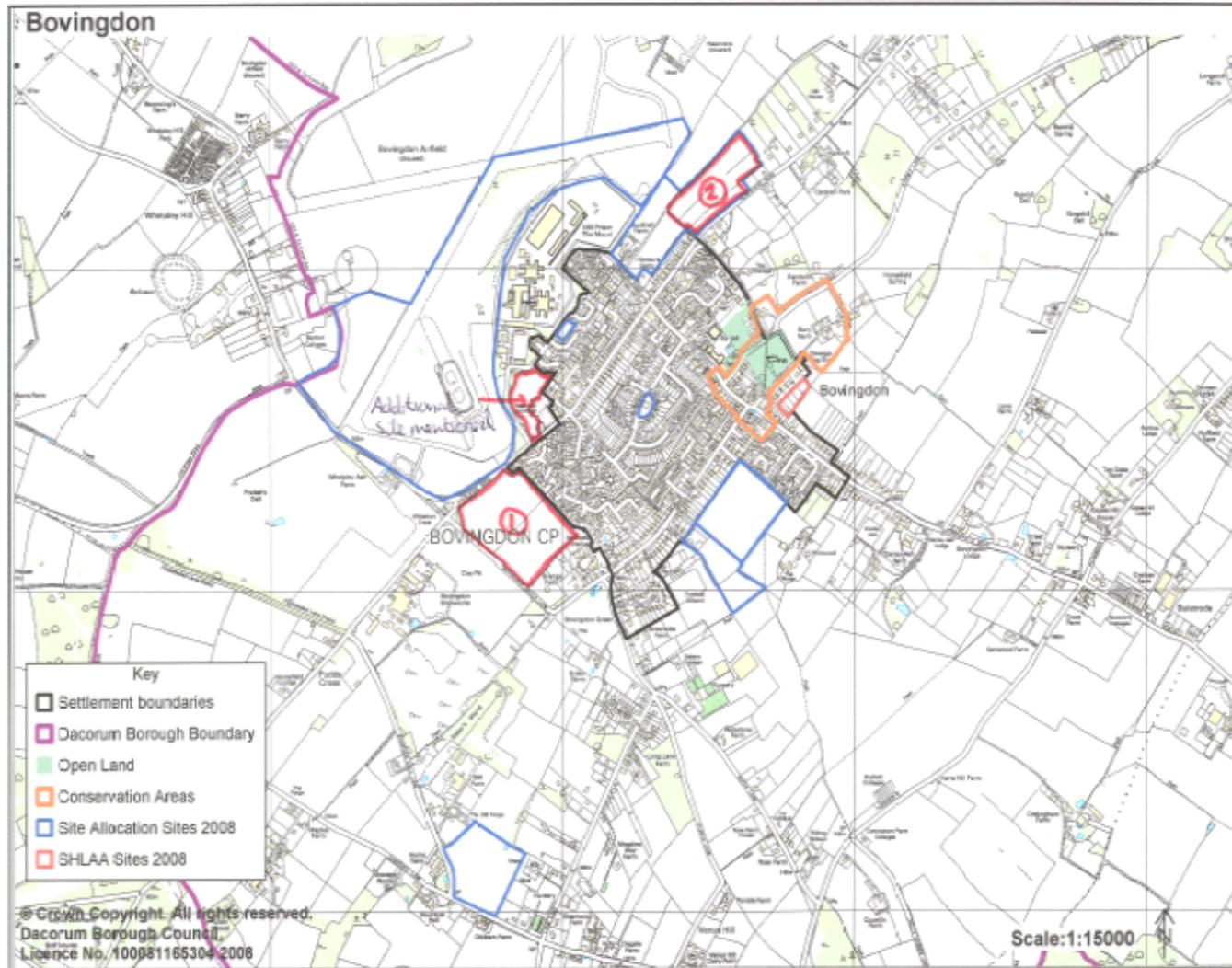
No additional comments

### **Group 2**

3. Where are the best sites (for development)? See figure 1.

### **Answers**

- Some merit in village extension if open space is incorporated. #
- Importance of maintaining settlement boundary. #
- Do not want sprawl. #
- Small communities prefer smaller developments.
- Concern over detached housing at Leyhill Road.
- Hempstead Road Site impacts fewer people.
- Green Lane site affect significant numbers of residents.
- Nuclear development preferred to linear development.
- Concern over the village losing its identity. Residents felt that the construction of the Moody estate resulted in the village losing its identity
- Site to the rear of the Moody Estate is preferred. However, must seek to include Open Space and recreation as part of the development.
- Important to maintain open space in the village.
- Something to be said about smaller sites way from the village.
- Provide new connected open/leisure space with new development. #
- Some additional sites where put forward.



**Figure 1: Additional site put forward by workshop attendees**

Comments from rest of group:

- Large sites preferred rather than more infilling in the village because of the importance of Open Space in the village. More Open Space should be provided with any extension. Some Green Belt release may be appropriate.
- Shortage of affordable housing.
- Sites other than those that have already been put forward were considered.
- Airfield site – should be used for other uses. Some potential for housing or nature reserve. The Airfield is degraded and it would not be too much of a loss – they may even be improvements. A small section of the site could be released but no more.
- Some use for sports facilities – cycle routes.
- Option for Gypsy and Traveller site on the Airfield.
- Landowner is reluctant to bring Airfield forward.

### **Group 3**

5. We are required by Government to provide sites for gypsies and travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria<sup>1</sup>
- (a) Which of these options do you prefer?
- (b) Are there any other sites either within or on the edge of the town / village that we should consider instead?

### **Answers**

(a)

- Airfield could be used.
- Infrastructure is an issue that needs to be considered.
- We have the prison so don't want any more.
- D16 is an established travelling show people site.
- Could we not extend the size of existing sites?
- Infrastructure is important. New sites would stretch existing facilities such as schools and shops.

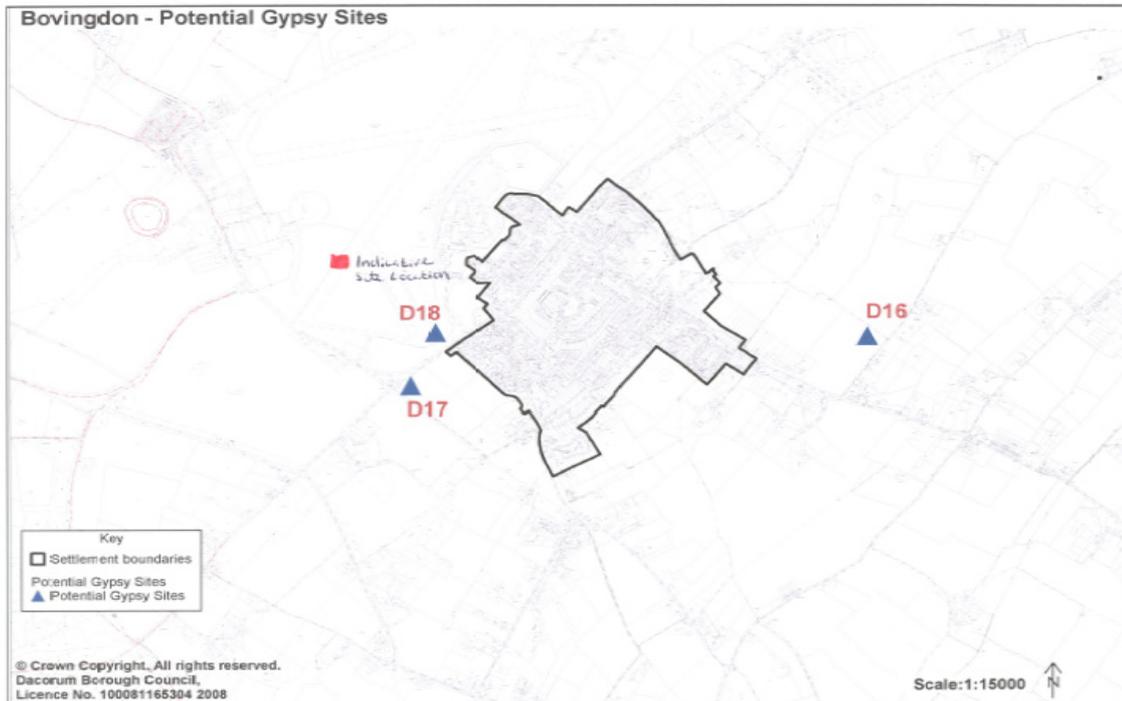
(b)

- D16 was preferred out the sites put forward but difficult access.
- Locating the Gypsy and Traveller site on the Airfield would be the

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<sup>1</sup> These criteria included factors such as safe access to the main road network, being within a reasonable distance of schools and health facilities, avoiding harm to important wildlife designations, avoiding areas liable to flood and giving preference to 'brownfield' (previously developed) land.

preferred site. Would like it further from the village (figure 2).



**Figure 2: Additional Gypsy and Traveller site put forward by work shop group**

Comments from rest of group:

- Ideally none.
  - Overcrowded schools.
  - The sites are privately owned.
  - Near existing housing which is of concern re house prices and amenity.
  - Airfield would be the best site as it is used for show people over the winter period. However, there are concerns regarding the infrastructure of the site.
  - We need them but not on our doorstep.
  - Not acceptable. Do not want a site.
  - Questions hang over the total numbers of sites that are needed over the Borough. Clarification is sought.
6. The High Street has an important role to play in meeting the needs of the local community. It is important that the High Street not only continues to meet current needs but is able to respond to future requirements. There maybe a need for additional shops and restaurants.
- (a) How could your High Street be improved over the next 20 years?
- (b) How can these improvements be achieved?

## Answers

### (a) and (b)

- Improve street furniture.
- Bollards outside school could be changed to something else. Still need to prevent parking.
- Importance to remember pedestrians
- Don't want yellow lines on the High Street.
- Congestion and parking along the High Street are problematic. Need to have a car park. #
- Supermarket not need.
- Petrol station would be welcomed.
- Lorries in the village is of concern.
- Need some method of stopping large vehicles coming through the High Street. Perhaps a one way system.
- Village covers most shopping needs.
- Playground for under 3s
- Proposed Tesco site could be used for a car parking. #
- Would like a place to meet in the High street.
- Would like a study of the High Street to establish what is needed.

Comments from rest of group:

### (a)

- Improve street furniture.
- Would like a petrol station.
- Congestion is a massive issue.
- Need some shops to keep the village alive.
- Traffic calming would be useful.
- One way system could work.
- Would like a playground for the under threes.

### (b)

- Free car parking would be good.
- Plot of garages could be converted for public car parking.
- Need to think about the safety of pedestrians along the High Street.
- People will not use the car park if they can park along the street.
- Traffic calming would control this.

## Group Session 2 - Your People

### Group 1

1. (a) What problems do you think your village has with crime and anti-social behaviour?
- (b) How could these problems be reduced?

### Answers

#### (a) and (b)

- Depends on the weather
- Slight problems with teenagers as can not go anywhere
- Some teenagers travel in and intimidate people
- Reported crime is actually quite low. Lower than it was but must not get complacent.
- Trespassing and arson at the Brickworks but not in recent years.
- Community policing is good and approachable. Local PC got to know youths.
- Need things for older people to do.
- Some littering
- Residents feel safe day and night.

Comments from rest of groups:

#### (a)

- There is some problem with anti-social behaviour.
- Could have a 'pod' for youths to go.
- Noticeable reduction in crime – want this to continue.

#### (b)

- Keep policing at current levels.

4. What problems do local businesses and services face in your village? How can they be tackled?

### Answers

- Shortage of local labour.
- Most young people move out. Would like them to stay
- Live/work units are a possibility.
- Village needs to thrive or die.
- Public transport is a problem as is parking provision.
- Shortage of small business units (start-up).

- Shortage of affordable housing.
- Need to keep the village economy thriving.
- Advocate a car sharing scheme.

Comments from rest of group:

- Supplementary question asked: Why do people choose not to come and work here? Possible links to affordable housing. Perhaps some small scale regeneration could kick start business.
- Concerns around the implications of an ageing population. Children declining in the village.
- Need employment opportunities for teenagers.
- There are difficulties getting children into secondary school.
- Majority of people employed are from outside the village. Not enough incentive/opportunity to stay.
- No one walks to work at the Brickworks.
- Transportation throughout the village and to other external facilities is a cross cutting issues.

## Group 2

2. Are the needs of children and young people met? If not, how can we better accommodate their needs?

### Answers

- No facilities for 17+ i.e. football club.
- Some facilities are under used.
- Lack of adults to run clubs etc.
- Need for secondary education locally in the village. #
- Improved transport to schools.

Comments from rest of group:

3. Is there a shortage of any key facilities and/or services in the village? If so, what are these and where?

### Answers

- Need allotments. #
- Need more halls in the village plus money to refurbish existing. #
- Floodlights for football club.
- Astroturf pitch. #
- There is a need for additional education in the village. However, expected numbers are likely to drop in the forthcoming years.

Comments from rest of group:

- Would like some allotments.

8. What other changes would you make elsewhere in your village to make it a more attractive place to live?

### Answers

- More parks and gardens. #
- Lack of awareness of churches.
- Disengage with airfield.
- Refurbish ponds.
- Improve footpaths.
- All deliveries should be made out of key times.
- Improve street furniture.
- Need for parking.
- Need for petrol station.
- Bypass.

Comments from rest of group:

- Improve street scene and make these user friendly for pedestrians.
- Increase the number of park benches.

### Group 3

5. Is there a need for any more open space (parks, gardens, amenity green space, green corridors, cycle paths, outdoor sports facilities and play areas, allotments, cemeteries and churchyards) within the village? If so, how and where should it be provided?

### Answers

- School need swimming pool and astroturf.
- Not much within village.
- Cemetery is sufficient to serve the needs for quite some time to come.
- There is no provision at the northern end of the village as the school restricts access to the surrounding area.
- Skate park and basketball court would be useful as there is little for teenagers.
- Need more informal space. #
- Would like an allotment.
- Better connectivity. #
- There are no sizable facilities in the village for children/teenagers.
- There is sufficient provision of formal space in the village.
- The Green is currently over used so informal space is required. However do not want the Green to change.

Comments from rest of group:

- The open space at the Brickworks needs better signage.
- Need better connectivity from Boxmoor Trust to village.
- Safety of Open Space is important.

6. How can you or your village help us respond to the issues of climate change?

### Answers

- Less fuel use if there was better management of the high Street. #
- Maintaining green areas.
- Airfield to help deliver sustainable measures/
- Better bus services. #
- Restrict back garden development.
- New tree planting. #
- SuDS.
- Contributions from developers.
- Greening of the High Street. #

Comments from rest of group:

- Stop infilling development, maintain space but need to trade this off with sprawl.
- Tree planting in development.
- SUDS
- Improve s106 role.
- However, would like to maintain the character of the settlement.

7. What key features do you think should be enhanced or retained within your village?

### Answers

- Enhance the High Street. #
- The Well and Ryder memorial retained.
- Enhance the Dock.
- All green spaces (hedges and verges) should be retained.
- Maintain Green Lane.
- Maintain the character of the village.
- Enhance Memorial Hall's exterior.
- Enhance shop fronts and forecourts.
- Improve connectivity to and from the prison.
- Enhance the airfield.

Comments from rest of group:

- Would like to maintain the character of the settlement not enhance it through urban design.
- High Street is most important element of Bovingdon.
- Maintain soft boundaries and hedging. Stop building driveways.
- Bovingdon is still a village, not a small town. The emphasis should be on retaining that character and helping the High Street.
- In some ways the prison is becoming part of the village, apart from the permeability problems.

## **Visioning Priorities**

### **Priority 1**

- Effective spending of government funding.
- Secondary school transportation.
- No to Tesco – keep shops small with local owners.
- High Street congestion.
- Preserve village character. Better Street management (High Street).
- Improve connections internally within housing to shops and other services.
- Secondary education
- Secondary education (loss of heart if people have to move out).
- High Street. Maintain character and function.
- Keep village as is.
- Need to create pride in the village.
- Keep youngsters from leaving the village.
- Secondary education
- High Street congestion
- Controlled natural growth
- No Gypsy and Traveller sites near village.
- High Street enhancement.
- Street furniture
- Keeping village community and improving character.

### **Priority 2**

- Resolve future use of airfield.
- Affordable key worker housing for local families
- No infilling
- Restricted parking in the High Street
- No Gypsy and traveller sites
- Controlled development on airfield. Affordable housing and rented. Possibility of relocating school and using other site for car parking.
- Secondary school transportation
- More informal Open Space
- Improve traffic management in High Street
- Traffic and parking in the High Street
- Green Space – recognise role of surrounding countryside. Protection of best areas.
- No Gypsy and Traveller sites.
- Encourage small businesses with start up units
- Reduce traffic in High Street
- Affordable housing
- Cost of housing
- Congestion in the High Street. Improve pedestrian safety.
- Planned development of airfield i.e housing/leisure
- Public transport.

### **Priority 3**

- Control development on airfield.
- Very little housing growth
- Car park for High Street
- Youth facilities
- Connections to surrounding wildlife sites/natural Green Spaces.
- Encourage public transport
- No airfield development
- Maintaining open spaces. No more infilling.
- Look for opportunities for airfield
- Establish a future for the airfield
- No landfill sites
- Parking and traffic
- Affordable housing for key workers and locals.
- Encourage young adults to remain in the village.
- Public transport
- Allotments
- Allocate suitable location for new houses (i.e field next to brickworks).

### **Priority 4**

- Improve existing greenspaces
- Find a use for the airfield.
- New business start up units
- Funding to improve halls
- Secondary school transfer
- Increase green areas
- Improve High Street appearance
- Solve the parking problem
- Identify activities that keep community functioning
- Provision of green spaces within new development and to enhance the moody estate
- Create Secondary education facilities or improve transport to existing ones.
- Children/youth facilities
- Parking in the High Street.

### **Priority 5**

- New school for children
- Secondary school transportation
- More facilities for local industry
- Transport
- More informal green space
- Protect green and open space within the settlement.
- Parking issues in the High Street.
- Employment and transport issues. Encourage local living and working.

- Improve water infrastructure if new development takes place.
- Affordable public accommodation .
- Improve pedestrian environment
- Infrastructure improvements.

## Analysis of Priorities

Table 1 groups and orders the key priorities according to what was written on the Priority boards. The number of times an issue was raised on each priority board is shown in the table above and each issue is then given a total score.

**Table 1: Analysis of priorities**

Issue	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Score
Improve High Street	4x5	2x4	-	1x2	3x1	33
Affordable housing	2x5	4x4	1x3	-	1x1	30
Secondary school and transportation	4x5	1x4	-	2x2	-	28
Congestion	2x5	3x4	1x3	-	2x1	27
Resolve Airfield Issue	-	3x4	4x3	1x2	-	26
Environmental improvements	-	2x4	2x3	3x2	2x1	22
Retain Village character	2x5	-	2x3	1x2	-	18
Parking (either more provision or better enforcement)	-	2x4	1x3	2x2	1x1	16
Public transport	-	2x4	2x3	-	-	14
Help local shops/businesses	1x5	1x4	-	1x2	2x1	13
No Gypsy and Traveller sites	1x5	2x4	-	-	-	13
Small sites for new housing rather than large estates	1x5	1x4	1x3	-	-	12
Improve facilities for young people	1x5	-	1x3	2x2	-	12
Not too much housing	1x5	1x4	1x3	-	-	12
Keep village compact / avoid coalescence	1x5	-	-	-	-	5
No to Tesco	1x5	-	-	-	-	5
Ensure new development respects local character	-	1x4	-	-	-	4
Maintain open spaces	-	1x4	-	-	-	4
Keep Bovingdon as a village (i.e. not a town)	-	-	1x3	-	-	3

\*Total score is calculated by giving an issue points for each time it was mentioned on a priority board. 5 points are given for each time it appeared on Priority board 1, 4 points for each time it was on Priority board 2, 3 points for each time it was on Priority board 3, 2 points for each time it was on Priority board 4 and 1 point for each time it was on Priority board 5.

The categories in the table are a representation of what was raised on the priority boards, for example the 'improve High Street' category incorporates all

responses relating to High Street improvements, eg. High Street enhancement, maintain character and function of High Street and preserve village character – better management of High Street.

The table shows that improvements to the High Street were seen as the top priority for the village, followed by the need for affordable housing. Secondary School and transportation issues, traffic congestion and the airfield issue were also seen as important matters to address.

### **‘Park it board’**

Airfield site for housing and improving landscape and biodiversity

### **List of Attendees**

Ms Frances Evershed	Uniformed Groups
Mr Ian Galbraith	Bovingdon Day Care
Representative	F J parish and Son
Mr Les Cook	Bovingdon Brickworks ltd
Mrs Mary Moody	Bovingdon Parish Church
Mr Terry Magee	Football Club
Cllr Gill Chapman	DBC
Dr Allan Brown	St Lawrence Church
Ms Gill Fisher	St Lawrence Church
Mr Mathew Wood	Herts property
Ms Nathalie Webb	DBC
Mrs Claire Covington	DBC
Mr Martin Hicks	HCC
Kathy Banks	Bovingdon Baptist Church
Martin Mangon	Primary School
Mike Kember	Bovingdon Parish Council
Mr Tony Trigg	Parish Council Chairman
Ms Janet Ayleward	Parish Council
Mr James Moir	DBC
Julie Steer	Bovingdon Parish Council
Mr David Hobson	Unkown