



CORE STRATEGY REPORT OF CONSULTATION

Growth at Hemel Hempstead and Other Stakeholder Consultation

Volume 2

Includes:

- Issues Paper: Growth at Hemel Hempstead Nov 2006 - Jan 2007
- Continuing Stakeholder Consultation to April 2009

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આ પ્રકાશન કેન્દ્રીય વ્યુહરચના વિશેનો મસલત અહેવાલ ગ્રંથ ૨ છે. જો આ માહિતી તમારે તમારી પોતાની ભાષામાં મેળવવી હોય તો અથવા તો બીજા કોઈ પણ મુદ્દા વિશે તમારે કાઉન્સિલનો સંપર્ક કરવો હોય તો, મહેરબાની કરી 01442 867212 ઉપર સંપર્ક કરો.

જો આ માહિતી તમારે બીજા આકારમાં, જેમ કે મોટી છાપ, અથવા ધ્વનિ ટેપ (ઓડિયો ટેપ) માં મેળવવી હોય તો, મહેરબાની કરી 01442 228660 ઉપર સંપર્ક કરો અથવા ફક્ત મીનીકોમ માટે 01442 867877 ઉપર ફોન કરો.

Report of Consultation

The Core Strategy for Dacorum Borough has been prepared taking account of Government policy and regulation, technical evidence and consultation. Consultation has spanned seven years, from 2005 to June 2011. This report explains the consultation: i.e.

- the means of publicity used;
- the nature of the consultation;
- the main responses elicited;
- the main issues raised; and
- how they have been taken into account.

It also explains how the actual consultation relates to the Council's policy on consultation and engagement, the Statement of Community Involvement.

The report is presented in seven volumes:

- Volume 1:** Emerging Issues and Options (June 2005 - July 2006)
- *Annex A* contains a summary of responses from the organisations consulted
- Volume 2:** Growth at Hemel Hempstead and Other Stakeholder Consultation (July 2006 –April 2009)
- Volume 3:** Stakeholder Workshops (September 2008 – January 2009)
- *Annex A* contains reports on each workshop
- Volume 4:** Emerging Core Strategy (May - September 2009)
- *Annex A* contains a summary of responses to the general public consultation
- *Annex B* contains reports from the Citizens' Panel and Gypsy and Traveller community
- Volume 5:** Writing the Core Strategy - from Working Draft to Consultation Draft (June – September 2010)
- Volume 6:** Consultation Draft Core Strategy (November 2010 – June 2011)
- *Annex A* contains a summary of responses to the general public consultation and reports from the Citizens' Panel and Town Centre Workshop. It also includes changes made to the Draft Core Strategy.
- Volume 7:** Overview

This is Volume 2

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**PART 1:
GROWTH AT HEMEL HEMPSTEAD**

1. EAST OF ENGLAND PLAN: EFFECT OF PANEL REPORT

- 1.1 In May 2006 the Council had published its Core Strategy Issues and Options Paper (reported in Volume 1 of the Core Strategy Consultation Report).
- 1.2 St. Albans City and District Council had separately published its Joint Core Strategy, Site Allocations, Development Control Policies DPDs and Sustainable Community Strategy Issues and Options Consultation Paper in the same month.
- 1.3 Both Papers used housing figures from the Draft East of England Plan, in Dacorum's case as amended by the Councils' evidence to the Panel at the Examination in Public (March 2006). The figures were 7,100 for Dacorum and 7,000 for St Albans.
- 1.4 However the Panel's Report (published on 22 June 2006) recommended fundamental changes affecting both Councils. Major growth was proposed at Hemel Hempstead requiring new building in the Green Belt in Dacorum and St Albans.
- 1.5 The Panel Report contained some very important conclusions and recommendations affecting Hemel Hempstead:
 - The town was identified as a Key Centre for Development and Change
 - 12,000 additional dwellings should be accommodated in Dacorum between 2001 and 2021, the majority at Hemel Hempstead
 - Opportunities for brownfield development and redevelopment should be maximised in the town
 - Urban extensions to the town are required (i.e. by building in the Green Belt)
 - A review of the Green Belt around Hemel Hempstead jointly undertaken between Dacorum and St Albans Councils is needed: this should provide for growth beyond 2021 (i.e. to 2031)
 - The town should accommodate a significant share of the additional jobs allocated to the London Arc sub region (which stretches from Three Rivers to Broxbourne) to help regenerate the Maylands business area, revive business confidence following the Buncefield incident and boost the town centre
 - The two councils must work with partners to deliver the growth and *"make better provision for local residents in terms of health, education, employment and quality of life."*
 - The councils must determine the split of growth between the different administrative areas
 - Growth can be achieved *"without breaching environmental limits in terms of landscape and other factors"*

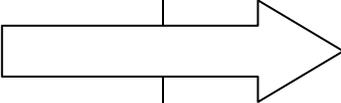
- The green infrastructure network in the town is important and should be improved.
- 1.6 Dacorum Council's Cabinet considered the Panel Report on the Draft East of England Plan on 25 July 2006. Recommendation 5 sought to raise public awareness locally on the Plan, through for example:
- coverage in the Dacorum Digest
 - information on the Council's web site
 - briefing Town and Parish Councils, Dacorum Local Strategic Partnership and Dacorum Environmental Forum
 - press releases
 - information to staff (Team Talk)
 - an information sheet made available at main Council offices.
- 1.7 Dacorum and St Albans both disagreed with the thrust of the Panel's recommendations, but recognised that, if approved by Government, the councils would be required to implement the final East of England Plan and achieve the best form of development possible.
- 1.8 The Councils agreed to hold a joint consultation to seek opinions on the potential level and location of growth at Hemel Hempstead to help:
- (1) understand where community preferences lay
 - (2) determine the Councils' formal response to the Proposed Changes on the East of England Plan
 - (3) implement the final Regional Plan.
- 1.9 The Council was concerned:
- to ensure the public understood the full implications of the Panel Report/Government proposals; and
 - to explain to the public that this was their only chance to comment on the principle of the scale of development and Green Belt review. The Government's Proposed Changes to the East of England Plan published in December 2006 essentially incorporated the Panel's recommendations.
- 1.10 Raising public awareness can be difficult for regional planning matters, due to their apparent remoteness. However locally this was successful for a number of reasons including:
- (a) coverage in Dacorum Digest (Autumn 2006)
 - (b) helpful and positive coverage in local newspapers following a press briefing and series of press releases
 - (c) an advert in the local press

- (d) information on the Council's website
- (e) radio coverage (including interviews on local radio)
- (f) a series of public meetings attended by officers and members
- (g) briefings to town and parish councils
- (h) information to staff including Team Talk and a Managers Forum briefing
- (i) presentation to Dacorum Environmental Forum and the Local Strategic Partnership (Dacorum Partnership).

2 CONSULTATION PROCESS

- 2.1 Consultation on the Core Strategies Supplementary Issues and Options Paper Growth at Hemel Hempstead opened on the 29th November 2006 and closed on 19th January 2007, though responses received after that date were still recorded.
- 2.2 The Consultation document set out the context for growth of Hemel Hempstead. The accompanying questionnaire explored the issues under the following headings:
- Main Principles
 - Employment Growth
 - Housing Growth within the Town
 - Developing the Green Belt
 - Selection of Locations for Extensions – Constraints
 - Selection of Locations for Extensions – Choices
 - Overall Preferences
 - Omissions
- 2.3 Copies of the consultation document were available for inspection at Council Offices in Hemel Hempstead, Berkhamsted and Tring and public libraries within the Borough. The documents were also published on the Council website and a formal notice placed in The Gazette and Herald Express on 29th November 2006 (see Appendix 1). A further notice was placed in the Gazette and Herald Express towards the end of the consultation period (17th January 2007).
- 2.4 The programme for the consultation is set out below.

Supplementary Issues and Options Paper	Formal Changes to the East of England Plan
<i>Consultation period</i>	<i>Consultation period</i>
29 November 2006 to 19 January 2007 ↓ Report to: • Cabinet : 22 February 2007 (Dacorum Borough Council) • Cabinet : 6 March 2007 (St Albans City and District Council) ↓ Comments	18 December 2006 to 9 March 2007



- 2.5 The consultation was co-ordinated by Dacorum on behalf of the two authorities. People were asked to reply to Dacorum Council. Appendix 2 lists the main organisations notified by Dacorum Council. Public meetings were held in Redbourn (in St Albans district), Leverstock Green, Potten End, Piccotts End, Nash Mills and St Albans. Dacorum Council Officers were also invited to speak at meetings of Northchurch Parish Council, Berkhamsted Town Council and Churches Together.
- 2.6 St Albans Council supplemented the publicity given to this consultation through local advertisement and press release, and direct notification and distribution of material (in St Albans)
- 2.7 The Citizens' Panels in both districts were consulted. In St Albans this was restricted to Redbourn, St Stephens and Verulam wards.
- 2.8 A large number of responses was received:
- from Dacorum Citizens' Panel (Chapter 3) – 448 responses;
 - through the General Questionnaire (Chapter 5) – 944 responses; and
 - from Organisations (Chapter 6) – 60 responses.

Responses from St Albans Citizens Panel are included with the general questionnaire, because it was not possible to distinguish whether questionnaires had been sent in by St Albans residents or St Albans Panel members.

- 2.9 Focus groups, which included a few people from St Albans' Citizens Panel, were organised by Dacorum Council (ref Chapter 4).

3. CITIZENS' PANEL

- 3.1 In December 2006, DBC Citizens' Panel members were sent copies of the Issues & Options Paper together with a questionnaire. In total 995 questionnaires were sent out, and 448 were returned (45% response rate).
- 3.2 Responses are summarised below (see Appendix 3 for a list of questions asked). A copy of the full Citizens' Panel report is included at Appendix 4.

Table 1: Summary of Citizens' Panel Questionnaire Responses

Question No. / Issue (Number of responses)	Response
1. Planning principles (448)	94.7% in favour
2. Thresholds for larger service facilities (438)	90.4% in favour
3. Explore Northern Bypass (437)	60.7% in favour
4. Employment Growth	Order of Preference* 1. Use existing surplus land 2. Intensification in Maylands 3. Intensification in town centre 4. Leavesden 5. Extension into Green Belt *1 and 2 were significantly more popular
5. In-town options	Higher density on DBLP greenfield sites – 121 Major growth in town centre – 190 Housing target for Maylands – 232 Greenfield land at NE Hemel – 278 Reuse of some open land – 153
6. Additional sites for consideration (358)	Brownfield sites, derelict garage sites, Jarman Park, Bovingdon Airfield, Lucas Aerospace site, flats over shops, vacant properties, Buncefield Depot
7. Amount of building in Green Belt (372 – some gave multiple answers)	Full amount – 10.4% Some for housing – 41.7% Some for Employment – 23.3% Some for other – 10.2% None – 47.0%
8. Time period (363)	2001-2021 –34.4% 2001-2031 – 65.6%
9. Constraints (435)	91.1 % agreed with Councils' list 42.2% suggested additional constraints: mainly infrastructure
10. – 24. Potential Locations Bunkers Park (399), Nash Mills	Least popular (over 50% opposed): Felden (64.6%), Bunkers Park

(409), Shendish (409), Felden (412), Boxmoor (427), Pouchen End (406), North of Gadebridge (416), Old Town (423), Marchmont Farm (408), Woodhall Farm (407) East of Woodhall Farm (406), Breakspear Way (415),	(61.2%), Shendish (58.9%), Pouchen End (58.6%), Holtsmere End (58.9%), Leverstock Green (59.9%), Gadebridge North (55%), Grovehill & Woodhall Farm (55.4%) Old Town –preferred smaller area Wood End Farm – split between 1 new neighbourhood or no development Equally split – Nash Mills (50.1%), Marchmont Farm. Breakspear Way –71.3% in favour of extension to business area; 49.6% by 2021 and 50.4% held in reserve until after 2021.
25. Overall Preferences NN = New Neighbourhood NE = Neighbourhood Expansion	Order of Preference (Mean Score) 1. Wood End Farm (NN) (4.23) 2. Nash Mills (NE) (4.36) 3. Holtsmere End (NN) (4.66) 4. Marchmont Farm (NE) (4.67) 5. Shendish (NN) (4.81) 6. Pouchen End (NN) (4.90) 7. Leverstock Green (NN) (5.33) 8. Old Town (NE) 5.41 9. Felden (NE) (5.77)
26. Omissions	See para.3.4 below.

3.3. There are some interesting differences between the popularity of locations and the order of preference. Despite over 50% being opposed, Holtsmere End comes third in the preferences, and Wood End Farm comes top.

3.4 38 responses suggested other areas to examine (i.e. “omissions”) including:

- Bourne End (1)
- A41 corridor (6)
- Bovingdon Airfield (3)
- Paradise (depending on hospital outcome) (2)
- Jarman Park (2)
- Redevelop Crabtree area (houses with large gardens) (1)
- Rethink commercial uses and relocate/redevelop, including Maylands Avenue (6)
- Land between Gadebridge and Warners End (2)
- Adjoining M1/Gorhambury (3)
- New settlement north of Berkhamsted/Tring (1)
- Brownfield/Empty properties (5)
- Fields End (1)

- Town centre – high rise (4-6 storeys) (3)
- Relocate Football Club (1)
- Leverstock Green (1)
- Rucklers Lane (1)
- Old buildings alongside canal (1)
- School sites (1)

4. FOCUS GROUP DISCUSSION

4.1 Three focus groups were recruited largely from the Borough Council's Citizens' Panel by an independent research company. Group 1 included older age groups, Group 2 younger age groups and Group 3 mixed ages. A complex selection procedure was undertaken to ensure that participants at each of the focus groups were:

- within the required age bands and
- generally evenly balanced in terms of gender; and
- could be divided into three task groups based on their postcode address so that they would be able to discuss the identified development locations/sites closest to their homes.

It was designed to include members of the St Albans Citizens' Panel.

4.2 Six members of the St. Albans Citizens' Panel were invited, but only three attended: those who did not attend referred to a clash with a public meeting in Redbourn.

4.3 In total, thirty-three participants attended the sessions that were held on 6th December 2006 in Hemel Hempstead.

4.4 Discussion was targeted around the following topics:

- Build New Neighbourhoods or Expand Existing Neighbourhoods
- Views on Hemel Hempstead Urban Expansion Sites
- Main Concerns about Developments.

The Report of the Focus Groups is contained in Appendix 5.

Build New Neighbourhoods or Expand Existing Neighbourhoods

4.5 Advantages and disadvantages were identified, and the groups had difficulty reaching conclusions. However new neighbourhoods were felt to have the benefit of provision of necessary infrastructure, whereas expanding existing neighbourhoods was seen as likely to increase pressure on existing facilities.

Views on Hemel Hempstead Urban Expansion Sites

4.6 The Focus Groups were given all 14 potential sites to consider, whereas the questionnaire states that Bunkers Park, Boxmoor, Gadebridge North, and Grovehill & Woodhall Farm should be omitted for environmental reasons and Breakspear Way (East of Buncefield) because it was not a suitable residential environment.

4.7 Only six areas had support from both the Citizens' Panel and Focus Groups:

- Nash Mills

- Old Town
- Marchmont Farm
- Holtsmere End
- Wood End Farm
- Breakspear Way (employment).

Table 2 Comparison of Citizens' Panel and Focus Group views

Site	Citizens' Panel	Focus Groups
Bunkers Park	No	Yes (majority)
Nash Mills	Yes	Yes
Shendish	No	Yes
Felden	No	No
Boxmoor	No	No
Pouchen End	No	Yes
Gadebridge North	No	Yes
Old Town	Yes	Yes
Marchmont Farm	Yes	Yes
Grovehill/Woodhall Farm	No	No
Holtsmere End	Yes	Yes
Wood End Farm	Yes	Yes
Breakspear Way	Yes	Yes
Leverstock Green	No	No

4.9 Sites rejected by both were – Felden, Boxmoor, Grovehill & Woodhall Farm, and Leverstock Green. Views were split on the remaining sites (Bunkers Park, Shendish, Pouchen End, and Gadebridge North).

4.10 It is worth noting that the Focus Groups overall, who were the only respondents who had the opportunity to consider the full list, thought Bunkers Park and Gadebridge North should be considered. They were also in favour of Shendish and Pouchen End. However there was a difference between the older age groups, who were opposed to development on Bunkers Park, and the younger age groups.

Main Concerns about Developments

4.11 The main concerns about developments related to the following:

- Transport/roads/traffic
- Lack (potential closure) of local hospital
- Lack, or closure, of schools
- Environmental impact/green space
- Lack of water
- Lack of local amenities/facilities for children and elderly
- Loss of identity/character of Hemel Hempstead

5. GENERAL QUESTIONNAIRE RESPONSES

- 5.1 The responses that are analysed in this chapter comprise everyone who replied to the general consultation organised by Dacorum Council, *except* organisations (which is separately covered in Chapter 6). The responses came from residents in the Dacorum and St Albans areas, landowners and their agents and some people on St Albans Council's Community (Citizens') Panel.
- 5.2 944 responses were received. 71% came from a limited number of areas around the town (see Table 3), probably as a result of public meetings held locally. St Albans Council also sent letters enclosing the questionnaire survey direct to all residents in Redbourn

Table 3: Source of Responses

Area	Number of Responses	Percentage of Total
Redbourn	257	27.2
Leverstock Green	246	26.1
Potten End	65	6.9
Piccotts End	67	7.1
Hemel Old Town	37	3.9

- 5.3 The results of the questionnaire (see Appendix 3 for the list of questions) were as follows:

Table 4: Summary of General Questionnaire Responses

Question No./Issue	Response
1. Planning principles	87.2% in favour
2. Thresholds for larger service facilities	92.4% in favour
3. Explore Northern Bypass	51.3% in favour
4. Employment Growth	Order of Preference* 1. Use existing surplus 2. Intensification of Maylands 3. Intensification of town centre 4. Leavesden 5. Extension into Green Belt *1 was by far the most popular (63%)
5. In-town options	Higher density on DBLP greenfield sites –14.1% Major growth in town centre –29.2% Housing target for Maylands –28.7% Greenfield land at NE Hemel –12.2% Reuse of some open land –15.8%
6. Additional sites for consideration	Yes – 43.7% Jarman Park, Bovingdon Airfield,

	Lucas Aerospace site, flats over shops, vacant council houses	
7. Amount of building in Green Belt	Full amount – 4.3% Some for housing – 17.0% Some for Employment – 11.8% Some for other uses– 6.0% None – 65.7%	
8. Time period	2001-2021 – 28.4% 2001-2031 – 71.6%	
9. Constraints	92.9% agreed with Councils' list Constraints where some disagreed were mineral resources, floodplains, countryside, agricultural land, Buncefield pipelines Additional constraints: mainly related to infrastructure	
10. – 24. Potential Locations	Least popular (over 50% opposed): Leverstock Green Corner Farm (84.5%), Bunkers Park (84%), Leverstock Green Blackwater (82.3%), Bulbourne Valley (80.4%), Leverstock Green Westwick (78.8%), Old Town Fletcher Way (78.3%), Holtsmere End (76.8%), Felden (76%), Grovehill & Woodhall Farm (72.4%), Pouchen End (73.7%), Gadebridge North (72.3%), Shendish (71.9%), Marchmont Farm (69.3%), Wood End Farm (68.8%), Old Town smaller area (69.4%), Nash Mills (64.3%) Breakspear Way – 53.8% in favour of extension to business area; 36.5% by 2021 and 63.5% held in reserve.	
25. Overall Preferences NN = New Neighbourhood NE = Neighbourhood Expansion	Order of Preference	Mean Score
	1. Nash Mills (NE)	4.12
	2. Shendish (NN)	4.71
	3. Marchmont Farm (NE)	4.80
	4. Felden (NE)	5.01
	5. Old Town (NE)	5.09
	6. Pouchen End (NN)	5.17
	7. Wood End Farm (NN)	5.49
	8. Holtsmere End (NN)	5.72
	9. Leverstock Green (NN)	6.32

- 5.4 The responses generally are more opposed in principle to any new development in the Green Belt than the Citizens' Panel and the Focus Groups. The latter may have been more aware of the context, and there would have been more discussion putting the pros and cons of development in particular locations. Due to the skewing effect noted earlier with regard to the questionnaire responses, the conclusions of the Citizens' Panel may provide the more representative overall picture of public opinion.
- 5.5 The responses confirm the difficulty of selecting the best approach – it is more a case of the “least bad” option in terms of public opinion. No really clear preferences emerge, with Nash Mills and Shendish the top two being the furthest from where respondents live. The biggest difference compared with the Dacorum Citizens Panel concerns Wood End Farm and Holtsmere End (1st and 3rd respectively in the Citizens' Panel response), which reflects the input of Redbourn residents. Leverstock Green was already an unpopular location and slips from 7th to 9th.
- 5.6 In terms of other locations, Bovingdon Airfield, Jarman Park and the Lucas site were again mentioned frequently, along with replacing vacant or underused commercial premises. There was a perception that buildings along Maylands Avenue (following the Buncefield incident in December 2005) were largely empty. A further suggestion was that town centre car parking could be underground, with development above.
- 5.7 Several greenfield sites were suggested, including land at Longdean School, Paradise, Galley Hill open space, Boxmoor House School, Leverstock Green Tennis Club (put forward by the club itself – it would relocate to Bunkers Park), and infilling between Gadebridge and Grovehill.
- 5.8 As well as seeking views on the potential areas for development, the questionnaire was intended to identify possible alternatives that had been missed and obtain views on the principles for development and on constraints.
- 5.9 Because of the wide range of consultees (from statutory bodies and consultants to the general public), some questions were regarded as too technical for the public, e.g. the capacity aspect of Question 5.
- 5.10 In addition, it is likely that many respondents did not read Question 14 correctly, and responded “No” in an automatic reaction that they did not want development. Figures ‘supporting’ development in the Bulbourne Valley are believed to be significantly inflated.

- 5.11 There was also a strong correlation between those responding 'None' to Q.7 (amount of development in the Green Belt) and those who wanted development planned over a longer time period (Q.8).
- 5.12 A list of comments given to the open-ended questions is contained in Appendix 6.

6. ORGANISATIONS' RESPONSES

6.1 Organisations include consultation bodies, such as statutory consultees and national organisations, as well as other representative bodies, including residents associations and parish councils. They have often provided an individual steer on opportunities and constraints. The main points they raised were as follows.

- Environment Agency*
- Water supply and its availability are an issue in the region.
 - Flood zones 2 and 3 are important constraints and development in these areas should be resisted.
 - Whilst general development should not be avoided in Source Protection Zone (SPZs), developments such as petrol stations should be avoided.
 - Most potential development sites on the edge of Hemel Hempstead would require a Surface Water Flood Risk Assessment.
 - Felden area contains closed landfill site – study needed.

- Thames Water*
- The areas put forward for urban extension are individually unlikely to cause any capacity issues at existing sewerage treatment works. However there will be a cumulative on Maple Cross Sewage Treatment works.
 - There is a pinch-point in the sewer network in the south of Hemel Hempstead catchment and any development that increases the flows through the town centre will need to consider the need for network upgrades.

- Hertfordshire CC (Forward Planning)*
- The case for strategic growth at Hemel Hempstead has not been adequately justified and is not underpinned by necessary technical work / studies.

- Hertfordshire CC (as landowner)*
- New site extending 7 (North of Gadebridge)
 - 8,000 dwellings would justify new secondary school – may need reserve site/consider temporary accommodation at existing sites.
 - Preference for Two Form Entry Primary Schools – should be an element in selecting locations
 - Breakspear Way – potential secondary school site.

- Hertfordshire Biological Records Centre*
- Add Wildlife Sites to constraints.
 - Arable land is less ecologically valuable.
 - Area between 10 (Grovehill and Woodhall Farm) and 11 (Holtsmere End) should be added as it has limited ecological resources.
 - Options should have been graded.

- Gade and Bulbourne are the most significant ecological features.
- Three Rivers District Council*

 - Objects to areas 1 (Bunkers Park), 2 (Nash Mills), 3 (Shendish), and 14b (Blackwater)
 - Three Rivers are re-examining longer term mix at Leavesden because of unimplemented B1 office space.
- Network Rail*

 - Any development on the motorway side of Hemel Hempstead would not be sustainable in that it would generate long distance road travel (i.e. to London) rather than looking to other modes of transport.
- Highways Agency*

 - Modelling work commissioned to inform the organisation's response to the draft East of England Plan indicates that with the levels of growth proposed, unless increase in traffic is managed, the section of the M1 in the vicinity of Hemel Hempstead is likely to experience severe congestion by 2021, even after the widening currently taking place.
 - Development of land at Breakspear Way and Leverstock Green could result in an increase in traffic through junction 8 of the motorway and experience noise and air quality issues.
- West Herts NHS Trust*

 - The NHS Trust support the recommendation of the Panel Report that the Council works with its partners to deliver growth and make better provision for local residents in terms of health.
 - Whilst the proposed increase in housing is slightly greater than originally envisaged, the overall impact on hospital services is marginal and can be accommodated within existing proposals.
 - The impact will be greater in general practice, though this is an issue for the Primary Care Trust.
- Health and Safety Executive*

 - The Executive is currently reviewing their policy for giving land use planning advice around Buncefield and other similar storage sites. Consultation period until 22 May 2007. Depending upon the outcome of consultation, the constraints advised by the HSE against future development around the depot may extend to 400m from the boundary. This would impinge upon potential proposals for development at Wood End Farm and Breakspear Way.
 - Existing HSE advice would result in a significant constraint on the development of land to the east of Breakspear Way.

- English Heritage*
- The proposed release of Green Belt in this part of Hertfordshire poses questions regarding the separate identity of settlements and the impact on urban / rural character.
 - The visual separation of Hemel Hempstead and St Albans would be reduced.
 - The separation between Hemel Hempstead and Potten End / Berkhamsted could be eroded to a point where it would have little value.
 - Growth options could impinge on the setting of the Old Town and the hamlets to the north, which have significant historic interest. It would be very damaging if the green wedge in this area were developed.
- Woodland Trust, Forestry Commission*
- Ancient semi-natural woodland should be added to constraints in line with PPS9. Woods potentially affected are:
 - Blackwater Wood (14b – Blackwater)
 - Dell Wood (7 – Gadebridge North)
 - Varney Wood, Hay Wood (Near 10 – Grovehill and Woodhall Farm)
 - Howe Grove (Adjoins 8 – Old Town)
- Sport England*
- Objects to 1 (Bunkers Park), 3 (Shendish) and 5 (Boxmoor) due to loss of sports facilities
 - Add major sports sites to constraints.
- British Waterways*
- Has concerns about any new development at Nash Mills and Boxmoor.
- National Trust, Chilterns Conservation Board*
- Both have concerns about the possible visual impact of sites to the north of Hemel Hempstead on Ashridge and the AONB.
- London Luton Airport*
- Wish to liaise regarding flight paths and the resulting noise and danger of bird strikes.
- Hertfordshire Constabulary*
- Want to be included among key community infrastructure providers. They consider that crime could rise by 10.5% under the RSS proposals, requiring 27 additional officers and staff as well as police stations and facilities.
- Churches Together*
- Welcome growth in principle as opportunity to re-establish positive identity
 - Expansion needs to be coherent and cohesive
 - Need policies and practices for integration (churches can help strengthen bonds of community life).

- Leverstock Green Village Association*
- Disagree with concept of building on Green Belt.
 - Southern bypass should also be considered.

- Redbourn Parish Council*
- Opposed to development in Green Belt.
 - Development should be distributed around Dacorum, not concentrated east of Hemel Hempstead
 - Local people won't necessarily work at any new employment sites.

6.2 The main concerns affect development to the east of Hemel Hempstead, flood risk areas, the proximity of development to historic settlements and the erosion of strategic gaps. In infrastructure terms there are concerns about strategic road and sewerage capacity. Ancient semi-natural woodland should be added to the list of constraints.

6.3 Organisations' responses to the questionnaire are listed below. Sixty organisations responded in total. Fewer than half responded to the area-specific questions, citing lack of local knowledge.

Question No./Issue	Response
1. Planning principles	87.5% in favour
2. Thresholds for larger service facilities	90.3% in favour
3. Explore Northern Bypass	46.2% in favour
4. Employment Growth	Order of Preference* 1 Use existing surplus 2 Intensification of Maylands 3 Intensification of town centre 4= Leavesden Extension into Green Belt *1 was by far the most popular
5. In-town options	Higher density on DBLP greenfield sites –16% Major growth in town centre –28% Housing target for Maylands –22% Greenfield land at NE Hemel –18% Reuse of some open land – 16%
6. Additional sites for consideration	Yes –54.5% Flats over shops, garage blocks, re-evaluate brownfield sites, redevelop existing large buildings, hospital site (new hospital at Langleybury)
7. Amount of building in Green Belt	Full amount – 10.2% Some for housing – 17.9% Some for Employment – 10.2% Some for other uses– 10.2% None – 51.3%

8. Time period	2001-2021 –57.9% 2001-2031 – 42.1%	
9. Constraints	77.8% agreed with Councils' list Additional constraints related to infrastructure and areas of organisation's expertise (see paras. 6.4 – 6.5).	
10. – 24. Potential Locations	<p>Least popular (over 50% opposed): Bunkers Park (92.6%), Leverstock Green (84.4%), Bulbourne Valley (77.4%), Holtsmere End (83.4%), Felden (76.3%), Grovehill & Woodhall Farm (89.7%), Pouchen End (92.6%), Gadebridge North (96.3%), Shendish (87.5%), Marchmont Farm (85.7%), Wood End Farm (68.6%), Old Town (69.4%) Nash Mills (84.6%)</p> <p>Old Town – favoured smaller area</p> <p>Breakspear Way – 23.1% in favour of extension to business area; 15.8% by 2021 and 84.2% held in reserve.</p> <p>28 organisations responded.</p>	
25. Overall Preferences NN = New Neighbourhood NE = Neighbourhood Expansion	<p>Order of Preference</p> <ol style="list-style-type: none"> 1. Marchmont Farm (NE) 2. Shendish (NN) 3. Pouchen End (NN) 4. Nash Mills (NE) 5. Leverstock Green (NN) 6. Old Town (NE) 7. H'mere End (NN) 8. Wood End Farm (NN) 9. Felden (NE) 	<p>Mean Score</p> <p>3.90</p> <p>3.92</p> <p>4.57</p> <p>4.83</p> <p>5.09</p> <p>5.17</p> <p>5.42</p> <p>6.44</p> <p>6.70</p>
26. Omissions	<ul style="list-style-type: none"> • Redevelopment of original shops at south end of Marlowes • Playing field between Gadebridge Lane and Link Road • Gadebride Playing Fields (adj. Gadebridge North) • Vacant land adj. Jarman Park • Ex Lucas site • Old gas works London Road • NE of Woodhall ward between 	

	areas 10 and 11 • Bovingdon Airfield
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6.4 The main constraints that were disputed were:

- “Avoid merging settlements” (1) - raised by development interests
- “No building on the floodplain” (2) – because suitable construction methods could be used.
- “No extensive building in river valleys” (5) - raised by development interests
- “Historical, environmental and conservation designations” (4) and “Sterilisation of mineral resources” (7) – because it was said these could be worked around and/or impacts mitigated.

6.5 Suggestions for additional constraints included:

- Impact on water resources and chalk streams
- Area of Outstanding Natural Beauty
- Irreplaceable habitats/woodland
- Non-statutory wildlife sites, dry valleys
- Education provision, health provision, lack of facilities and services
- Loss of major outdoor recreation facilities
- Utilities
- Congestion

7. CONCLUSIONS

7.1 The overall conclusions from the consultation are as follows:

- There was strong support for the planning principles and the thresholds for larger service facilities.
- Only around half the respondents wanted the Northern Bypass to be explored.
- There was strongest support for using existing surplus employment land and buildings for new businesses.
- Major growth in the town centre and a housing target for Maylands were most favoured among the in-town options for development.
- The main additional suggestions for development included Bovingdon Airfield, Jarman Park, Buncefield (assuming removal of the oil storage facility) and Lucas Aerospace (Breakspear Way), along with better use of vacant buildings
- Very few respondents supported the full amount of building in the Green Belt
- The organisations were less satisfied with the Council's list of constraints than others, probably feeling that their specialist interests were not taken fully into account
- No clearly definitive steer emerged on the suggested housing locations in the Green Belt, either from the location questions or the overall rankings. The presence of campaigns against particular locations made such judgement difficult. The Citizens Panel may be regarded as representative: its first preference was Wood End Farm. The location was more lowly placed in other preference lists though.

8. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) AND SUSTAINABILITY APPRAISAL (SA) WORKING NOTE

- 8.1 An SEA/SA Working Note was produced at the same time as the main consultation. There were no comments directly on its content, but two respondents made general references to SEA/SA.
- 8.2 The Government Office for the East of England welcomed the Working Note, but had two concerns:
- Were the constraints and opportunities set out in Table 2 the same as the Sustainability Appraisal Framework established through the Scoping Reports? The Sustainability Appraisal Framework should be used as the basis for testing all reasonable options.
 - It was unsure whether there was a robust justification for not pursuing housing locations 1 (Bunkers Park), 5 (Boxmoor), 7 (Gadebridge North), 10 (East of Buncefield) and 13 (North of Grovehill and Woodhall Farm).
- 8.3. The House Builders' Federation gave a broad response. It quoted PPS3 and the requirement to undertake a Sustainability Appraisal to develop and test various options, considering, for each, the social, economic and environmental implications, including costs, benefits and risks. The document should be compatible with Circular 5/05 on Planning Obligations. The financial implications of such requirements could affect development viability and lead to less housing coming forward, contrary to a key sustainability objective. In addition, ensuring that everyone has the opportunity of a decent home should mean the needs of everyone should be met, not just the minority unable to satisfy their own needs.

PART 2: OTHER STAKEHOLDER CONSULTATION

9. DACORUM SUSTAINABLE COMMUNITY STRATEGY

Introduction

- 9.1 The Local Development Framework, and in particular the Core Strategy, should have regard to the Sustainable Community Strategy. The Dacorum Partnership is the Local Strategic Partnership (LSP) for Dacorum. The LSP were rolling forward the previous version of the Community Plan (“Dacorum 2015 A better Borough”) while early work on the Core Strategy was proceeding.
- 9.2 The Local Development Framework (LDF) and Sustainable Community Strategy should knit together. There are links between the two documents, and it is important to share learning from each consultation exercise.

Consultation

Main Consultation and Priorities Arising

- 9.3 The main consultation exercise on the new Sustainable Community Strategy (Towards 2021) took place between September 2006 and March 2007. The main elements comprised stakeholder meetings and/or correspondence: i.e.
- Town and Parish Council meetings between September 2006 and December 2006
 - Letters to all Local Educational Authority schools (November 2006)
 - Letters to groups dealing with disability (January 2007)
 - Community Associations, through a presentation at a Managers’ training session
 - Presentation to the Communities Together Forum
 - Consultation by LSP partners with:
 - the business community
 - lifelong learning groups
 - ‘black and minority ethnic’ groups
 - the Children’s Trust Partnership
 - Attending a CHACE meeting (Chairs and Executives of core funded organisations -Dacorum Council for Voluntary Service, Druglink, Age Concern, Hemel Hempstead Day Centre, Relate, Urban Access (a youth counselling and information service), the Volunteer Centre Dacorum and the Citizens’ Advice Bureau)
 - Meeting the Housing Advisory Panel.
- 9.4 All contacts were asked for their Top 5 Priority Issues. Responses were received from:
- 50% of Town and Parish Councils (Aldbury, Berkhamsted, Tring Rural, Wigginton, Markyate, Flaunden, Northchurch and Kings Langley)

- 2 Junior Schools and 1 Secondary School out of 58 and 10 respectively (Aldbury, Victoria First and John F Kennedy)
- 17 community groups covering ethnic minorities, business, youth, disabilities and local areas
- Three forums (Community Involvement, Lifelong Learning and Children's and Young People's Plan)

9.5 Some of the priorities related to specific service providers (see Appendix 7). Responses which are more relevant to the Core Strategy are as follows:

- Transport – improved parking, more cycle facilities, reduced amount of traffic and car use, improved public transport
- Housing – more affordable housing without encroachment onto the Green Belt, new housing within existing village boundaries and small developments on rural brownfield sites
- Leisure – more recreation space and activities, catering for the needs of young people, and protecting greenspace
- Employment – providing suitable small premises (below 1,000 sq. Ft), and providing premises for both lifestyle and dirty trades
- Social and community – provision for ethnic minorities (e.g. multi-purpose venue for religious and social activities)
- Environment – protecting wildlife habitats and addressing climate change, recycling

Meeting the needs of disabled people was a theme common to transport, housing, leisure and employment.

Citizens' Panel

9.6 A questionnaire was sent to members of the Citizens' Panel. They were asked to list all the priority issues for their community, and then up to the ten most important priorities overall. The results are shown in Appendix 8.

9.7 The main local concerns were provision of the appropriate infrastructure to accompany new housing, retaining and improving the facilities at the local hospital, improving road maintenance, community safety, reducing and preventing fly-tipping and graffiti, and maintaining and supporting local facilities (such as post offices, shops and village halls). Employment for local residents was the most important of the "Other Issues". Encouraging tourism was consistently the lowest priority, yet it could contribute to employment for local residents.

9.8 The main priority relevant to the Core Strategy or Site Allocations DPDs was:

- Ensuring appropriate infrastructure is developed to take account of the amount of increased housing (health care, transport, community space, etc)

Concerns related to road maintenance, health care services and policing are normally outside the planning process

Community Plan Conference

- 9.9 The Annual Community Plan Conference was held in Kings Langley on 14 July 2007. It included a presentation on progress and the results of demographic research by consultants to the Council, the Local Futures Group, into the characteristics of the Borough (described as community research). Delegates were invited to give feedback on this. They were then divided into five groups each of which worked on two priority themes from the existing community plan.
- 9.10 The main concerns arising from the community research were:
- the persistence of deprivation in Bennetts End, Grovehill and Highfield wards and its root causes;
 - how to create communities, and not just houses with individuals in them;
 - the impact of new development on existing communities;
 - protecting the Green Belt and its relationship to new housing development; and
 - the need to ensure resources are available to meet any targets.
- 9.11 No clear planning implications arose from discussion of Themes 1 (Reducing Crime and Feeling Safe), 5 (Delivering Lifelong Learning), 8 (Encouraging Community Involvement), 9 (Responding to the Needs of Children and Young People), and 10 (Responding to the Needs of Older People).
- 9.12 Consideration of aspects of the remaining themes gave rise to the following pertinent points:

Theme 2: Creating a cleaner and healthier environment

Review Vision to:

- Add climate change

Theme 3: Improving social care and health

New objective:

- Make care in the community more accessible

Theme 4: Ensuring easy access to local employment

New objectives:

- Include public transport in the solution, and provide bus routes from the station (Hemel Hempstead) to business areas
- Promote cycling - facilitate cycling in business premises (provide parking, showers), make it easier for people to cycle in the Borough and provide bike pools (bikes available to employees for work use)

Theme 6: Meeting housing need

New objectives:

- Create a balanced community including young people

- Provide affordable, not just key worker, housing
- Maximise the potential for affordable housing on local sites
- Assess the market (there are too many flats)
- Ensure good design where there is high density
- Promote sustainable, less environmentally damaging, stock

Theme 7: Promoting Culture, Arts and Leisure

New objectives:

- Improve accessibility across a whole range of activities and opportunities
- Ensure there are peaceful places where people can go
- Act on results of the Active People Survey¹
- Ensure there are safer places to play

Publication

9.12 “Towards 2021 The Sustainable Community Strategy for Dacorum” was published in January 2008. The strategy has ten ambitions which cover the priority areas for the Dacorum Partnership and sets out targets and actions to improve delivery towards achieving these aims. The Strategy also considers Dacorum’s place in the wider community in order to be better prepared and respond to growth in a sustainable and responsible manner.

9.13 The ambition on ‘Meeting Housing Need’ can be construed as supporting the delivery of the 2021 homes target in the Regional Spatial Strategy. However it is important to note that the Community Strategy did not fully consider or fully take account the step change in growth put forward by the Government in its Proposed Changes to the East of England Plan in December 2006.

¹ The Active People Survey is a survey of adults aged 16+ living in England. It was commissioned by Sport England to gather data on the type, duration and intensity of people’s participation in active sport and recreation.

10. CORE STRATEGY STAKEHOLDER CONSULTATION

10.1 In the 30 months from the publication of the Supplementary Issues and Options Paper: Growth at Hemel Hempstead (November 2006), the Council continued its background work on the Core Strategy. Stakeholder consultation included:

- liaison with the Dacorum Partnership Theme Forums;
- correspondence with adjoining local authorities;
- liaison with key landowners; and
- stakeholder workshops.

Dacorum Partnership Theme Forums

10.2 Between June 2008 and January 2009, the Spatial Planning Manager (formerly titled Development Plans Manager) attended meetings of Dacorum Partnership Theme Forums, and gave presentations on the role of planning and the Local Development Framework. Notes were also circulated to the Business Network and the Maylands Network. Appendix 9 lists the forums and those who were interested: it also contains a note about the core strategy, which was given to members of each (adult) forum.

10.3 Members were asked to advise and/or provide information on:

- any other consultation the Council should be aware of (other than on the Community Strategy) – *response* – none
- any hard-to-reach groups and how to contact them – *response* - workshops were held with the Youth Environmental Forum and, through the Healthier Communities and Older People Theme Group, older people and community groups. They are reported in Volume 3.
- any particular strategies to note – *response* – a drugs strategy (supporting users/offenders) gave an insight into this special needs issue.
- any key issues or policy matters that were particularly important – *response* – a number of forums provided helpful comments which are summarised in para 10.4.
- any infrastructure gaps or opportunities that future development and change could provide – *response* – comment tended to blur these matters with key issues, and they are summarised together.

10.4 Key issues raised were:

- *Housing:* Targets for social rented and intermediate housing should be set. When managing this accommodation there should be flexibility to move between tenures. Adaptability of

property and the provision of lifetime homes are important for occupiers. Special needs housing, including sheltered homes and those for offenders or learning/mental difficulties, is a priority, but support packages (for the people) need to accompany the property. Homes in multiple occupation are suitable for some people.

- *Business:* Insufficient is done to support small businesses. Standardisation and the dominance of multinational retailers affect the environment and reduce retail choice and character.
- *Hemel Hempstead Town Centre:* The town centre should be more vibrant. New housing will help. The former Pavilion should be replaced. The town centre needs some form of multi-cultural centre and large venue for music and the arts.
- *Social Facilities:* Schools, shops and health facilities should accompany new housing development. Accessibility and transport to facilities was very important for older people. Isolation and the ability to stay in the familiar community were important matters for them. More day centres should be provided.
- *Other:* Sustainable energy initiatives should be promoted: this applied to renewable energy and transport (e.g. more cycle lanes).

Adjoining Local Authorities

- 10.5 Our “critical friend” from The Planning Officers Society recommended writing separately to adjoining authorities seeking their views on cross boundary issues, in addition to the standard consultation process. This was done in August 2007 (see Appendix 10) - no replies were received. Dacorum responded to Chiltern District Council’s request for similar information (20 September 2007), but Chiltern did not follow up the letter at that time. [An officer meeting was held with Chiltern in September 2009 – see notes in Appendix 10.]

Key Landowners

- 10.4 The Council maintained liaison with the key landowners and potential developers of the main sites around Hemel Hempstead in order to promote transparency in the process and to promote collaborative working in the longer term.
- 10.5 The Council organised a briefing session for these landowners and developers on 9 July 2008. It covered the East of England Plan, the Local Development Framework, key technical work being carried out by the Council, and the role and input desired from landowners/developers in delivering sites.
- 10.6 A follow-up meeting was held on 9 January 2009 to update developers on progress with the above matters, results from previous consultation,

and progress on transport modelling. Market advice was sought on the implications of the market downturn.

- 10.7 In March 2009, a series of meetings was held regarding the constraints and opportunities on individual sites, and to discuss landowner support and contributions to the transport modelling. A demonstration of the transport model was given to landowners on 23 April 2009.
- 10.8 Discussions took place about land at Shootersway and Egerton-Rothesay School, Berkhamsted. This was a site identified for a new school, housing and open space in the Borough Local Plan and for which an alternative, more viable scheme was being explored.
- 10.9 There was a continuing range of ad hoc landowner meetings. Some related to progress with the Site Allocations DPD, others to the Strategic Housing Land Availability Assessment and yet others to issues or ideas particular landowners or developers wished to draw to the Council's attention.

Stakeholder Workshops

- 10.10 The Council wrote to town and parish councils on 13 March 2007 to seek views on local (place) issues. The letter included a generic list as a prompt (see Appendix 11). Two replies were received. Berkhamsted Town Council said that everything in the list was relevant. Tring Rural Parish Council provided a copy of their parish plan (also submitted with other consultation). The replies did not provide a basis for preparing a complete set of locally distinctive visions and policies.
- 10.11 A more interactive and inclusive approach was developed by holding Place Workshops and involving the town and parish councils. Bovingdon Parish Council asked for a meeting before it supported the approach (in Bovingdon): the note included in Appendix 11, which was for them, helped to explain the Council's intention and process.
- 10.12 Separate workshops were then held with stakeholders for the towns (Berkhamsted, Hemel Hempstead and Tring), large villages (Bovingdon, Kings Langley and Markyate) and the countryside in September and December 2008.
- 10.13 The results of the Place Workshops and the Dacorum Partnership Theme Forum Workshops are summarised in Volume 3 of the Report of Consultation.

11. SITE ALLOCATIONS CONSULTATION

11.1 Consultations on the Site Allocations DPD in November 2006 (to February 2007) and November/December 2008 were scrutinised to check for any overlap relevant to the Core Strategy. This was necessary to ensure proper consideration of the possible need for strategic (development) sites. The second Site Allocations consultation referred to optional sites on which to accommodate Gypsies and Travellers and included direct consultation with that community. The consultations are reported in the Site Allocations Report of Consultation.

11.2 The main outcomes of the Site Allocations consultations were:

- the identification of additional locations for consideration as growth options² with the relevant place strategies (for example, an option to the east of Tring at Dunsley Farm); and
- the development of a draft policy on Accommodation for Gypsies and Travellers in response to comments received – this was later included in the Emerging Core Strategy (June 2009).

² The more realistic development options are assessed in Assessment of Local Allocations and Strategic Sites (October 2010).

12. COMPLIANCE WITH REGULATIONS AND THE STATEMENT OF COMMUNITY INVOLVEMENT

- 12.1 The Statement of Community Involvement (June 2006) sets out the Council's approach to working with partner organisations, stakeholders and the community in preparing the Core Strategy.
- 12.2 The Statement of Community Involvement was prepared under the legal framework provided by the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004.
- 12.3 The same legislation provided the framework for the preparation of the Core Strategy itself. It also required the Council to demonstrate that the Core Strategy had been prepared in compliance with the Statement of Community Involvement.
- 12.4 The Council was preparing the Core Strategy in accordance with that legislation at the time.
- 12.5 However, the Government changed the legislation, and amended regulations relating to the preparation of Development Plan Documents came into force on 27 June 2008³.
- 12.6 The 2008 regulations introduced a two stage rather than a three stage consultation process, with a single plan preparation stage replacing the preferred options and issues and options stages. The plan preparation stage was changed to specify that local planning authorities should invite representations from persons who are resident in or carrying on business in their area, in addition to the specific and general consultation bodies.
- 12.7 As a result, the formal Preferred Options Stage was dropped from the Core Strategy preparation and became part of a longer Issues and Options stage.
- 12.8 The Core Strategy was described as having reached the position of an 'Emerging Strategy' in June 2009. Under the 2004 regulations this could have been described as a 'Preferred Options' consultation. However in the event the 'Emerging Strategy' consultation was part of the formal issues and options (or Regulation 25) stage.
- 12.9 The 2008 regulations updated the list of specific consultation bodies, for example adding the Police Authority. In practice the Council was already following this principle (see comments by Hertfordshire Constabulary in Section 6).

³ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and Planning Act 2008

12.10 Associated revisions to Government policy in PPS12 allowed the allocation of strategic sites in the Core Strategy (later considered with the 'Emerging Strategy').

APPENDICES

APPENDIX 1

PRESS ADVERTISEMENTS

Comments must be received no later than 5pm on 16 February 2006. Further information is available from the Development Plans Team in Dacorum on 01442 228660.



PLANNING AND COMPULSORY PURCHASE ACT
OF CONSULTATION ON A SUPPLEMENTARY ISSUES AND OPTIONS PAPER FOR THE CORE STRATEGIES OF BOTH AUTHORITIES

THE POTENTIAL GROWTH OF HEMEL HEMPSTEAD

Dacorum Borough and St Albans City and District Councils have prepared a supplementary Issues and Options Paper for consultation. Major growth is proposed at Hemel Hempstead by a Panel of inspectors who examined the draft East of England Plan: this would require new building in the Green Belt in Dacorum and St Albans. Both councils disagree with this aspect of the recommendations, but if approved by Government the councils will be required to implement the final East of England Plan and achieve the best form of development possible.

The Issues and Options Paper explains the implications, and options we should consider, if we are required to plan for the growth of Hemel Hempstead.

Copies of the full document and a summary version are available for inspection:
 - on Dacorum Council's website www.dacorum.gov.uk
 - at both Council's offices during normal opening hours
 - at public libraries.

Normal opening hours of Dacorum Council offices are as follows:
 Planning Reception Office, Civic Centre, Hemel Hempstead
 Monday - Thursday 8.45 a.m. to 5.15 p.m.
 Friday 8.45 a.m. to 4.45 p.m.

Borough Council Office, Civic Centre, Berkhamsted; and
 Borough Council Office, Victoria Hall, Akeman Street, Tring
 Monday - Thursday 9 a.m. to 5 p.m.
 Friday 9 a.m. to 4.30 p.m.

Opening hours for St Albans Council offices are as follows:
 District Council Offices, Civic Centre, St Peter's
 Monday - Thursday 8.45 a.m. to 5 p.m.
 Friday 8.45 a.m. to 4.30 p.m.
 Saturday 9.30 a.m. to 12.30 p.m. (closed 23 & 30 Dec)

District Office, Town Hall, Leyton Road, Harpenden
 Monday - Friday 10.00 a.m. to 4 p.m.

Representations should be submitted using the questionnaire that accompanies the Issues and Options Paper. You may return your comments online, by post to the Development Plans Manager, Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Herts HP1 1HH; or by e-mail to development.plans@dacorum.gov.uk.

Comments must be received no later than 5pm on 19 January 2006. Further information is available from the Development Plans Team in Dacorum on 01442 228660, or from the Planning Policy Team at St Albans on 01727 819451.

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THE GOVERNMENT'S EAST OF ENGLAND PLAN WILL AFFECT YOU – TIME IS RUNNING OUT

The East of the England Plan will set out the scale, broad location and timing of development that must be provided within the region. If agreed in its current form, the Plan would result in Hemel Hempstead being expanded, with the consequent loss of large areas of Green Belt around the town.

Do you agree?

- Let us know what you think now...

Fill in the questionnaire that accompanies the Council's consultation document 'Growth at Hemel Hempstead' by 19 January 2007. The questionnaire is available at www.dacorum.gov.uk, from local libraries and Borough Council Offices, by calling 01442 228660 or emailing development.plans@dacorum.gov.uk.

- ...and tell the Government what you think

The Government's Plan can be viewed at www.coeast.gov.uk and at Borough Council offices. Whether you agree or disagree, you may comment online or use the comment forms at Council offices. Your comments must be submitted by 9 March 2007.

Please note that the Council, together with St Albans Council, will be telling the Government we are opposed to further development in the Green Belt.

Prices apply to internet bookings only. Travel restrictions may apply to the advertised fares depending on date of travel, departure airport & availability. Fares are based on debit card payment; credit card charges apply. www.thomsonfly.com for route information & full terms & conditions.

fly.com

Clamp for 'u

by Georgia Anderson
georgia.anderson@ccnltd.com

HERTS Police have waged a war on clampers after a string of complaints from fined motorists.

Officers hope to regulate clamping companies that operate in Dacorum since furious owners complained that war signs are too small and charges are excessive.

The police teamed up with a number of partners this week including Dacorum Borough Council and Trading Standards to launch a new campaign to make parking fines fairer.

The action was taken weeks after dozens of commuters were fined for parking on private land opposite Apsley train station.

Some drivers had been using the parking bays on Station Place for more than a year but did not spot new signs warning that clampers were in operation.

Many complained that fines of £265 were out of proportion especially as they had parked cars in the early morning darkness when the small war signs were not visible.



"The

APPENDIX 2

MAIN ORGANISATIONS NOTIFIED (BY DACORUM COUNCIL)

General Letter (Letter 1)

Date: 27 November 2006
Your Ref:
My Ref: RB/jap/7.16 & 7.17
Contact:
Extension:
Directline: (01442) 228584
Fax: (01442) 228340



The Borough of Dacorum
is twinned with
Neu-Isenburg, Germany

Civic Centre
Hemel Hempstead
Herts HP1 1HH

Switchboard (01442) 228000
Minicom (01442) 228656
DX 8804 Hemel Hempstead

Dear ,

LOCAL DEVELOPMENT FRAMEWORKS FOR DACORUM AND ST ALBANS ISSUES AND OPTIONS PAPERS

On 29th November 2006 two consultation papers on the future planning of Hemel Hempstead and Dacorum Borough are being published:

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Closing date for comments – Friday 19th January 2007

(2) *Site Allocations across Dacorum*

The paper sets out the issues which would be considered when identifying land for building or for open space or conservation. It looks both at specific sites (for example, for housing or shopping) and broad designations, such as the extent of towns and villages, and local centres.

Closing date for comments – Friday 16th February 2007

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- A summary version (which is enclosed); and
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Please see separate sheet for recent publications from Dacorum Council.

Responding

It is very important you keep to the closing dates, which as you will have noticed, are different for the two papers.

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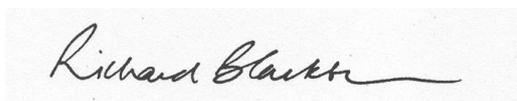
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If there is any significant updating on the Government’s position on the Regional Plan we will issue a statement to the local press and will publish information on the Dacorum website.

Yours sincerely

A handwritten signature in black ink, reading "Richard Blackburn", is centered within a light grey rectangular box.

Richard Blackburn
Development Plans Manager
Environment and Regeneration Department

Enc

List of Organisations consulted

Africans Together in Dacorum
Age Concern
AITCHISON RAFFETY
Alzheimer's Society (Dacorum Branch)
Asian Masti
Atisreal
Barton Willmore Planning
BEECHWOOD HOMES LTD
Bell Cornwell
Bellgate Area Residents Association
Bellway Homes - North London
Berkhamsted & District Gypsy Support Group
Berkhamsted Chamber of Commerce
BERKHAMSTED CITIZENS ASSN
BOURNE END VILLAGE ASSOCIATION
BOXMOOR TRUST
BRITISH PIPELINE AGENCY LTD
BRITISH WATERWAYS
British Waterways
British Waterways
Brockwoods Primary School
Caribbean Women's Equality & Diversity Forum
CB Richard Ellis Limited
CHILTERN'S CONSERVATION BOARD
Club Italia
Countryside Homes
CPRE - THE HERTFORDSHIRE SOCIETY
Cushman & Wakefield
Dacorum Borough Council Leaseholder Group
Dacorum Chinese Community Association
Dacorum Chinese School Association
Dacorum Dolphin Swimming Club
DACORUM HERITAGE TRUST
Dacorum Indian Society
DACORUM LEASEHOLDER GROUP
Dacorum Multicultural Association / MWA
Dacorum Talking Newspaper
Dacorum Volunteer Bureau
David Ames Associates
DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
Development Plan UK
Development Planning Partnership
Dialogue
DISH
DLA Town Planning Ltd
Douglas Gardens Street/Block Voice
DPDs Consultant Group
EAST OF ENGLAND INTERNATIONAL
Emery Planning
English Heritage
English Heritage (Head Office & London Region)

English Partnerships
ENGLISH PARTNERSHIPS
Entec UK Ltd.
ENVIRONMENT AGENCY
ENVIRONMENT AGENCY
Felden Park Farm Ltd
Francis Weal & Partners
Freeth Melhuish Associates Limited
Gaddesden Row Village Voice
George Wimpey
George Wimpey Strategic Land
Gleeson Homes
Gough Planning Services
Grovehill West Residents Association
Gujarati Language School / DIS
Hales Park Residents Association
Heart to Herts
HEATHER HILL RESIDENTS ASSOCIATION
Hemel Hempstead & District Friends of the Earth
Hemel Hempstead Access Group
HEMEL HEMPSTEAD CRIME PREVENTION PANEL
HEMEL HEMPSTEAD DISTRICT CHAMBER OF COMMERCE
HEMEL HEMPSTEAD LOCAL HISTORY SOCIETY
Henry Wells Residents Association
Herons Elm Street/Block Voice
Hertfordshire Action on Disability
Hertfordshire Constabulary
Hertfordshire Constabulary
Hertfordshire Constabulary
Hertfordshire Gardens Trust Conservation Team
Hertfordshire Highways (HCC)
Hertfordshire Prosperity Ltd/liC
HERTS FIRE AND RESCUE SERVICE
Hightown Praetorian & Churches Housing Association
Hives Planning
Hives Planning
HOUSE BUILDERS FEDERATION
Housebuilders Federation
Hunters Oak Residents Association
HYDE MEADOWS RESIDENTS ASSOCIATION
Indigo Planning Limited
Indigo Planning Limited
JB Planning Associates Limited
Jewish Interests
JONES DAY
LAING HOMES THAMES VALLEY
Lambert Smith Hampton
LARA
Leverstock Green Village Association
Level
Little Gaddesden Village Voice
LONG MARSTON TENANTS ASSOCIATION

Longdean Park Residents Association
Malcolm Judd & Partners
Marlowes Shopping Centre
Metropolis Planning and Design LLP
Metropolitan Housing Trust Limited
Mind in Dacorum
Montague Evans
Muskann - Pakistani Women's Association
Muslim Welfare Association
NASH RESIDENTS ASSOCIATION
Nathaniel Lichfield & Partners
National Asthma Campaign
National Grid
NETTLEDEN, FRITHSDEN & DISTRICT SOCIETY
New Gospel Halls Trust
NORTHEND RESIDENTS ASSOCIATION
Palmer Land & Industry Ltd
PARKWOOD DRIVE SURGERY
Peacock & Smith
PELHAM COURT RESIDENTS ASSOCIATION
Permisson Homes Midlands
Picotts End Residents Association
POHWER
PPML Consulting
Prudential
R.B.R. Residents Association
Rapleys
Redgate Tenants Association
Rehabilitation Activities Group
Rice Close Street/Block Voice
RSPB
RURAL HOUSING TRUST DEVELOPMENTS LTD
RURAL TEAM GO-EAST
S & W Herts WWF Group and Green Party
Savills (L & P) Limited
Sellwood Planning
Shepherds Green Residents Association
Shire Consultancy
SMITH STUART REYNOLDS
Stewart Ross Associates
STRUTT & PARKER
Terence O'Rourke
Tetlow King Planning
TFM Readers
THAMES WATER UTILITIES LTD
The Barton Willmore Planning Partnership
The Barton Willmore Planning Partnership Anglia
The Briars & Curtis Road Stree/Block Voice
The British Wind Energy Association
The Chiltern Society
The Chiltern Society
The Environment Agency

The Inland Waterways Association
The National Trust
The New Gospel Hall Trust
The Planets Residents Association
The Puffins
The Quads Residents Association
THE SHOWMANS GUILD OF GREAT BRITAIN
The Theatres Trust
Three Valleys Water
THUMPERS RESIDENTS ASSOCIATION
TRANSCO, NETWORK ANALYSIS, NETWORK STRATEGY
Tring Access Committee
TRING CYCLING CAMPAIGN
TRING ENVIRONMENTAL FORUM
VINCENT AND GORBING
VINCENT AND GORBING
WAVENEY & FROME SQUARE RESIDENTS ASSOCIATION
West Herts College
Westfield Road Street/Block Voice
Wildcroft Roundwood
Woolf Bond Planning

Specific Consultation Bodies consulted

Government Office for the East of England (Go-East)
Regional Planning Body (East of England Regional Assembly)
East of England Development Agency
Hertfordshire County Council
Bedfordshire County Council
Buckinghamshire County Council
The Environment Agency
Highways Agency
English Heritage
Network Rail
Natural England
British Telecom
Strategic Health Authority
Primary Care Trust
Transco
British Gas
Three Valleys Water
Thames Water

Letter to Adjoining Local Authorities

Date: 27 November 2006
Your Ref:
My Ref: RB/jap/7.16 & 7.17
Contact:
Extension:
Directline: (01442) 228584
Fax: (01442) 228340



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Yours sincerely



Richard Blackburn
Development Plans Manager
Environment and Regeneration Department

Enc

Adjoining Local Authorities:

St. Albans City & District Council
Aylesbury Vale District Council
Watford Borough Council
Three Rivers District Council
Chiltern District Council
South Bedfordshire District Council

Distribution of Material

Consultation on Supplementary Issues and Options Paper: Growth at Hemel Hempstead and Site Allocations DPD Issues and Options Paper

	Letter 1	Letter 2	Letter 3	Letter 4
	General circulation – excluding organisations and reps listed below	Town & Parish Councils in Dacorum	St Albans Council – selected organisations	Deposit Points and Libraries in Dacorum
Hemel Main Paper		X		X
Hemel Summary	X	X	X	X
Hemel Questions	X	X	X	X
Sustainability		X		X
Sites Main Paper		X		X
Sites Summary	X	X		X
Sites Questions	X	X		X
Sustainability		X		X
Site Appraisals		X		X
	Abbots Langley PC; St Albans adj PCs; HCC; Adjoining Councils; Specific Consultation Bodies (SCI Appendix 1);			
Hemel Main Paper	X			
Hemel Summary	X			
Hemel Questions	X			
Sustainability	X			
Sites Main Paper	X			
Sites Summary	X			
Sites Questions	X			
Sustainability	X			
Site Appraisals	X			

	Letter 1 continued			Letter 5
	County Councillors (DBC);			Borough Councillors;
Letter 1				X
Hemel Main Paper	X			
Hemel Summary	X			X
Hemel Questions	X			X
Sustainability				
Sites Main Paper	X			
Sites Summary	X			X
Sites Questions	X			X
Sustainability				
Site Appraisals				

APPENDIX 3

GROWTH AT HEMEL HEMPSTEAD – QUESTIONNAIRE

Questions Asked in Core Strategy Supplementary Issues and Options Consultation – Growth at Hemel Hempstead

DEVELOPMENT AT HEMEL HEMPSTEAD: MAIN PRINCIPLES

Question 1: We suggest that any growth at Hemel Hempstead is based on the main planning and design principles of the original New Town: that is

- retaining the separate identity of the town;
- enhancing the vitality and attractiveness of the town centre;
- maintaining a balanced distribution of employment (with growth and rejuvenation in the Maylands business area);
- maintaining the existing neighbourhood pattern;
- making best use of the existing green infrastructure; with any new development:
 - being based on the neighbourhood concept
 - providing its own infrastructure; and
 - supporting relevant town-wide needs.

Do you agree these planning principles should be followed? YES / NO

Question 2: Should the level of housing development that is supported be guided by threshold limits for larger service facilities, such as group practice health centres and secondary schools? YES / NO

Question 3: Should the issue of a northern bypass around the town be explored further? YES / NO

EMPLOYMENT GROWTH

Question 4: Which of the main opportunities for job growth do you support? Please indicate your preferences in order with 1 being the highest priority.

1. Using existing surplus employment land
2. Intensification in Maylands business area
3. Intensification in the town centre area
4. Extending into the Green Belt east of Maylands business area towards the M1 motorway (in St. Albans District)

5. Supporting development at Leavesden (in Three Rivers District).

HOUSING GROWTH WITHIN THE TOWN

Question 5: Do you agree that the following options offer opportunities to secure more housing?

	Additional Opportunities	Reasonable Assessment of Capacity
	YES	YES
1. Higher density on Local Plan greenfield sites		
2. Major growth in the town centre		
3. A housing target for Maylands business area		
4. Use of greenfield land at North East Hemel Hempstead		
5. Reuse of some Open Land		

If yes do you consider the estimates are reasonable? Please tick all that apply.

Question 6: Excluding land in the Green Belt, are there any other additional sources of housing opportunity that should be pursued?

YES / NO

DEVELOPING IN THE GREEN BELT

Question 7: How much building should the councils support as being appropriate in the Green Belt?

1. The full amount needed to meet the Panel's housing and employment target(s)
2. Some building for:
 - (a) housing purposes
 - (b) employment purposes
 - (c) other purposes (please specify)
3. None

Question 8: If the councils plan for some development (in the Green Belt), over what time period do you think this should be?

- a) 2001 – 2021 (i.e. for 15 years from now); or
- b) 2001 – 2031 (i.e. for 25 years from now)

SELECTION OF LOCATIONS FOR EXTENSIONS OF THE TOWN (INTO THE GREEN BELT) - CONSTRAINTS

Question 9: The following constraints may be argued to prevent general building development -

- (1) The purpose of the Green Belt should not be undermined by
 - (i) merging of settlements; or
 - (ii) substantial intrusion into open countryside and development which is poorly related to the town.
- (2) There should be no building on the flood plain
- (3) Public open space of town-wide importance should be retained.
- (4) There should be no building over historic, environmental and conservation designations (e.g. Sites of Special Scientific Interest, nature reserves and Scheduled Ancient Monuments).
- (5) There should be no extensive building along prominent open countryside in the Gade valley and Bulbourne valley.
- (6) Development should be a safe distance from hazardous installations, particularly
 - Buncefield Oil Terminal; and
 - pipelines to and from the Terminal
- (7) Mineral resources should not be sterilised.
- (8) The extensive use of top quality agricultural land should be avoided.

Do you agree with the constraints listed? YES / NO

Please state:

- (a) any constraints you disagree with
- (b) any constraints you think should be added to the list.

SELECTION OF LOCATIONS FOR EXTENSIONS OF THE TOWN (INTO THE GREEN BELT) – OPTIONS AND CHOICES

**Question 10: Do you support a new neighbourhood at Bunkers Park?
YES / NO**

Question 11: Do you support expansion of Nash Mills? YES / NO

Question 12: Do you think a new neighbourhood should be built at Shendish? YES / NO

Question 13: Do you support expansion of the residential area at Felden? YES / NO

Question 14: For a range of landscape and environmental reasons we conclude that new development in the Bulbourne Valley outwards from Boxmoor is not appropriate. Do you agree? YES / NO

Question 15: Do you think a new neighbourhood should be built at Pouchen End? YES / NO

Question 16: Do you think a new neighbourhood should be built north of Gadebridge? YES / NO

Question 17: Do you think the Old Town should be expanded northwards into: YES / NO

(If yes):

- (a) the smaller area immediately adjoining?
- (b) the larger area beyond Fletcher Way?

Question 18: Should Grovehill be extended through development at Marchmont Farm? YES / NO

Question 19: Do you think a new neighbourhood should be built north of Grovehill and Woodhall Farm? YES / NO

Question 20: Do you think a new neighbourhood should be built east of Woodhall Farm? YES / NO

Question 21: Do you support the development of:

- (a) one new neighbourhood;
- (b) two new neighbourhoods; or
- (c) nothing at Wood End Farm?

Question 22: Should land off Breakspear Way be designated as an extension of the Maylands business area? YES / NO

Question 23: If this land is designated in this manner, should it:

- (a) be available for development during the plan period (i.e. before 2021); or
- (b) held in reserve for development after 2021?

Question 24: Do you support the development of:

- ◆ the following neighbourhoods

- (a) Westwick (east of Westwick Row)
 - (b) Blackwater (south east of the town)
 - (c) Corner Farm (further to the south east)
- [please tick all that apply]

◆ or, nothing at Leverstock Green

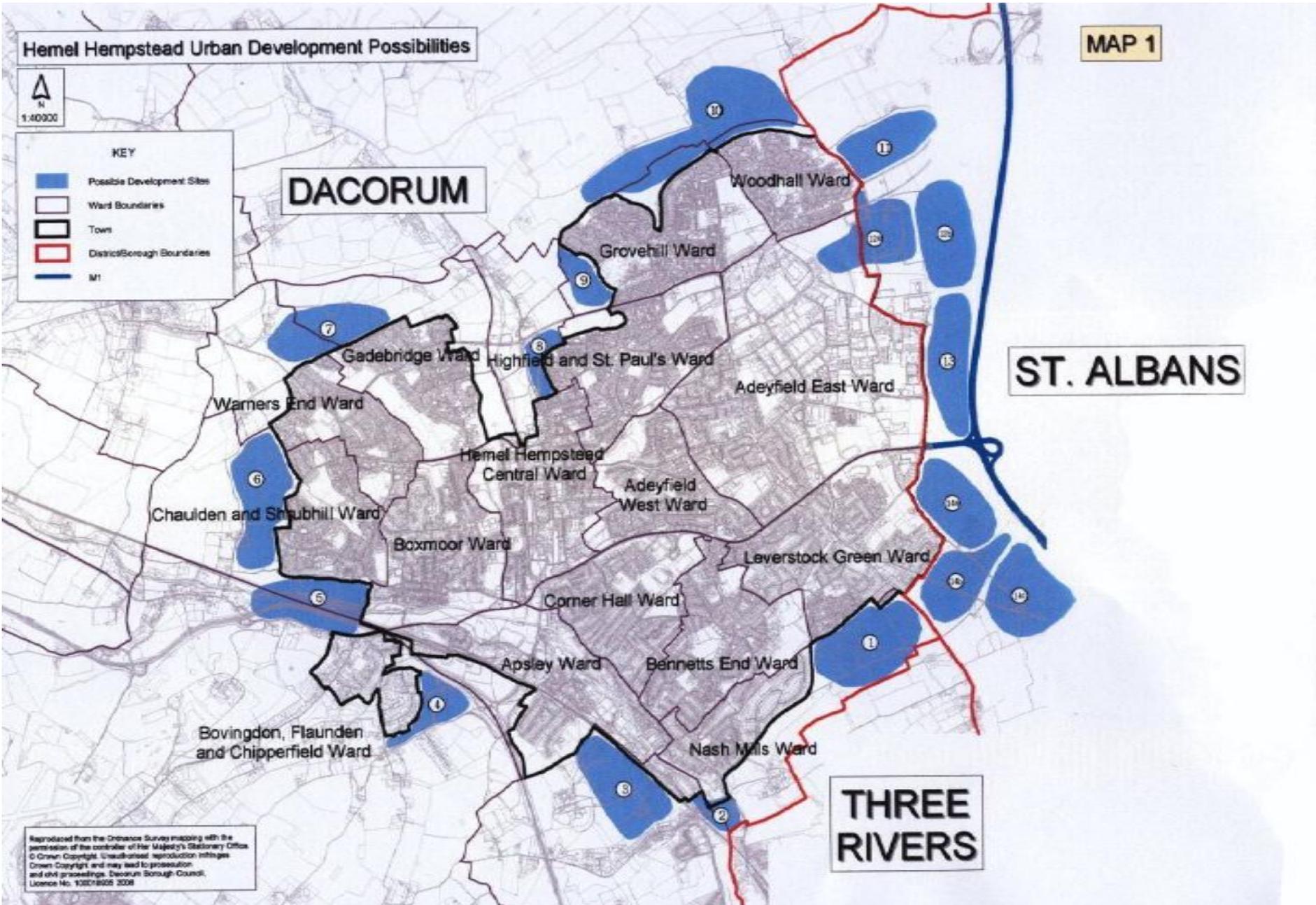
OVERALL PREFERENCES

Question 25: If the councils are required to plan for residential development in the Green Belt, what are your preferences among the following nine locations? Please number from 1 to 9 with 1 being your most preferred location and 9 your least preferred.

Numbers relate to descriptions above	New Neighbourhood(s)	Number (1-9)
[3]	Shendish	
[6]	Pouchen End	
[11]	Holtsmere End	
[12]	Wood End Farm	
[14]	Leverstock Green	
	Neighbourhood Expansion	
[2]	Nash Mills	
[4]	Felden	
[8]	Old Town	
[9]	Marchmont Farm	

OMISSIONS

Question 26: Is there any area you consider merits serious consideration as a location for growth and urban extension at Hemel Hempstead which has not been covered? YES / NO



APPENDIX 4
REPORT OF CITIZENS' PANEL

**Report of Survey of
Dacorum Borough Council: Citizens Panel
on
GROWTH AT HEMEL HEMPSTEAD
(November 2006)**

Report on Survey
Dacorum Borough Council: Citizens Panel
on
GROWTH AT HEMEL HEMPSTEAD
(November 2006)

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5.0	HOUSING GROWTH WITHIN THE TOWN.....	6
6.0	DEVELOPING IN THE GREEN BELT	8
7.0	SELECTION OF LOCATIONS FOR EXTENSIONS OF THE TOWN (INTO THE GREEN BELT) – CONSTRAINTS	9
8.0	SELECTION OF LOCATIONS FOR EXTENSIONS OF THE TOWN (INTO THE GREEN BELT) – OPTIONS AND CHOICES	11
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APPENDICES

APPENDIX 1	RESPONSE TO OPEN QUESTIONS
APPENDIX 2	UNWEIGHTED FRQUENCIES

1.0 INTRODUCTION & BACKGROUND

As part of the December Dacorum Borough Council panel survey, panel members were sent a copy of the 'Core Strategies Supplementary Issues and Options Paper: Growth at Hemel Hempstead', together with a questionnaire. The papers explained to panel members that there was a need to consult on potential growth at Hemel Hempstead. Panel members were informed that there are fundamental changes to the East of England Plan recommended in an independent report following an examination of the draft Plan. Major growth is proposed at Hemel Hempstead requiring new building in the Green Belt in Dacorum and St Albans. Panel members were informed that both Councils disagree with this aspect of the recommendations.

In total 995 questionnaires were sent out in the mailing that also contained the Council's budget consultation questionnaire. 448 questionnaires were returned, (response rate of 45%). Some panel members returned only the budget questionnaire, (554 – 56% response), and some only the 'Growth at Hemel Hempstead' questionnaire.

The issues explored in the questionnaire were :

- Main Principles
- Employment Growth
- Housing Growth within the Town
- Developing the Green Belt
- Selection of Locations for Extensions – Constraints
- Selection of Locations for Extensions – Options and Choices
- Overall Preferences
- Omissions

2.0 METHODOLOGY

Data from the completed questionnaires has been entered using SPSS and analysed to frequencies. Information given by respondents has also been entered as far as was possible verbatim and responses to the open comments have been commented on in this report and produced as an appendix.

FINDINGS OF SURVEY

3.0 DEVELOPMENT AT HEMEL HEMPSTEAD: MAIN PRINCIPLES

Q1: *We suggest that any growth at Hemel Hempstead is based on the main planning and design principles of the original New Town: that is*

- *retaining the separate identity of the town;*
- *enhancing the vitality and attractiveness of the town centre;*
- *maintaining a balanced distribution of employment (with growth and rejuvenation in the Maylands business area);*
- *maintaining the existing neighbourhood pattern;*
- *making best use of the existing green infrastructure; with*
- *any new development:*
 - *being based on the neighbourhood concept*
 - *providing its own infrastructure; and*
 - *supporting relevant town-wide needs.*

Do you agree these planning principles should be followed?

94.7% of those responding wished for the main planning and design principles of the original New Town to be followed. Of these 2.7% made a comment. Only 5.4% did not wish for the principles to be followed.

Full details of the 36 comments made are given **at Appendix 2**. A large number of the open comments refer to green issues. Other comments included the need for developments to be large to attract necessary infrastructure improvements; the preference for building on brownfield sites; criticism of the strategy document, said to be imprecise, and the concern that developments will rob the area of its character.

Q2: *Should the level of housing development that is supported be guided by threshold limits for larger service facilities, such as group practice health centres and secondary schools?*

90.4% agreed that the level of housing development that is supported be guided by threshold limits for larger service facilities, such as group practice health centres and secondary schools and 7.4% disagreed with this.

Q3: *Should the issue of a northern bypass around the town be explored further?*

60.7% thought that the issue of a northern bypass around the town should be explored further while 36.8% disagreed.

4.0 EMPLOYMENT GROWTH

Q4: *Which of the main opportunities for job growth do you support? Please indicate your preferences in order with 1 being the highest priority.*

Panel members were asked to prioritise a list of opportunities for job growth. Only two of the options gained any support. Of first priority was 'Using existing surplus employment land' supported by over half (53.6%) of the respondents and 'Intensification in Maylands business area' first priority for over a quarter (25.2%) of respondents. When the first and second priorities are combined it is noted that these same two opportunities are supported by more than three quarters (75.3%) and almost two thirds (65.4%) of respondents, respectively.

Opportunities for Growth	1st Priority	2nd Priority	First 2 priorities
1. Using existing surplus employment land	53.6%	21.7%	75.3%
2. Intensification in Maylands business area	25.2%	40.2%	65.4%
3. Intensification in the town centre area	4.2%	10.9%	15.1%
4. Extending into the Green Belt east of Maylands business area towards the M1 motorway (in St. Albans District)	4.0%	4.9%	8.9%
5. Supporting development at Leavesden (in Three Rivers District).	3.1%	8.9%	12.0%

Mean scores were calculated for the priorities and these show the same rank order of preference as above with the use of existing surplus employment land being the most popular and extending into the green belt east of Mayland business area the least preferred.

5.0 HOUSING GROWTH WITHIN THE TOWN

Q5: *Do you agree that the following options offer opportunities to secure more housing?*

Two options to secure more housing were supported by more than 40% of respondents. 'A housing target for Maylands business area (51.8%) and 'Major growth in the town centre' (42.4%) Both of these were based on 'additional opportunities' rather than 'reasonable assessment of capacity'. The least supported option was 'Higher density on Local Plan greenfield sites' (27.0%) which was also an 'additional opportunities' option.

	Additional Opportunities YES	Reasonable assessment of capacity YES
6. Higher density on Local Plan greenfield sites	27.0%	31.3%
7. Major growth in the town centre	42.4%	35.9%
8. A housing target for Maylands business area	51.8%	37.9%
9. Use of greenfield land at North East Hemel Hempstead	32.8%	31.5%
10. Reuse of some Open Land	34.2%	33.7%

More than a third (34.4%) of the participants made comments. These are listed in full at Appendix 2. Major issues identified from the comments again included a reluctance to build on green belt/fields and use of brownfield sites in preference; concerns about high density building or further building near to the Town Centre which may spoil its character; fears over the danger of the proximity of Buncefield; need to separate housing generally from industrial areas such as Maylands.

Q6: *Excluding land in the Green Belt, are there any other additional sources of housing opportunity that should be pursued?*

31.3% of respondents felt that, excluding land in the Green Belt, there are other additional sources of housing opportunity that should be pursued. 48.7% disagreed. Nominations for these additional sites **are identified at Appendix 2.**

31.3% of respondents made a further comment when asked to identify additional sources of housing opportunity, excluding green belt land. A large number of sites were identified. Most prominent amongst the suggestions were: making use of brownfield sites; avoiding building near Buncefield; the use of existing buildings such as the Kodak building, empty council houses, and flats over shops. Sites identified included Jarmans Park, Bovingdon Airfield and Lucas Land. Also identified was the use of 'infill building' around the town.

6.0 DEVELOPING IN THE GREEN BELT

Q7: *How much building should the councils support as being appropriate in the Green Belt? Please tick the appropriate box (or boxes).*

4.	The full amount needed to meet the Panel's housing and employment target(s)	8.7%
5.	Some building for:	
	(a) housing purposes	34.6%
	(b) employment purposes	19.4%
	(c) other purposes (please specify)	8.5%
6.	None	39.1%

Respondents were asked 'how much building should the councils support as being appropriate in the Green Belt'. The most popular response was 'none' (39.1%) followed by some building for 'housing purposes' (34.6%). The least popular of the options was 'the full amount needed to meet the Panel's housing and employment target(s)' which was supported by only 8.7%.

Only 8% of respondents volunteered types of building that should be supported by the Council in the Green Belt. The full list is **shown at Appendix 2**. In the main they suggested places for amenities, entertainment, leisure and recreation such as parks and sports fields. Other popular suggestions were schools and doctor's surgeries.

Q8: *If the councils plan for some development (in the Green Belt), over what time period do you think this should be?*

a)	2001 – 2021 (i.e. for 15 years from now); or	27.9%
b)	2001 – 2031 (i.e. for 25 years from now)	53.1%

More than half (53.1%) of the respondents thought that the Council should plan for development over a 25 year period, compared to only 27.9% who opted for a 15 year period.

7.0 SELECTION OF LOCATIONS FOR EXTENSIONS OF THE TOWN (INTO THE GREEN BELT) - CONSTRAINTS

Q9: The following constraints may be argued to prevent general building development

- (1) *The purpose of the Green Belt should not be undermined by*
 - (i) *merging of settlements; or*
 - (ii) *substantial intrusion into open countryside and development which is poorly related to the town.*
- (2) *There should be no building on the flood plain*
- (3) *Public open space of town-wide importance should be retained.*
- (4) *There should be no building over historic, environmental and conservation designations (e.g. Sites of Special Scientific Interest, nature reserves and Scheduled Ancient Monuments).*
- (5) *There should be no extensive building along prominent open countryside in the Gade valley and Bulbourne valley.*
- (6) *Development should be a safe distance from hazardous installations, particularly*
 - *Buncefield Oil Terminal; and*
 - *pipelines to and from the Terminal*
- (7) *Mineral resources should not be sterilised.*
- (8) *The extensive use of top quality agricultural land should be avoided.*

Do you agree with the constraints listed?

The Council listed eight constraints which may prevent general building development. The Panel were then asked to decide if they agreed with the list of constraints. More than 90% (91.1%) agreed that the list of constraints could be argued to prevent general building development. Only 6.0% disagreed.

Respondents were further invited to identify constraints which they disagreed with. 35% made further suggestions, which are **shown in full at Appendix 2**, with a number simply refuting or agreeing with the identification number shown above. Of particular interest was (8). above, concerning restricting the use of agricultural land with most agreeing with this constraint. Similarly there was agreement with (6). creating a clear space around Buncefield. Many of the open comments again referred to not building on Green Belt or near to Buncefield. Other issues included possibilities of building on the flood plain using stilted houses.

Respondents were also given the opportunity to add further constraints to the Council's list of 8 constraints. 42.2% of respondents took this opportunity with the further suggestions **shown in full at Appendix 2**. Once again many of the comments referred to green belt land and making sure brownfield sites are used in preference.

A number wished to preserve Gade and Bulbourne Valleys and many wished to see an adequate infrastructure services available to support the increased population. Specifically mentioned in this regard were health, schools, transport and roads. Other constraints identified were controls on the height of buildings to preserve the appearance of the town and also restrictions on the amount of 'in fill' building that may take place. Concerns were expressed about building near the M1 because of noise and pollution worries and also the pollution caused by congested traffic. It was felt by some that building should not be allowed on sports and school playing fields. A number also believed that the water shortage should be a factor in controlling the number of houses that were built.

8.0 SELECTION OF LOCATIONS FOR EXTENSIONS OF THE TOWN (INTO THE GREEN BELT) – OPTIONS AND CHOICES

The panel were asked a number of questions about the development of each of the sites. The answers are summarised in the table overleaf. In all cases the Panel Members rejected further housing development in any of the identified areas. The strongest rejections (i.e. NO vote over 50%) were for Bunkers Park (54.5%), Shendish (53.8%), Felden (59.4%), Pouchen End (53.1%), Gadebridge North (51.1%), Grovehill and Woodhall Farm (50.2%) and Holtsmere End (Redbourn Road North) (53.3%) and Leverstock Green.(52.7%)

Strong support was given (almost two thirds – 66.1%) to the proposition that land off Breakspear Way be designated as an extension of the Maylands business area. Respondents to this system were equally split as to whether the designated land should be available for development during the plan period (i.e. before 2021) (39.1% agreed) OR (b) held in reserve for development after 2021? (39.7% agreed)

Although rejecting overall the expansion of Old Town northwards (45.3% Yes, 49.1% No) the preferred choice if expansion took place was (a) the smaller area immediately adjoining? (59.1%) rather than (b) the larger area beyond Fletcher Way (39.4%).

A number of questions were asked about the development of Wood End Farm (Redbourn Road South). Respondents were asked if they supported (a) one new neighbourhood; (38.2%) OR (b) two new neighbourhoods (11.6%). The option of one new neighbourhood received more than 3 times the support of the alternative. However the third option of no development at Wood End Farm marginally received the strongest support at 38.8%.

	Potential Development Area	YES	NO
1	BUNKERS PARK Q10: Do you support a new neighbourhood at Bunkers Park?	34.6%	54.5
2	NASH MILLS Q11: Do you support expansion of Nash Mills?	44.9%	46.4%
3	SHENDISH Q12: Do you think a new neighbourhood should be built at Shendish?	37.5%	53.8%
4	FELDEN Q13: Do you support expansion of the residential area at Felden?	32.6%	59.4%
5	BOXMOOR Q14: For a range of landscape and environmental reasons we conclude that new development in the Bulbourne Valley outwards from Boxmoor is not appropriate. Do you agree?	71.7%	23.7%
6	POUCHEN END (WEST HEMEL HEMPSTEAD) Q15: Do you think a new neighbourhood should be built at Pouchen?	37.5%	53.1%
7	GADEBRIDGE NORTH Q16: Do you think a new neighbourhood should be built north of Gadebridge?	41.7%	51.1%
8	OLD TOWN Q17: Do you think the Old Town should be expanded northwards into: (a) the smaller area immediately adjoining? (b) the larger area beyond Fletcher Way?	45.3% 59.1% 39.4%	49.1%
9	MARCHMONT FARM Q18: Should Grovehill be extended through development at Marchmont Farm?	44.9%	46.2%
10	GROVEHILL AND WOODHALL FARM Q19: Do you think a new neighbourhood should be built north of Grovehill and Woodhall Farm?	40.4%	50.2%
11	HOLTSMERE END (REDBOURN ROAD NORTH) Q20: Do you think a new neighbourhood should be built east of Woodhall Farm?	37.3%	53.3%
	Potential Development Area	YES	NO
12	WOOD END FARM (REDBOURN ROAD SOUTH) Q21: Do you support the development of: (a) one new neighbourhood; (b) two new neighbourhoods; or (c) nothing at Wood End Farm?	38.2% 11.6% 38.8%	
13	BREAKSPEAR WAY (EAST OF BUNCEFIELD) Q22: Should land off Breakspear Way be designated as an extension of the Maylands business area? Q23: If this land is designated in this manner, should it: (a) be available for development during the plan period (i.e. before 2021); or (b) held in reserve for development after 2021?	66.1% 39.1% 39.7%	26.6%
14	LEVERSTOCK GREEN Q24: Do you support the development of: • the following neighbourhoods (a) Westwick (east of Westwick Row) (b) Blackwater (south east of the town) (c) Corner Farm (further to the south east) • or, nothing at Leverstock Green	29.5% 25.0% 21.4% 52.7%	

9.0 OVERALL PREFERENCES

Q25: If the councils are required to plan for residential development in the Green Belt, what are your preferences among the following nine locations? Please number from 1 to 9 with 1 being your most preferred location and 9 your least preferred.

Numbers relate to descriptions above	New Neighbourhood(s)	Number (1-9)	Mean Score
[3]	Shendish	5	4.82
[6]	Pouchen End	6	4.90
[11]	Holtsmere End	3	4.66
[12]	Wood End Farm	1	4.23
[14]	Leverstock Green	7	5.34
	Neighbourhood Expansion		
[2]	Nash Mills	2	4.36
[4]	Felden	9	5.78
[8]	Old Town	8	5.41
[9]	Marchmont Farm	4	4.67

In asking for the preferences for locations for new residential development it is noted that the Council had limited the scope of the question, not seeking any comment on preferences for a number of locations: these were: [1] Bunkers Park, [5] Boxmoor, [7] Gadebridge North, [10] Grovehill and Woodhall Farm. These locations were considered to have severe environmental constraints and in practical terms were not likely to be delivered. Also [13] Breakspear Way (East of Buncefield) was not considered a suitable location for residential development.

The choices were split into two categories 'new neighbourhoods' and 'neighbourhood expansions'. Mean scores were calculated for each of the choices with missing data excluded to ensure that the scores fairly represented the choices made. The most popular 'new neighbourhood' choices were Wood End farm (4.23) and Holtsmere End (4.66). For the 'neighbourhood expansion' choice the most popular Nash Mills (4.36) and Marchmont Farm (4.67).

OMISSIONS

Q26: *Is there any area you consider merits serious consideration as a location for growth and urban extension at Hemel Hempstead which has not been covered?*

The respondents were asked if there are any areas they believed merits serious consideration as a location for growth and urban extension at Hemel Hempstead which had not been covered in the questionnaire. 10.0% stated that they did.

52 suggestions were made concerning alternative sites for growth and these wide ranging suggestions are fully **listed at Appendix 2**. Among the suggestions were: Apsley, Bovington Airfield, Berkhamsted, Tring, and more generally: brownfield sites, the A41 corridor and empty and void Council properties. Once again Kodak House and the hospital site were also mentioned as locations for growth.

OTHER

Respondents were asked if they had any other comments they wished to make. 23 respondents made other comments and these are **listed at Appendix 2**.

A number wished the call for further building in Hemel Hempstead to be strongly resisted, considering the town to be overpopulated. It was felt by some that further development could not be supported because of the perceived inability for the infrastructure and job availability to support a larger population. Again there was a further call not to build on the Green Belt with it being stated that all of the extra development could be achieved even if the Green Belt land was not developed.

131 panel members indicated (by including their address at the end of the questionnaire) that they may wish to receive further information.

APPENDIX 5
REPORT OF FOCUS GROUPS

**GROWTH AT HEMEL HEMPSTEAD:
CITIZENS' PANEL CONSULTATION
Report of Focus Groups
(Winter 2006)**

**GROWTH AT HEMEL HEMPSTEAD:
CITIZENS' PANEL CONSULTATION
Report of Focus Groups**

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GROWTH AT HEMEL HEMPSTEAD: CITIZENS' PANEL CONSULTATION

Report of Focus Groups

A: Summary of Main Findings

Introduction

Joint Dacorum Borough Council/ St Albans City & District Statement –“ In the draft of the East of England Plan, it is proposed that 12,000 new homes should be built in Dacorum – primarily in the Hemel Hempstead area – and this could mean 2,000 more homes than was originally thought being built within the town; and at least 3,000 homes being built on existing Green Belt land, both within Dacorum Borough Council boundaries and across into St Albans City & District boundaries.

In response to the above situation Dacorum Borough Council, together with St Albans City & District, instigated a programme of research with various stake holders in the area to collect views, inter alia, on 14 identified potential development sites and on the principle of building on land previously identified for use as Green Belt sites. As part of this programme NWA Social Research was commissioned to undertake consultation with the Dacorum Borough Council Citizens' Panel by means of three focus groups carried out with members of Dacorum Borough Council Citizens' Panel on 6th December 2006.

A1 Initial Concerns

There was general acceptance across the groups that additional housing was needed locally and would be built. The possibility was expressed that the large scale building programme would lead in turn to house prices falling with a number of participants pointing to the current shortage of affordable houses in the area.

Many of the groups had concerns about any development on the Green Belt which was seen as a major asset for the people of the area. Another environmental issue identified was the severe shortage of water in the area. The building of many more houses would require an increase in water supply.

Also of major concern to the groups were various aspects of the infrastructure, particularly education and health care, already said to be 'inadequate', which would be needed to be improved to support additional housing and a growing population. For many this concern was made worse by the proposed closure of the local hospital and plans to close a number of primary schools. Public transport, particularly to outlying areas, and increased road congestion were

also seen to be major issues. Doubt was expressed as to whether industry could be attracted to the area to create the necessary jobs.

The loss of Green Belt for leisure purposes was mentioned and it was queried whether the potential of developing brown field sites had been fully investigated. Also, of importance to a number of participants was the appearance of the area said to have been adversely affected by some recent developments. It was suggested that the careful use of future planning consent was needed when building new properties to ensure that the character of the area was preserved.

Concern was expressed that any building over the St Alban's border would create an isolated community which would have to use Dacorum's facilities but would pay Council Tax elsewhere.

A2. Build New Neighbourhoods Vs Expand Existing Neighbourhoods

It was explained that the Council had identified 14 areas where development could take place, anticipating that some of these might be complete new neighbourhoods, while some would be expansions of existing neighbourhoods. The groups were asked to discuss this concept and to comment on the appropriateness of having, say, 3 complete new neighbourhoods containing around 1000 homes or to expand existing neighbourhoods first.

Because of the numbers of competing factors each of the groups had some difficulty in arriving at a preference. All of the discussions were premised on the common understanding that the existing infrastructure was already inadequate. The instinctive response of the mixed age group was to suggest 3 new neighbourhoods because they anticipated that the required infrastructure – shops and schools were mentioned – would be provided as part of the new build programme. However, it was noted that small communities, such as 1000 houses, would be too small to anticipate the building of new schools or shops. This, it was felt, could make new communities isolated. The idea of building one larger neighbourhood, say 3000 houses, gained some approval as this could provide the numbers which could generate the requirement for the infrastructure to be built at the same time as the houses.

The younger group also recognised the opportunity of building up the supporting infrastructure at the same time as the houses but, similar to the Mixed Group, were concerned, whether communities of a 1000 houses would generate the necessary demand for services. The general consensus was that it was not possible to predict the situation in advance, and that the solution must be considered individually for each development site. It was however generally agreed that extending existing neighbourhoods would be less likely to generate improvements in the infrastructure than would the building of new neighbourhoods.

A concern expressed by members of the older group was the gradual expansion, joining up, and loss of the individual identities of towns. The continual expansion was thought to be putting a strain on public transportation, schools, hospitals and libraries. Also a number of communities were at the end of a single road which caused major problems, including interrupting bus services, when road repairs were required.

The idea of infilling was seen to be attractive – *‘filling odd bits of grotty land and expanding neighbourhoods a bit’* – but to create balance it was thought that on occasion a new neighbourhood, complete with shops and schools, would be required. It was commented that the Council had previously ignored the opportunity to build affordable houses and high cost properties had been built instead.

A3 Task Group Views on Hemel Urban Expansion Sites

The task of describing positive and negative aspects of the various development areas was achieved without difficulty, but it was noted that there was a very large difference in knowledge, or perceptions, between participants within the groups and between the groups for many of the sites. This was particularly the case when ‘green issues’ were identified.

These aspects of local knowledge and the different weightings applied by individuals to factors such as lack of suitable roads made the scoring process of acceptability (from 1 for ‘completely acceptable’ to 4 for ‘totally unacceptable’) difficult. It was noted overall that the older group were more reluctant than the other two groups to give approval for suitability for development.

Nine sites were seen as acceptable by the majority of groups with two sites, Shendish and Holtsmere End, being unanimously acceptable. Typically positive aspects of sites included proximity to rail stations and major roads, schools in area, existing public transport network, near to superstore, central to town etc. Acceptable sites were:

- 1 Bunkers Park
- 2 Nash Mills
- 3 Shendish
- 6 Pouchen End
- 7 Gadebridge North
- 9 Marchmont Farm
- 11 Holtsmere End
- 12 Wood End Farm
- 13 Breakspear Way

The remaining five sites were seen as unacceptable by the majority of groups but in no case was this unanimous. Typical negative factors include: loss of green belt, nature reserve, flood area, major impact on local traffic, isolation from town centre, lack of local school places, proximity to Buncefield, noise from M1 etc. Unacceptable sites were:

- 4 Felden
- 5 Boxmoor
- 8 Old Town
- 10 Grovehill and Woodhall Farm
- 14 Leverstock Green

A4 Major Concerns about Developments

The groups were also asked to comment on their major concerns about development in their designated areas and flip chart their results. In the main the concerns followed on from concerns expressed by individuals at the start of the focus group discussions. Of particular note were the following common major concerns:

- Transport/roads/traffic 9 groups
- Lack of local hospital 7 groups
- Lack, or closure, of schools 7 groups
- Environmental impact/green space 7 groups
- Lack of water 5 groups
- Lack of local amenities/facilities for children and elderly 5 groups
- Loss of identity/character of Hemel 4 groups

1.0 Background

Joint Dacorum Borough Council/ St Albans City & District Statement – “ In the draft of the East of England Plan, it is proposed that 12,000 new homes should be built in Dacorum – primarily in the Hemel Hempstead area – and this could mean 2,000 more homes than was originally thought being built within the town; and at least 3,000 homes being built on existing Green Belt land, both within Dacorum Borough Council boundaries and across into St Albans City & District boundaries. The Council’s may also have to accommodate more homes in the Green Belt after 2021 as well. Although the local authorities are against this proposal, if the Plan is approved, they will have no choice but to implement it”.

In response to the above situation Dacorum Borough Council, together with St Albans City & District, instigated a programme of research with various stake holders in the area to collect views, inter alia, on the 14 identified potential development sites and on the principle of building on land previously identified for use as Green Belt sites. As part of this programme NWA Social Research was commissioned to undertake consultation with the Dacorum Borough Council Citizens’ Panel.

The following report details the three focus group exercises carried out with members of Dacorum Borough Council Citizens’ Panel on 6th December 2006. As a special feature of the research a small number of members of St Albans City & District Citizens’ Panel were also invited and were able to attend and contribute to the consultation process.

2.0 Methodology

In November 2006 members of the Dacorum Borough Council Citizens' Panel were invited to express an interest in attending one of a number of focus groups to be held at the Council's offices on 6th December 2006. Over 200 responses were received. A somewhat complex selection process was then undertaken to ensure that participants at each of the three focus groups:

- were within the required age bands for the various groups (mixed age group: afternoon, 6th December; younger age group: evening, 6th December; and older age group; evening 6th December)
- generally were balanced in terms of gender
- could be further divided into 3 task groups, based on their post code address, who could discuss the identified potential development sites closest to their homes.

All those expressing an interest in attending were informed of the outcome of the selection process by letter and a further telephone contact was made to those selected to ensure that interest was maintained and to enquire if any special transport needs were required. All participants were in receipt of a map to the venue and a copy of the Councils' CORE STRATEGIES: Summary of the Supplementary Issues and Options Paper – Growth at Hemel Hempstead.

To ensure inclusiveness of the groups timetabling included meetings held on the afternoon and evening of 6th December. Also, a small incentive was provided to cover out of pocket expenses such as childminding/caring responsibilities and travel/parking costs. Special transport was also made available for anyone with special transport needs. In total 30 Dacorum Citizens' Panel members attended the focus groups.

In addition contact details were provided, in confidence, for the relevant Citizens' Panel members, from the appropriate geographical area of St Albans, with the request that a small number of members be recruited to attend each of the Dacorum groups. Six members were recruited to attend the meetings, however, unfortunately, a consultation exercise was also scheduled to take place in the Redbourn ward of St Albans City & District on the same evening and finally only 3 St Albans panel members were able to attend.

Format of the Groups

The proceedings of each of the focus groups closely followed the topic guide, developed in conjunction with, and approved by, Dacorum Borough Council (**copy attached as Appendix 1**).

Each group meeting commenced with the reading of the opening statement to this report which details the then current situation with regard to proposals to build additional housing to that previously anticipated and also a perceived requirement to build on designated 'Green Belt' land. As part of the introduction exercise group members were asked to identify themselves and offer brief comments on the proposals contained within the statement.

It was explained that the Council had identified 14 areas where development could take place, anticipating that some of these might be complete new neighbourhoods, while some would be expansions of existing neighbourhoods. The groups were asked to discuss this concept and to comment on the appropriateness of having, say, complete new neighbourhoods containing around 1000 homes or to expand existing neighbourhoods first. This part of the group meeting was recorded and transcribed to ensure accurate reporting. Anonymised transcripts of the plenary sessions are separately bound **as Appendices 3-1 to 3-3**.

The groups then broke up into the smaller geographically selected task groups based on the postcode of their home address, each clustered around large scale maps of the area which identified the relevant sections of the 14 areas designated for possible development. The additional St Albans Panel members were asked to attach themselves to whichever of the groups was most relevant to where they lived. Details of the geographical split of groups, associating postcode areas with possible Hemel Hempstead urban renewal sites **is attached as Appendix 4**.

The task groups were identified as Blue, Red and Green and were asked to discuss the following designated areas, (which were fully described in the Councils' CORE STRATEGIES: Summary of the Supplementary Issues and Options Paper – Growth at Hemel Hempstead):

Group 1 (Blue): (Areas - 11, 12a/b, 13, 14a/b/c)

- Area 11 - Holtsmere End (Redbourn Road North)
- Area 12 a & b - Wood End Farm (Redbourn Road South)
- Area 13 - Breakspear Way (East of Buncefield)
- Area 14a, b, c - Leverstock Green

Group 2 (Red): (Areas - 1, 2, 3, 4, 5)

- Area 1 - Bunkers Park
- Area 2 - Nash Mills
- Area 3 - Shendish
- Area 4 - Felden
- Area 5 - Boxmoor

Group 3 (Green): (Areas - 6, 7, 8, 9, 10)

- Area 6 - Pouchen End (West Hemel Hempstead)
- Area 7 - Gadebridge North
- Area 8 - Old Town
- Area 9 - Marchmont Farm
- Area 10 - Grovehill and Woodhall Farm

The groups were given a number of tasks to undertake. Firstly the groups were asked to use their local knowledge to identify positive and negative aspects of each of the possible development sites assigned to their task group. Each group to record their comments on the flip charts provided.

Based on these factors the task groups were asked to provide a composite group score, on the flip charts, of the acceptability or otherwise of each of their assigned sites for development. The suggested scoring scheme was as follows:

- 1. Very Acceptable
- 2. Acceptable
- 3. Unacceptable
- 4. Completely Unacceptable

The task groups were also asked to identify and flip chart any major concerns they may have if developments went ahead in any or all of the areas that their group had been discussing.

The task groups reconvened as a plenary session and briefly reviewed and discussed their findings. Finally, the participants were asked if they had any further comments they wished to make. This final plenary session was again taped and transcribed and details are included **at Appendices 3-1 to 3-3**.

3.0 Findings of the Focus Groups

3.1 Initial Comments on the Proposals

Mixed Group

There was a general acceptance that additional housing was needed locally and would be built. Many of the group had concerns about any development on the Green Belt which was seen as an asset for the people of the area. One participant had researched the term 'Green Belt' and reported that this was concept introduced 50 years ago into planning which allowed towns to remain separated from each other, to protect the quality of air and to provide recreational space. This participant was concerned that, by reducing Green Belt land, maintaining air quality and the need for recreational space would become more difficult.

Of major concern to all of the group was various aspects of the infrastructure, particularly education and health care, already said to be inadequate, which would be needed to support additional housing and a growing population. For many this concern was made worse by the proposed closure of the local hospital and plans to close a number of primary schools. Public transport, particularly to outlying areas, and increased road congestion were also seen to be major issues which concerned many of the group. The latter was of great concern when linked to the future need to travel greater distances to attend hospitals – *'On a Saturday afternoon, if anyone gets poorly....you aren't going to get into Watford if they are playing...any premiership team'*.

Another concern, expressed by a number of participants, was doubt as to whether industry could be attracted to the area to create the necessary jobs. It was stated by one participant that local industry had been allowed to decline in the area in recent years.

On the positive side several participants saw the possibility that the large scale building of houses would lead in turn to house prices falling. It was noted that there was a current need for affordable houses to be built in the area. On the negative side it was pointed out by a number of participants that there was currently a severe shortage of water in the area leading to frequent hose pipe bans and the building of many more houses would require an increase in water supply. Also, one participant expressed concern about the effects that the development of a number of sites would have generally on local ecology and specifically (sites 4 & 5, Felden & Boxmoor, identified) in regard to a profusion of wild orchids.

Younger Group

The views of the younger group were generally similar to those of the mixed group which, while agreeing that development was necessary, expressed concern about building on Green Belt land and the current state of the local support infrastructure, with roads, hospitals and schools being frequently exemplified. The loss of Green Belt for leisure purposes was mentioned and it was queried whether the potential of developing brown field sites had been fully investigated.

The point was made that additional housing would help the children of current 'locals' find houses when they grew up but that facilities for young people are already lacking for young people. Additionally, it was said that the appearance of the area had been adversely affected by some recent development and careful use was needed of future planning consent for new properties.

This group confirmed the view that a lot of big companies had left Hemel Hempstead over the past five years with the view being expressed that this was connected with the area becoming 'run down'.

Although expressing fears that Hemel Hempstead would simply become a commuter town, participants praised the area as being a central location with good links to the motorway and the local rail station providing '*trains into London every half an hour, which is handy*'. It was suggested that the positioning of houses, or the increase in local industry, would be critical if further congestion was to be avoided which would make commuting even more difficult.

Older Group

Again, this group was almost universally against building on Green Belt and a number of the group expressed major concerns about traffic congestion and further extending development around the edges of the Borough so that journeys to the Town centre became difficult. In some places, Boxmoor was mentioned, it was said that congestion had become worse over the years to a point where it was feared that traffic would grind to a halt if more houses were to be built locally. Commenting on local facilities one participant was concerned that: because pavements in their area were very narrow, local shops were small and there was a complete absence of supermarkets this meant that local people were forced to use their cars constantly.

For some it was desirable to share some of the development with the villages to ensure that the town centre has not got to have high density development such as high rise blocks of flats. However another participant thought that an opportunity could be taken, with the new building, to balance the town – '*make it a more cohesive unit*' – by '*building on areas which are closer to the town*'. It was also said that Council services such as street cleansing, litter picking were already inadequate and further houses would be '*the straw that breaks the camel's back*'.

This group also expressed concern about the distance that would be needed to get to hospitals – 'Watford' – with suggested dire consequences for those who had to make the journey by ambulance.

One participant strongly resisted building over the St Alban's border (areas 11, 12, 13, 14), because this would create an isolated community which would have to use Dacorum's facilities but would pay Council Tax elsewhere. This was seen as the 'worst of all worlds'.

3.2 Build New Neighbourhoods Vs Expand Existing Neighbourhoods

It was explained that the Council had identified 14 areas where development could take place, anticipating that some of these might be complete new neighbourhoods, while some would be expansions of existing neighbourhoods. The groups were asked to discuss this concept and to comment on the appropriateness of having, say, 3 complete new neighbourhoods containing around 1000 homes or to expand existing neighbourhoods first.

Mixed Group

Because of the numbers of competing factors each of the groups had some difficulty in arriving at a preference. All of the discussions were premised on the common understanding that the existing infrastructure was already inadequate. The instinctive response of the mixed group was to suggest 3 new neighbourhoods because they anticipated that the required infrastructure – shops and schools were mentioned – would be provided as part of the new build programme. The building of Hemel Hempstead itself was exemplified in this respect. However, it was noted by a number of participants that small communities, such as 1000 houses, would be too small to anticipate the building of new schools or shops. This, it was felt, would make new communities isolated.

It was suggested that the influx of more residents might influence decisions to close the schools, however, participants were of the view that in the timescale schools would have been closed and pulled down.

The group was of the view that the housing to be built should match the profile of the people who are to be attracted to the area. If low cost housing is to be built then there will need to be industrial jobs and housing would need to be close to industrial areas. Similarly housing for commuters would need to have access to the rail station and the arterial main roads.

The idea of building one larger neighbourhood, say 3000 houses, gained some approval as this would provide the numbers which could generate the requirement for the infrastructure to be built at the same time as the houses.

Younger Group

The younger group also recognised the opportunity of building the infrastructure at the same time as the houses but this immediately generated a debate as whether, at 1000 houses, this would generate the necessary demand for services. The situation was further complicated by the consideration as to what mix of houses might be built. The general consensus was that it was not possible for them to predict the situation in advance and the solution must be considered individually for each development site. It was however generally agreed that extending existing neighbourhoods would be less likely to generate improvements in the infrastructure than would the building of new neighbourhoods.

Older Group

A concern expressed by members of the older group was the gradual expansion, joining up and loss of individual identity of towns. The continual expansion was thought to be putting a strain on public transportation, schools, hospitals and libraries. Also a number of communities were at the end of a single road

which caused major problems, including interrupting bus services, when road repairs were required.

The idea of infilling was seen by one participant to be attractive – *‘filling odd bits of grotty land and expanding neighbourhoods a bit’* – but to create balance it was thought that on occasion a new neighbourhood, complete with shops and schools, would be required. Some support was given to this view with one participant suggesting small developments – family starter homes, rather than tower blocks of flats - in the town centre. It was commented that the Council had previously ignored the opportunity to build affordable houses and high cost properties had been built instead.

4.0 Task Group Views on Hemel Urban Expansion Sites

The meetings split into the various task groups to discuss the development areas closest to their homes, as described above these were:

Red groups: Areas - 1, 2, 3, 4, 5
 Green groups: Areas - 6, 7, 8, 9, 10
 Blue groups: Areas - 11, 12a/b, 13, 14a/b/c

Each task group was provided with large scale plans of the relevant development areas and were firstly asked to list, on a flip chart, the positive and negative features of each of their assigned areas in terms of future developments. They were also asked to score the acceptability of each site for development (**these tasks summarised as Appendix 2**) and finally to list any major concerns they may have about developing in their assigned areas.

The task of describing positive and negative aspects of the various development areas was achieved without difficulty, but it was noted that there was a very large difference in knowledge, or perceptions, between participants within the groups and between the groups for many of the sites. This was particularly the case when 'green issues' were identified. These included 'nature reserve' [area 1 – Bunkers Park], 'water meadow' [area 5 – Boxmoor], and 'wildlife concerns' [area 10 - Grovehill and Woodhall Farm]. As previously mentioned above one participant from the Mixed group identified areas 4 and 5 [Felden and Boxmoor respectively] as having a profusion of wild orchids. This latter issue was interpreted by the Red Group as development which would cause unacceptable 'environmental impact' in these areas contributing to a 'completely unacceptable' score of '4'.

These aspects of local knowledge and the different weightings applied by individuals to factors such as lack of suitable roads made the scoring process difficult. For a number of groups any strong feeling from a group member resulted in a '4' score, for others a compromise score was arrived at, while some groups listed the scores of each member. It was noted overall that the older group were more reluctant than the other two groups to give approval for suitability for development with a total score of 39 compared to the other two groups' total scores of 33 [mixed] and 34 [younger].

Possible Hemel Urban Expansion Sites: Summary of Scoring of Acceptability

Possible Hemel Urban Expansion	Mixed	Younger	Older	Overall
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Sites	Group	Group	Group	approval
1 Bunkers Park	2	2	4	✓
2 Nash Mills	2	2	3	✓
3 Shendish	2	1	2	✓
4 Felden	4	3	2	x
5 Boxmoor	4	2	4	x
6 Pouchen End (West Hemel Hempstead)	3	2	2	✓
7 Gadebridge North	2	3	2	✓
8 Old Town	4	1	3	x
9 Marchmont Farm	1	1	4	✓
10 Grovehill and Woodhall Farm	2	4	4	x
11 Holtsmere End (Redbourn Road North)	2	2	2	✓
12 Wood End Farm (Redbourn Road South)	2	3	2	✓
13 Breakspear Way (East of Buncefield)	1	4	1	✓
14 Leverstock Green <ul style="list-style-type: none"> o 14a = Westwick o 14b = Blackwater o 14c = Corner Farm 	2	4	4	x
Total	33	34	39	

Acceptability Scores:

1. Very Acceptable
2. Acceptable
3. Unacceptable
4. Completely Unacceptable

Composition of Focus Groups

Age Groups:	Mixed Age Group – All ages	13 (7m/6f)
	Younger Age Group – up to 44 years	7 (4m/3f)
	Older Age Group – 45 years and over	10 (5m/5f)
Additionally	St Albans Panel Members	3 (2m/1f)

It was noted that, when undertaking the task of assigning positive and negative features to individual sites, some groups were adding overall concerns such as concerns about the lack of hospitals, road network, educational issues as negative aspects. Only where specific issues e.g. traffic congestion, the lack of a primary school etc. directly impinge on a site have they been included. Otherwise they have been included in major concerns about overall development summarised below and detailed at Appendix 4.

4.1 RED TASK GROUPS

Area 1 - Bunkers Park

This area was supported for development by the Mixed [2] and Younger [2] groups, being seen to be well connected to existing facilities including shops,

secondary school, roads and public transport, with some debate over whether it would impact on Watford/St Albans traffic. In the debrief exercise noise from the M1 was a possible negative factor by one participant.

On the other hand the Older group [4] saw no positive features to the site and pointed to the negative effects development would have on the nature reserve and a recently developed amenity area.

Area 2 - Nash Mills

The results for area 2 were similar to those for area 1 above, being supported for development by the Mixed [2] and Younger groups [2]. Positives were being seen to be well connected to public transport, including being near the station, and the proximity to schools. It was seen by these groups as being small and therefore would not have a high impact on the area. Although the Older group [3] acknowledged the smallness of the development as a positive factor they expressed major concerns about local traffic, which was said to be impacted upon by a local retail park.

Area 3 - Shendish

All of the groups acknowledged this area as one suitable for development. Mixed [2], Younger [1] and the Older groups [2] noted that this area was close to Apsley station, and the A41 and would be suitable for commuting. The proximity to superstores was also noted. The Younger group suggested that there would be a lower impact on traffic but the other groups anticipated a negative effect on local traffic and the Older group were concerned about the loss of a green area.

Area 4 - Felden

Once again the views of the groups differed with both the Mixed [4] and Younger [3] groups not being supportive of development and the Older [2] group being supportive. The Mixed group was unable to name any positives but the other groups noted that it was close to a rail station and the Older group also commented on its proximity to a possible access road (A41), central for the town and extending an existing area. The Mixed and Older groups identified loss of green belt (Roughdown Common mentioned) as negatives with the Mixed group also identifying lack of facilities and poor transport and the Younger group agreeing that traffic would be heavy and also considering the area to be isolated.

Area 5 - Boxmoor

This area proved completely unacceptable to the Mixed [4] and Older [4] groups but acceptable to the Younger [2] group. All groups recognised strong road and rail links as positives. The major negatives for the Mixed and Older groups concerned green issues with nature conservation, green belt, loss of sports and park areas, open space being identified by the Mixed group and water meadow, Boxmoor trust land, and loss of playing fields being identified by the Older group. Other negatives included comments on various services: canals, roads and rail dissecting the area and the land being subject to flooding. In the debriefing session the Mixed group also identified concerns about the ability of local industry to provide and attract new jobs into the area.

4.2 GREEN TASK GROUPS

Area 6 - Pouchen End (West Hemel Hempstead)

Both the Younger [2] and Older [2] groups supported development in this area, with the Mixed [3] having reservations. Two of the groups commented on good rail/ commuter access. One believed it would provide an opportunity to further develop the site and another that this area would help create a balance to housing in the town (opportunity for new neighbourhood). All groups commented on the current poor road infrastructure (narrow access roads – Chauldren Lane – mentioned). The Mixed group referred to the site being on sloping ground and the Younger group that the land was green belt and also that the site was somewhat remote from the town.

Area 7 - Gadebridge North

Development was supported by the Mixed [2] and Older [2] groups with the Younger [3] group being less supportive. Positives included: the large number of houses, having access to the town and the rail station, giving the opportunity to balance the housing across the town and being a good location for those working in Berkhamsted and Tring. However a location negative was the distance from the Industrial estates and the M1. Similarly to Area 6 (Pouchen End) the road infrastructure was generally agreed to be poor, with only one access road. It was also suggested that the site was 'too close to Potten End'.

Area 8 - Old Town

This area was seen to be totally suitable by the Younger [1] group, totally unsuitable by the Mixed [4] group and fairly unsuitable by the Older [3] group.

All groups agreed that the site was near to, in walking distance from, the town centre. The Younger group also felt that it provide an opportunity to hide a previous ugly development (Townsend mentioned). Those who did not support development pointed out the areas status as a conservation area, a nature reserve (Howe Green), and were concerned that further development might effect the individuality and character of the Old Town.

Area 9 - Marchmont Farm

Two groups, Mixed [1] and Younger [1], fully supported development in this area but the Older group [4] was totally apposed. Positives from the two supporting groups included: existing infrastructure, nestles in with existing housing, close to amenities and with transport straightforward. The Older group could not identify any positives and believed the site (Grove Hill West) to be: too big already, too far out of town and with insufficient facilities. Supporting groups identified road structure, a closing school and the current lack of dwellings as negative aspects.

Area 10 - Grovehill and Woodhall Farm

This option was not well supported by the groups, with two groups, Younger (4) and Older (4), with the Mixed group being split [2/3]. Positives were identified by two groups and included both groups identifying the potentially large capacity of the site, and the site's proximity to both industrial estate and a possible Northern Bypass. Negatives from each group involved loss of green belt (considered by one group to be a major problem) and distance from town centre, railway and amenities. The Younger group were concerned that the development would result in a 'blot on the countryside'.

BLUE GROUPS

Area 11 - Holtsmere End (Redbourn Road North)

All of the groups offered some support to development on this site, Younger [2] and Older [2], with the Mixed [3x'2', 1x'3', 1x'4'] group splitting between approval and disapproval. Positives recognised proximity to schools and shops, reasonable access road, near to industrial estate and M1 and opportunity for a new location. Negatives included: concerns about green land/agriculture, distance from the town centre, loss of separation between Redbourn and Hemel Hempstead, a small local shopping area, narrow roads, pylons and an oil pipe-line.

Area 12 a & b - Wood End Farm (Redbourn Road South)

Overall this site was considered suitable for development with the approval of the majority of the Mixed [4x'2', 1x'4'] group, the Older [2] group but with the lack of approval of the Younger [3] group. Two groups recognised the M1 as a natural boundary and the sites proximity to the industrial sites. It was seen as a natural infill site with opportunities for low cost housing by one group. Also it was said to be not a green field site, although this was disputed by another group, it was already close to a secondary school, however without a primary school, and its size was felt to require the provision of new shops. On the negative side it was said to be too distant from the town centre and the train station for public transport. Two groups commented on the proximity to the M1 with possible consequent noise pollution and also to Buncefield. Other issues identified were the impact on local traffic, concerns about local wildlife and a profusion of pylons and pipelines.

Area 13 - Breakspear Way (East of Buncefield)

Again, this site was highly acceptable to two groups, Mixed [1x'2', 4x'1'] and Older [2], and totally unacceptable to the Younger [4] group. The arguments were similar to area 12 - Wood End Farm (Redbourn Road South) – described above.

Two groups recognised the M1 as a natural boundary and the sites proximity to the industrial sites, giving an opportunity to keep the industrial area together.. It was seen as a natural infill site with opportunities for high density, low cost housing by one group. Also it was said to be not a green field site, and that it would not impact on existing development. On the negative side it

was said to be too distant from the town centre and the train station for public transport. Two groups commented on the proximity to the M1 with possible consequent noise pollution and also to Buncefield. Other issues identified were the impact on local traffic with a need for additional access roads if congestion is to be avoided.

Area 14a, b, c - Leverstock Green

This site was acceptable to one group, Mixed [1x'1', 4x'2'], and totally unacceptable to the other two, Younger [4] and Older [4]. Again the M1 was recognised as a natural boundary and the sites proximity to the industrial sites, giving an opportunity to keep the industrial area together.. It was again seen as a natural infill site with opportunities for high density, low cost housing by one group. However in this case one group would not name a positive feature while the other accepted that it gave good access to St Albans and there was opportunity to provide access to the M1 if work was undertaken to improve the junction.

On the negative side it was seen by two groups as Green Belt and Agriculture land. For the groups who rejected it as a site for development most of the objections centred on its isolation from the town, a lack of local shops and schools and a common view that the local traffic was already grid-locked at busy times. Concern was also expressed that development might adversely impact on the character of the area.

5.0 Major Concerns about Developments

	Mixed Group	Younger Group	Older Group
RED AREAS 1 to 5	Water Hospitals Schools Transport Loss of town identity Industry Types of Housing Standard of Housing/affordable Environmental impact	Location of schools Traffic congestion Loss of hospital Maximum use of brown-field sites before green belt selection Main concerns <ul style="list-style-type: none"> ○ Water provision ○ Facilities for young children/teens 	Road infrastructure Current facilities insufficient at present – local community centres etc.
GREEN AREAS 6 to 10	Roads Schools Medical Centre/Local Doctors/Hospital Shops Industry Design – of houses – in line with previous standards? Water Supply Local Transport Loss of Green Belt Flood Plains Local Amenities Type of Housing/ Low cost	Roads/ traffic load Schools Amenities Blending in/Ugliness/ Visual impact Green areas Green Belt	Hemel will lose identity Current infrastructure not able to be supported Major impact on wildlife Increase in crime Increase in traffic Loss of quality of life No hospital Lack of secondary schools More jobs/employment needed to support expansion Lack of water – already suffering drought
BLUE AREAS 11 to 14	Water Travel time to hospital Education Health – GPs & hospitals Roads Maintaining the environment (struggle to maintain it now, what if an increase in population?) Maintain the 'principles of the new-town' <ul style="list-style-type: none"> • Green parks • Quality of life • Cycle tracks • Recreation • Public transport 	Traffic Schools Hospital/Dentists/Doctors Local Character Shops Community Centres Children's/ teenager facilities Environment Local disruption Crime Elderly facilities Existing facilities not enough e.g. <ul style="list-style-type: none"> ○ Library/Sports Centre/Arts Centre ○ College ○ Parking ○ Shopping Centre ○ Public Transport Council services (e.g. Rubbish Collection)	All sites require considerable road improvements Need more parking facilities Existing infrastructure inadequate including public transport links – trains already overloaded Need a working hospital with A&E Already bad rush hour traffic Building will be in St Albans District – land must be transferred to Dacorum

The groups were also asked to comment on their major concerns about development in their designated areas and flip chart their results. These are fully detailed above, grouped into the nine task groups. In the main the concerns were as expressed against the various developments at Section 4 above and followed on from concerns expressed by individuals at the start of

the focus group discussions. Of particular note were the following common concerns:

- Transport/roads/traffic 9 groups
- Lack of local hospital 7 groups
- Lack, or closure, of schools 7 groups
- Environmental impact/green space 7 groups
- Lack of water 5 groups
- Lack of local amenities/facilities for children and elderly 5 groups
- Loss of identity/character of Hemel 4 groups

GROWTH AT HEMEL HEMPSTEAD: CITIZENS' PANEL CONSULTATION
Discussion guide for groups

1. Introductions **(10 mins)**
2. Statement - *In the draft of the East of England Plan, it is proposed that 12,000 new homes should be built in Dacorum – primarily in the Hemel Hempstead area – and this could mean 2,000 more homes than we thought being built within the town; and at least 3,000 homes being built on existing Green Belt land, both within Dacorum Borough Council boundaries and across into St Albans City & District boundaries. We may also have to accommodate more homes in the Green Belt after 2021 as well. Although the local authorities are against this proposal, if the Plan is approved, we will have no choice but to implement it.*

Do you have any initial comments on this? **(15 mins)**

3. We have identified 14 areas where this development could take place. Some of these areas would be complete new neighbourhoods (like Warners End or Grovehill) while some would be expansions of existing neighbourhoods.

Do you think it would be better to have, say, 3 complete new neighbourhoods containing around 1000 homes in each, or do you think it would be better to expand existing neighbourhoods first?

(10 mins)

4. What we're going to do now is break into three groups (* see note below) and discuss each of the proposed development areas, thinking about the positives and negatives of each. We've pre-planned the groups so that there is someone who lives near the proposed areas in the group that will be discussing that area. Can you please write down your positives and negatives for each of your areas on the flipchart paper. **(40 mins)**.
5. If the development went ahead in some or all of the areas you have been discussing, what would your major concerns be? **(10 mins)**
6. Finally, in your groups, please consider how acceptable you think each of the areas is for this development to take place. Please give a grading from "very acceptable", "acceptable", "unacceptable", "completely unacceptable". **(10 mins)**
7. Are there any other comments you would like to make?
(if any time left at end)

***Note: Proposed areas to be split into the 3 task groups as follows:**

Group 1 (Blue): Areas - 11, 12a/b, 13, 14a/b/c

Group 2 (Red): Areas - 1, 2, 3, 4, 5

Group 3 (Green): Areas - 6, 7, 8, 9, 10

**DACORUM FOCUS GROUPS: Summary of Task Groups
POSSIBLE EXPANSION SITES–FLIP CHART NOTES/ SCORES**

Task Groups: RED

Area 1 [Bunkers Park]

MIXED GROUP

Positives

Well connected to existing shops etc., roads, public transport

Negatives

Adds to congestion for traffic heading to Watford/ St. Albans

Not enough school places

No hospital

Score: 2

YOUNGER GROUP

Positives

Long Deans Park still exists nearby

Not much impact on traffic

Walking distance to secondary school (assuming capacity exists)

Close to train station

Negatives

None

Score: 2

OLDER GROUP

Positives

None

Negatives

Nature reserve

Amenity area – recently developed as such

Score: 4

Area 2 [Nash Mills]

MIXED GROUP

Positives

Near Apsley Station

On public transport network

Negatives

No hospital

Not enough school places

Flooding?

Limited housing

Traffic problems through Apsley

Score: 2

YOUNGER GROUP

Positives

Impact on traffic much less than for other areas

Small area (2 primary schools & pre-school already exist)

Close to town and train station

Negatives

Small area, so not much extra housing possible

Score: 2

OLDER GROUP

Positives

Small development on existing area

Negatives

Major traffic problems

Traffic drawn to retail park

Score: 3

Area 3 [Shendish]

MIXED GROUP

Positives

Near Apsley station

Superstores near

Negatives

Lack of schools

Bad transport – roads and buses

Hospital

Score: 2

YOUNGER GROUP

Positives

Traffic impact less than other areas

Close to A41 (Good commuting)

Close to train stations

Negatives

None

Score: 1

OLDER GROUP

Positives

Proximity to Apsley Station

Suitable for New Community

Negatives

Traffic flow in Apsley

Loss of green area

Score: 2

Area 4 [Felden]

MIXED GROUP

Positives

None

Negatives

Hospital

Green Belt – Roughdown Common

No facilities

Bad transport

Score: 4

YOUNGER GROUP

Positives

Very close to station – good commuting

Negatives

Isolation from schools & rest of town
Heavy traffic – would need extra roads

Score: 3

OLDER GROUP

Positives

Close to A41 – possible access
Extension of existing area
Close to station
Central to town
Good transport links

Negatives

Loss of green land

Score: 2

Area 5 [Boxmoor]

MIXED GROUP

Positives

Hemel Station
Roads

Negatives

Nature conservation
Green Belt
Loss of sports/Park Areas/Open Space
Local facilities
Flood?
Hospital

Lack of school places

Score: 4

YOUNGER GROUP

Positives

Close to sports centre & station
Links to A41

Negatives

Train line straight through middle of area

Score: 2

OLDER GROUP

Positives

Transport links

Negatives

Water meadow
Boxmoor trust land
Loss of playing fields
Canal dissects area
Railway/road dissect area

Score: 4

2.0 Task Groups: GREEN

Area 6 [Pouchen End (West Hemel Hempstead)]

MIXED GROUP

Positives

Access to train station
Even further development of site: housing/ infrastructure

Negatives

Currently poor infrastructure
Sloping ground
Access to area
Costs/ new school etc.

Score: 3

YOUNGER GROUP

Positives

East side access good
Not going to merge into other villages
Not too much traffic through town centre
Good for train commuters

Negatives

Access roads too narrow (Chauldren Lane)
Green Belt
Outlining from town centre
Probable closure of schools

Score: 2

OLDER GROUP

Positives

Balances housing in town
Opportunity to get new neighbourhood structure right from day 1

Negatives

Poor road infrastructure

Score: 2

Area 7 [Gadebridge North]

MIXED GROUP

Positives

Large number of houses
Good access to town/rail station
Woodland saved

Negatives

Roads
Lack of schools

Score: 2

YOUNGER GROUP

Positives

Good for Berkhamsted/ Tring workers
Nicely tucked away

Negatives

Too near Potten End
Only 1 existing road

Score: 3

OLDER GROUP

Positives

Balances housing across town

Negatives

Distance from Industrial Estate/M!

Poor road infrastructure

Score: 2

Area 8 [Old Town]

MIXED GROUP

Positives

Near new town

Negatives

Conservation area

Parking

Nature Reserve

Gadebridge Park

Old Town individuality

Score: 4

YOUNGER GROUP

Positives

Walking distance to town

Will hide ugly houses on Townsend etc.

Negatives

Encroaching on Piccotts End

Not many dwellings

Score: 1

OLDER GROUP

Positives

Close to shops/town centre

Near link road

Existing infrastructure – Highfield side

Negatives

Howe Green Nature Reserve

Need to maintain character of old town

Score: 3

Area 9 [Marchmont Farm]

MIXED GROUP

Positives

Some infrastructure present

No impact on Green Belt

Negatives

Road structure

Score: 1

YOUNGER GROUP

Positives

Nicely nestles in with existing homes

Straightforward transport issues

Close to amenities

(Note: if bypass built both good & bad)

Negatives

Closing of Barncroft School
Not many dwellings

Score: 1

OLDER GROUP

Positives

None

Negatives

Too far out of town
Grove Hill West too big already
Not enough facilities

Score: 4

Area 10 [Grovehill and Woodhall Farm]

MIXED GROUP

Positives

Large enough for a complete neighbourhood
Possible Northern Bypass – must be in place to make possible

Negatives

Public Transport
Furthest from train station/town centre
Road access expensive
Loss of green Belt

Score: 2/3

YOUNGER GROUP

Positives

Number of dwellings it will accommodate
Close to industrial estate

Negatives

Blot on the countryside
Not close to amenities
Access poor

Score: 4

OLDER GROUP

Positives

None

Negatives

Too far from town, railway, M1
Wildlife displacement
Need lots of new roads
Green Belt affected most

Score: 4

3.0 Task Groups: BLUE

Area 11 [Holtsmere End (Redbourn Road North)]

MIXED GROUP

Positives

Agricultural (subsidies)
Ease of construction
Near local school and shops
New location

Negatives

Green land
Agricultural
Infill between Redbourn & Hemel Hempstead - stops separation
Distance from town centre
Pylons – radio activity
Road inferior for increase of traffic

Scores: 3x'2', 1x'3', 1x'4'

YOUNGER GROUP

Positives

Wouldn't impact with views, noise etc.

Negatives

Increased traffic
Local facilities
Need to increase schools, doctors etc.

Score: 2

OLDER GROUP

Positives

Close to reasonable road
Close to shops & school
Away from flood plain
Close to industrial estate and M1

Negatives

Distance from railway line & town centre
Only small shopping area
Area crossed by oil pipeline

Score: 2

Area 12 a & b [Wood End Farm (Redbourn Road South)]

MIXED GROUP

Positives

Natural infill
M1 natural boundary
Ease of construction
Proximity to industrial sites
Ideal for low cost housing

Negatives

Agricultural / Green Belt
Good natural habitat
Pylons
Pipelines
Noise from M1

Proximity to Buncefield

Score: 4x'2', 1x'4'

YOUNGER GROUP

Positives

Would include shops etc. due to size
Not green fields

Negatives

Too close to Buncefield
Too close to Nickey Line
Too close to 3 Cherry Trees Caravan site
Close to M1 (noise)
Access to sites
Local traffic impact – too far out for easy transport – far from train station and town centre
Lack of facilities i.e. hospital

Score: 3

OLDER GROUP

Positives

Not farmland
Dry valley
Close to industrial estate and M1
Has got secondary school nearby
M1 gives defined boundary

Negatives

Road access to Redbourn Road
Displacement of wildlife
Distance from town centre
No primary school/shops
Existing public transport links

Score: 2

Area 13 [Breakspear Way (East of Buncefield)]

MIXED GROUP

Positives

Natural infill
M1 natural boundary
Ease of construction
Proximity to industrial sites
Ideal for low cost housing
Ideal for high density housing
Back garden ecology

Negatives

Ideal for industrial site
Close to Buncefield

Score: 1x'2', 4x'1'

YOUNGER GROUP

Positives

Not green fields
Not high impact to existing housing

Negatives

Too close to M1

Too close to Buncefield
Too far out – no facilities, access etc. **Score: 4**

OLDER GROUP

Positives

Keep industrial area together
Close to M1

Negatives

Road access needs to be improved to avoid congestion **Score: 1**

Area 14a, b, c [Leverstock Green]

MIXED GROUP

Positives

Natural infill
M1 natural boundary
Ease of construction
Proximity to industrial sites
Ideal for low cost housing
Ideal for high density housing
Back garden ecology

Negatives

Green Belt/ Agriculture **Score: 1x'1', 4x'2'**

YOUNGER GROUP

Positives

None

Negatives

Too close to M1 Junction – already grid-locked
Too far out
Needs extra facilities – schools (including Secondary)
Ruins character of L/Green?, Bedmand? etc. **Score: 4**

OLDER GROUP

Positives

(14a) Access to M1 if junction improved & Westwick Row widened
Good access to St Albans

Negatives

Poor local shops
Away from town centre
Traffic congestion – Leverstock Green Road already grid-locked in rush hour
Poor access for pedestrians – people have to drive everywhere
14b/c – good farmland
14a – flood plain – floods regularly **Score: 4**

APPENDIX 6

RESPONSES TO OPEN-ENDED QUESTIONS

Responses to open-ended questions

Q1 Reasons for disagreeing with main planning and design principles

Fails to give guarantee open space won't be built on.

Q5 Are options for growth within the town reasonable

Hemel Hempstead was never intended to be so large

Higher density cannot be supported by infrastructure

Needs further work on UCS to consider these options

Priority to brownfield

Other towns should be developed

Maylands not suitable for mixed development

Maylands suitable for mixed development – area is dying, business patterns are changing, list of major firms that have moved out

Opposition to building on open land

Several comments that the question is too technical

Q6 Any additional sources of housing opportunity

Brownfield

Peterborough

Kings Langley/Abbots Langley/Watford

Wilstone and Tring

Jarman Field

Sappi

Apsley (redevelop)

B & Q

Two Waters Road/Two Waters Way/London Road Triangle

Lucas

Buncefield

Bovingdon Airfield

Unoccupied employment buildings

Maylands Avenue

Woodhall Farm

Gas works

South end of Frogmore Road

Flats over all buildings in Civic Zone

Garage areas

Cotterells

Ski Centre

Redevelop housing – old bungalows Cambrian Way

1-13 Frogmore

74-78 Wood Lane End

Around Dacorum College

Rebuild large parts of town

Old Council Estates have oversized gardens

Inappropriate employment sites – Corner Hall

Two Waters Road
Lawn Lane
Longdeans School
Paradise
New settlement
Between Hemel Hempstead and Water End
Hospital site
Between canal and railway
Restore disused/abandoned properties
Breakspear Park
Leverstock Green

Q7 Suggested building for other purposes in the Green Belt

Garden centre
Health centre
Sport/leisure
Schools
Social infrastructure
Elderly/care homes
Affordable housing
Green Infrastructure
Bypass
More forestry
Out of town shopping
Entertainment

Q9 Any constraints disagreed with or that should be added to the list

Constraints disagreed with

2. No building on the floodplain – too wide-ranging, needs to be site specific
3. Keep public open space of town-wide importance Some public open space could be developed – not well used
4. No building over historic, environmental and conservation designations– too wide-ranging, needs to be site specific
5. No extensive building along prominent open countryside in Gade and Bulbourne valleys
6. Keep development a safe distance from hazardous installations
7. Do not sterilise mineral resources - depends on demand and ease of extraction;
8. Avoid extensive loss of high quality agricultural land - irrelevant to today's economy

Constraints to be added

Infrastructure – water, roads
Utilities - electricity
Natural wildlife habitats
Proximity to historic buildings
Corner Farm
No building that would require major road building

Westwick Row (has 12 listed buildings)
Noise
Green Belt
Pouchen End
'Balance' for town
Sites of geological importance
Accessibility
Plateau development (affects Bulbourne Valley)
Nature reserves/biodiversity
Woods (as well as agricultural land)
Old railway routes

Q26 Any areas that merit serious consideration as location for growth and urban extension at HH which have not been covered.

Buncefield/M1
Bovingdon Airfield
Jarman Park
Lucas
Brownfield
Galley Hill – open space
Open spaces within town boundary
Underground car parks in centre and build on freed space
New village (Scandinavian model)
Industrial area
A41 south to M25
Haven House
South of Berkhamsted
Tring
More even spread
Leverstock Green Tennis Club
Car showrooms
Building yards
Building suppliers
Garage blocks
West Hemel Hempstead
Another New Town East of M1
West of Marchmont Farm
Infill Gadebridge.Grovehill
Boxmoor House School, Box Lane
SW of Hemel Hempstead (closer to town centre than Woodhall Farm)
Great Road site to Keens Field (1.5 ha)
Heritage Golf Course (A4147) could replace Shendish
Spencers Park
Bourne End

APPENDIX 7

COMMUNITY STRATEGY CONSULTATION TOP 5 PRIORITIES

Organisation	Priorities
Aldbury Parish Council	<ol style="list-style-type: none"> 1. Car parking 2. Affordable housing 3. Facilities for young people 4. Lower speed limits, particularly in centre of village 5. Sensitive adoption of eco-friendly measures
Berkhamsted Town Council	<ol style="list-style-type: none"> 1. Install public toilet facilities in Canal Field and improve those in town centre 2. More recreation space 3. Improved parking for residents in Conservation Area and less commuter parking near railway station 4. More cycle paths 5. More affordable housing, concerns about pressure on infrastructure
Tring Rural Parish Council	<ol style="list-style-type: none"> 1. Limit amount of traffic through villages through planning system and maintain existing road network in suitable condition 2. House building to be limited to within existing village boundary, small developments on brownfield sites 3. Keep up pressure on speeding cars & support public transport initiatives to avoid use of cars 4. Maintain & support local facilities (Post Offices & village halls) 5. Affordable housing – greater liaison with Parish Council to ensure planned housing will suit local need
Aldbury School	<ol style="list-style-type: none"> 1. Provision of tandem taxi service to town centre 2. Increase provision of activities for young people (horse riding, etc) 3. Ensure future of wildlife habitats 4. Allow fewer cars into town centre 5. More bike paths & cycle clubs <p>Staff would like free recycling facilities at schools</p>
J F K School	<ol style="list-style-type: none"> 1. Not to close hospital 2. Improve public transport (cost / regularity) 3. Better leisure facilities for school children 4. Retain police station 5. Have an action plan against graffiti
Wigginton Parish Council	<ol style="list-style-type: none"> 1. Better facilities for leisure / sport especially for young people 2. Renovation of sports pavilion 3. Measures to improve road safety, reduce speed, improve safety at chicane, improve pavements 4. Return of village post office & shop
Leverstock Green Village Association	<ol style="list-style-type: none"> 1. General health care including hospital 2. Excess development and maintain Green Belt 3. Appointment of replacement community police officer 4. Speeding traffic through village 5. Lack of facilities for young people

	Other - Environmental maintenance, CCTV, lack of major concert venue/ theatre in Hemel Hempstead, children's playground maintenance & play facilities
Markyate Parish Council	<ol style="list-style-type: none"> 1. Expansion of Luton airport 2. Anti-social behaviour 3. Traffic 4. Over development of village 5. Policing & crime Other - Public transport, secondary schools & hospitals
Flaunden Parish Council	<ol style="list-style-type: none"> 1. Closing of Hemel Hempstead hospital 2. Fire cover 3. Road quality 4. Policing 5. Road safety Other – fly tipping, state of verges, bus service & postal service
Victoria First School	<ol style="list-style-type: none"> 1. Recycling cardboard & plastic bags 2. State of footpaths in town 3. Potholes in roads Meadow that adjoins school
Mind in Dacorum	<ol style="list-style-type: none"> 1. Mental health
Sunflower Project	<ol style="list-style-type: none"> 1. Domestic abuse 2. Hate crime
Business Communities	<ol style="list-style-type: none"> 1. Skills shortages in workplace 2. Traffic 3. Lack of suitable premises under 1000 sq ft 4. Lack of parking within industrial area & Hemel Hempstead town centre 5. Lack of premises suitable for lifestyle & dirty trade business Other - Railway Network – loss of local services, loss of Green Space
Northchurch Parish Council	<ol style="list-style-type: none"> 1. Securing completion of link road between Billet Road & Northchurch New Road 2. Controlling / reducing traffic speeds in Northchurch 3. Achieving balance between preservation of Green Belt & provision of low cost housing in Northchurch 4. Support retention of Hemel Hempstead hospital 5. Support retention of Northchurch Post Office
Kings Langley Parish Council	<ol style="list-style-type: none"> 1. Reducing crime & feeling safe 2. Responding to the needs of children & young people 3. Creating a cleaner & healthier environment 4. Encouraging community involvement 5. Improving social care & health
Disabled Groups	<ol style="list-style-type: none"> 1. Quicker home improvements for disabled 2. Better pavements / dropped kerbs 3. Better entrances to buildings / toilets 4. More information for disabled – contact details for organisations 5. More understanding of disabled needs

Dacorum Council for Voluntary Service	<ol style="list-style-type: none"> 1. Better access to transport for disabled 2. Better understanding of needs of disabled 3. Better meeting housing needs for disabled 4. Better access to health and social care 5. Better opportunities for employment and leisure
Warners End Community Centre (WECC)	<ol style="list-style-type: none"> 1. Cleaner community - graffiti & litter free 2. Extension to WECC to enable provision of wider range of activities 3. Improved condition of paths & roads 4. Installation of solar panels at WECC to conserve energy & environment 5. Improved transport system for local people
Dacorum Indian Society	<ol style="list-style-type: none"> 1. Multi-purpose venue for religious and social activities 2. Provision of residential home service for older people that is sensitive to Asian cultural/religious needs 3. Better resolution of special educational needs among minority ethnic children and carers 4. Culturally sensitive 'meals on wheels' type service 5. Provision for promoting teaching of Asian arts, languages, religion
Dacorum Chinese Community Association (DCCA)	<ol style="list-style-type: none"> 1. Encourage older generation & new immigrants to participate in activities of wider society 2. Encourage the older generation & new immigrants to learn or improve their command of the English language 3. To find a permanent meeting place for DCCA – 7 days a week 4. Encourage more volunteers to participate in organising DCCA functions 5. Encourage more UK born Chinese teenagers to participate in DCCA
Muskaan – Dacorum Pakistani Women's Group	<ol style="list-style-type: none"> 1. Obtain funding for part-time outreach/ project worker 2. An advice surgery with interpreter to increase access to services by the Pakistani community 3. More sporting & social activities for Pakistani girls during school holidays 4. A multi-purpose hall for educational (ESOL⁴ / IT) & social activities 5. Concerns over proposed changes to local Acute Services at Hemel Hempstead Hospital adversely affecting Pakistani women's access to healthcare
Muslim Welfare Association	<ol style="list-style-type: none"> 1. Supplementary school to address the under achievement of Pakistani & Bengali children 2. A counselling service which is appropriate for women 3. A day-centre catering for needs of Pakistani elders 4. Promoting more cross – community dialogue and collaboration, especially among the youth 5. Access to a hall at times of bereavement where community can gather for paying respects / condolences

⁴ English for Speakers of Other Languages

African Communities	<ol style="list-style-type: none"> 1. Appropriate educational provisions on literacy, numeracy & IT for families 2. Educational & awareness raising events for the African community on subjects such as nutrition, diet & other health issues 3. An access point for African community to develop personal & job search skills such as CV writing, interview skills & completing application skills 4. Affordable child care provision especially for single parent families 5. A general advice surgery & sign-posting service
Hemel Mosque Committee	<ol style="list-style-type: none"> 1. Find suitable location / premises for the mosque with a view to meeting the future needs of the growing Muslim population of the Borough 2. Provide appropriate religious and language education for young Muslims 3. Provide sporting activities for all ages
Communities together	<ol style="list-style-type: none"> 1. Create provisions for meeting the needs of migrant workers 2. Organise a bi-annual event to promote diversity of culture & faith 3. Provision of a multi-cultural centre in the borough as a visible focal point for minority communities and meeting place 4. Provide learning & training opportunities with appropriate language support in order to encourage better employment prospects among the immigrant communities
Berkhamsted Youth Council	<ol style="list-style-type: none"> 1. Graffiti 2. More areas to play sport 3. Better lighting 4. Anti-social behaviour (Friday & Saturday nights) 5. Reduced charges for students up to age of 21 – Sports Centres, public transport
Hemel Hempstead Youth Council	<ol style="list-style-type: none"> 1. Climate change 2. Graffiti 3. Affordable leisure & transport
Tring Youth Council	<ol style="list-style-type: none"> 1. Youth worker & youth club 2. Affordable & regular transport facilities 3. Regular sports activities 4. Paddling pool 5. Affordable sports / leisure facilities 6. Cycling proficiency training for children & adults
Community Involvement Forum	<ol style="list-style-type: none"> 1. Secure sustainable funding for Voluntary and Community Sector (VCS) 2. Developing stronger partnership working 3. Higher profile for VCS 4. Meet needs of young people 5. Training and development of volunteers 6. Optimum use of community buildings
Voluntary sector	<ol style="list-style-type: none"> 1. Healthcare (appropriateness and accessibility)

issues for Dacorum	<ol style="list-style-type: none"> 2. Wellbeing 3. Youth and Education 4. Transport – appropriate and comprehensive 5. Culture 6. Housing 7. Crime
Lifelong Learning Forum`	<ol style="list-style-type: none"> 1. Support and enable access to learning for all members of the community. 2. Influence strategists and decision-makers to provide access to learning via partnership working. 3. Improve people's quality of life through learning - developing family learning, increasing employability, developing skills for life and addressing environmental issues. 4. Identify opportunities for progression and sustainable provision. 5. Share information and good practice
Dacorum Children's Trust Partnership	<ol style="list-style-type: none"> 1. Developing opportunities for children to thrive in safe environments, communities and family settings 2. Encouraging healthy lifestyles in children and reducing preventable health problems 3. Developing schemes to avoid child poverty and promote economic well being 4. Encouraging high quality opportunities for learning and personal development 5. Encouraging participation of children and young people and involvement in the issues that affect their well-being.
Tring Town Council	<p>Top 5 priorities agreed at Council on 25th June 2007 :</p> <ol style="list-style-type: none"> 1. Identify gaps in young people's facilities and encourage provision, including the provision of a multipurpose indoor facility for 12/14 and 15/17 year olds. Encourage young people to participate in volunteering, particularly in the voluntary sector. Encourage and facilitate arrangements for expansion of the present sports facilities for young people, including extra pitches, training facilities and parking. 2. Recognise the contribution made by Senior Citizens in Tring and encourage their better inclusion in existing leisure and other facilities. Facilitate better public transport for Senior Citizens. Enable Senior Citizens to feel safer. Encourage and facilitate arrangements for expansion of the present sports facilities for Senior Citizens, including extra pitches, training facilities and parking. 3. Create an environment in Tring that encourages the retention of existing shops/the Post Office/small businesses, and encourages new ones. 4. Encourage and facilitate affordable housing in Tring, particularly starter homes. 5. Enable citizens to feel safe in open spaces and on our

	roads and footpaths. Encourage high maintenance standards of roads and pavements.
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APPENDIX 8

COMMUNITY STRATEGY CONSULTATION CITIZENS' PANEL

Community Plan

Dacorum's Community Plan is one of the most important plans for this area. It sets out how we want to protect and enhance our community for the long term. It considers all the factors that will influence the shape of Dacorum in the future, things such as planning guidance, changes to essential services, housing growth and demographic trends, The Plan then tries to reflect these changes within themes such as Health, Housing, Employment and Environment. Dacorum's Community Plan is currently being reviewed and an essential part of this process is to understand the needs, aspirations and priorities of various communities in Dacorum.

Q.1

a) Which of these issues do you think are priorities for your community?

(Please tick ✓ all that apply - under Column A)

b) Which do you think are the most important priorities?

(Please tick up to **TEN boxes only** under Column B – from all those listed below and on the opposite page)

	A. Priorities (Tick all that apply)	B. <u>Most Important</u> (Tick up to ten – from all listed both pages)
<u>Housing issues</u>		
1. Building more affordable housing	41.3%	25.6%
2. Ensuring that house-building and housing developments meet local needs	59.9%	32.3%
3. Ensuring that appropriate infra-structure is developed to take account of increased housing (<i>infrastructure includes health care, transport, community space etc</i>).....	84.0%	66.8%
<u>Traffic/ Transport Issues</u>		
4. Reducing Traffic Congestion	51.3%	26.9%
5. Improving road safety.....	41.3%	15.5%
6. Improving public transport.....	52.4%	25.9%
7. Improving car parking	44.2%	17.9%
.....		
8. Improving road maintenance and the condition of roads	82.9%	60.6%
9. More and better cycle paths and cycling facilities.....	43.2%	16.4%
<u>Community Safety Issues</u>		
10. Effective policing	78.1%	56.6%
11. Reducing anti-social behaviour and nuisance	75.6%	50.5%
12. Reducing crime	67.2%	37.6%

(Q1 continues – more options listed on next page)

Q.1 (Continued)

	<u>A.</u> <u>Priority</u>	<u>B.</u> <u>Most Important</u> <u>Priorities</u>
<u>Leisure Facilities</u>		
13. More facilities/ activities for young people (13-21 years).....	58.9%	34.2%
14. More facilities/ activities for children (0 - 12 years).....	29.0%	7.2%
15. More informal recreation space (for ball games etc.)	32.4%	6.5%
<u>Other Local services/ facilities</u>		
16. Maintaining/ supporting local facilities, e.g. post offices, shops, village halls etc.	73.7%	43.2%
17. Improve local hospitals and health care facilities.....	83.4%	73.2%
18. Ensure Fire Cover for the area is adequate.....	67.4%	34.3%
19. Improve public toilet facilities.....	43.2%	12.5%
<u>Environmental issues</u>		
20. Protecting the environment from climatic change.....	41.4%	15.6%
21. Reducing/ preventing graffiti/ fly-tipping and when it occurs remove quickly.....	76.4%	38.3%
22. Ensuring the future of wildlife habitats.....	62.7%	30.2%
23. Protecting our community from expansion of Luton Airport, M25, M1 etc.	50.7%	29.1%
<u>Other issues</u>		
24. Clear communication from Councils, police, health services etc.....	47.5%	12.8%
25. Encouraging business to locate in Dacorum	58.7%	26.9%
26. Encouraging tourism	17.9%	3.8%
27. Employment for local residents	69.9%	33.9%
<u>Any other issues which YOU think are priorities for your local area Q.1A(Please write below)</u>		
28. Housing – other 2.3%.....		Local services – other 3.9%
29. Transport and traffic – other 5.8%.....		Environmental – other 10.1%
30. Community safety – other 1.2%		Other – 2.6%
31. Leisure facilities – other 4.1%.....		
<u>Any other issues which YOU think are priorities for your local area Q.1B(Please write below)</u>		
28. Housing – other 1.0%.....		Local services – other 2.3%

29. Transport and traffic – other 2.3%	Environmental – other 4.7%
30. Community safety – other 0.1%	Other – 0.6%
31. Leisure facilities – other 1.0%.....	
Don't know/ not sure	2.6%

APPENDIX 9

MEETING DACORUM PARTNERSHIP THEME FORUMS

List of Forums contacted

Forum	Meeting Date/Time	Attending	Forum Contact
Community Safety Partnership	17/6/08 @ 19.30	RB	Clive Townsley/Public Protection/DBC@DBC
Healthier Communities and Older People Theme Group	9/10/08 @ 10.00 followed by workshop 16/01/09	RB NB/RB/HM	Caroline.player@ageconcerndacorum.org.uk
Children's Trust Partnership			randrews@gotadsl.co.uk
0-13 years Children's Trust Partnership Sub Group			Val.ansell@dacorum.gov.uk
11-19 Years Youth CTP Sub Group			mohamed.fawzi@hertscc.gov.uk
Learning Partnership	18/6/08 @ 9.30	RB	Samina Sheikh/Planning/DBC@DBC
Environmental Forum	10/7/08 @ 19.30	RB	Elizabeth savage/Health/DBC@DBC
Youth Environment Conference	20/6/08 @ 9.30	RB	Elizabeth savage/Health/DBC@DBC
Youth Environment Forum	25/9/08 @ 15.30	RB	Elizabeth savage/Health/DBC@DBC
Housing Forum	10/6/08 @ 10.30	RB	suzy donaldson/Housing/DBC@DBC
Cultural Forum			lorna.stevens/CCH/DBC@DBC
Business Network	Note circulated to networks		chris.taylor/Planning/DBC@DBC
Maylands Network			rebecca.oblein@dacorum.gov.uk
Community Involvement Forum	2/03/09 @ 13.30	RB	heather@volunteerdacorum.org
Communities Together			li.xiao@ntlworld.com
Inter-Faith Forum	19/6/08 @ 19.30 9/9/08 @ 19.30	RB -	alan.n-smith@ntlworld.com

Explanatory Note

NOTE ON THE LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework is important because it will help deliver the Dacorum Community Strategy. It is relevant to most, if not all, of the topic themes in the Community Strategy. In particular the Local Development Framework will provide the main route for guiding the theme, 'Rejuvenating Dacorum'.

The Local Development Framework will contain a number of planning documents. The Core Strategy is the most important. It will contain the key planning policies and will be written in the form of:

1. a positive spatial strategy for the borough as a whole and also parts of the borough; *with*
2. a delivery framework (e.g. how housing and Gypsy pitch allocations will be met; how the infrastructure that is needed will be delivered)

The Council must prove the Core Strategy is sound. That means we must demonstrate:

- A. how Dacorum Community Strategy has been taken into account; and
- B. how each policy is justified – either by evidence or by consultation favouring one alternative over another.

Planning officers who are preparing the Core Strategy, are working to a tight timetable over the next 12 months (i.e. March 2009). By the end of this period decisions on policy alternatives will have been taken. The outcome is decisive and long term. The planning officers need your constructive assistance with following matters:

- what consultation has taken place that they should be aware of (other than for the Dacorum Community Strategy itself)?
- how can you help them consult with typically hard-to-reach groups¹?
- what strategies that we know about – whether existing or emerging – should they take into account?
- likewise, what key issues or policy principles – particularly general matters which may be less familiar to them – are important?
- are there infrastructure gaps now that need to be addressed? What are they?

The planning officers must also take the Dacorum Community Strategy much further – i.e.

- (a) to 2031; and
- (b) to take account of the Government's housing growth agenda.

This raises a further question:

- what opportunities do you see arising from future development and change²?

¹ Hard to reach means it is difficult to engage with particular groups of people using standard consultation methods (i.e. advertisement in a local newspaper, issuing documents and inviting written comments on those documents).

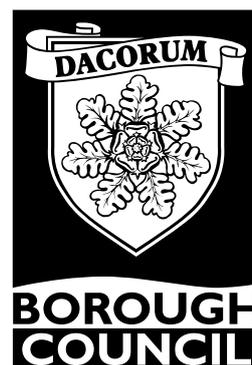
² The opportunities may arise anywhere in the borough, and especially at Hemel Hempstead.

APPENDIX 10

LETTER TO ADJOINING LOCAL AUTHORITIES

Letter to Adjoining Local Authorities – August 2007

Date: 2nd August 2007
Your Ref:
My Ref: 7.17/RB/MR
Contact: Mr R Blackburn
Extension: 2584
Directline: (01442) 228584
Fax: (01442) 228340



The Borough of Dacorum
is twinned with
Neu-Isenburg, Germany

Civic Centre
Hemel Hempstead
Herts HP1 1HH

Switchboard (01442) 228000
Minicom (01442) 228656
DX 8804 Hemel Hempstead

Dear Sir/Madam,

DACORUM'S CORE STRATEGY ISSUES AND OPTIONS STAGE

You will be aware that we have undertaken a range of consultation in respect of work to progress Dacorum's Core Strategy: i.e.

- Issues and Options Paper – May 2006
- Supplementary Issues and Options Paper: Growth at Hemel Hempstead (jointly with St. Albans Council) – November 2006

There has also been:

- an emerging Issues Paper – July/August 2005; and
- an Issues and Options Paper for the Site Allocations DPD – November 2007.

We are currently reviewing the comments received and work we have undertaken so far, as a check on the remaining tasks to complete the Core Strategy Issues and Options stage.

While I am sure you will have commented on your authority's behalf as appropriate, I would be grateful if you could confirm:

- (a) whether or not there are any outstanding issues that we should address in Dacorum's Core Strategy, both
 - (i) matters of (potential) joint interest; and
 - (ii) matters of specific interest to your authority
- (b) and, if the answer is yes, what are these issues?

In the case of relevant Hertfordshire authorities, the implications of the East of England Plan – i.e. the potential growth of Hemel Hempstead and allocation of jobs growth – are already assumed.

I am asking the same questions of all adjoining local plan authorities and would appreciate your reply whether by letter, phone or email, by 24th August 2007.

Thank you for your co-operation.

Yours faithfully



Richard Blackburn
Development Plans Manager
Environment and Regeneration Department

Distribution List

Chiltern District Council
Bucks County Council
Three Rivers District Council
Watford Borough Council
St. Albans City & District Council
Luton Borough Council
Herts County Council
Aylesbury Vale District Council
Bedfordshire County Council
South Beds District Council

LDF Liaison meeting – Chiltern DC and Dacorum BC - 21st September 2009

Present

Richard Blackburn (RB) Senior Manager, Spatial Planning, Dacorum Borough Council

Helen Harding (HH) Senior Planning Officer, Planning Policy, Chiltern DC

Matters discussed⁵

1. Update on LDF Progress

Core Strategy progress - CDC's current stage (draft CS) being an evolution from former Strategic Option 3 (within summer 2008 CS). CS scope now includes strategic sites as advised by GOSE. Delivery DPD to follow on from this.

Dacorum significantly affected by East of England Plan and the quashing of its housing allocations. Was due to publish CS in Mar / April 2010 but need to review LDS and Hemel Hempstead growth discussions on hold, likely to need some interim consultation. Dacorum CS and site allocations due to be prepared in parallel. Hemel Hempstead action Plan also to be prepared.

RB suggested CDC would find PINS visit very useful, DBC has found POS critical friend advice useful.

2. Cross boundary place shaping issues and evidence study findings

Issues raised in letter from CDC to DBC dated 27/7/09 discussed and a few remaining queries / matters of update on scope of CDC CS policies and links to DBC emerging CS raised in relation to the following subject areas. HH clarified that she had written to Three Rivers DC and Hertfordshire CC in a similar way to DBC. TRDC had replied to state that they did not have any outstanding cross boundary issues. Hertfordshire reply awaited.

- a) Rural areas - Mutually compatible approaches to countryside issues outside the AONB – Spatial strategy for the DB countryside will link to nearby areas within CDC, N of Chesham. Policies likely to be similar to those for the AONB – brings consistency between the Districts. Dacorum has a Landscape Character Assessment which is SPG – see website. CDC approach links to AONB as good practice for other countryside
- b) Biodiversity – HH to check scope of appropriate assessment (AA) work and inform RB. Previous comments on draft from RB. HH to liaise with CDC

⁵ ***Please note that updates from HH since the meeting have been added in italics in order to provide additional information as requested at the meeting***

Officer carrying out the AA. *The Berks, Bucks and Oxon Wildlife Trust requested that CDC carried out a full assessment when they commented on the CDC AA screening report. This work is in progress.*

- c) Transport – Berkhamsted likely to be allocated additional housing, approx 240 dwgs. Berkhamsted due to have an urban transport plan prepared 2011/2012. Southern link roads to Berkhamsted need to be considered in relation to possible impacts on Chesham. Scope of LTPs for Herts and Bucks in terms of demonstrating cross boundary links also noted. HH referred to Transport Assessment work by Atkins for CDC and South Bucks DC – tested impacts of key sites within the CS spatial strategy options in relation to the main A road and motorway network within the LPA areas and in the wider locality. *The Highways Agency have confirmed that the Transport Assessment is fit for purpose but some contract issues still remain prior to publication.*
- d) Housing - Composition of housing supply within each settlement in the CDC draft CS – HH to provide statistical data on respective contributions from Strategic sites and Residential Delivery Zones (RDZs) for RB *Separate table attached to accompanying email.* HH clarified scope of RDZs in the CS. Much of supply coming from three main settlements in CDC's area. Chesham is closest to DBC in terms of potential impact. Allocation for Chesham had already been reduced due to impact of congestion management corridor and air quality management area. The figure in the draft CS for Chesham is 750 dwgs. The CDC housing allocation figure is relatively low, one of the lowest in the South East Plan area.

SHLAA – DBC now appraising SHLAA independently and carrying out a separate HLA study. Estimated supply is just over 9,000 dwgs (2006-2031), including urban sites, identified location targets, Hemel town centre and east Hemel (AAP area), Gypsy and Travellers pitches, rural exceptions and windfalls. Note that some of the supply is from urban – edge extensions linked to the DB Local Plan allocations. Also that some urban supply is greenfield. Due to EEP problems DBC are using DB Local Plan figures in the interim to project housing targets forward (360 dwgs p.a.) SHLAA panel to be set up to review sites. HH offered to provide info on CDC SHLAA if required, e.g. Tibbalds design examples which were part of the SHLAA.

HMA / affordable housing - joint SHMA for 7 Herts LPAs not finalised. The DB need level for social housing is 39%. Devt Economics study by Three Dragons in progress and the interim report includes a toolkit. Key issue for both LPAs is that the recession has occurred after the commissioning of the DE studies. *Please note that CDC has recently considered commissioning an update of the Affordable Housing Development Economics Study from Adams Integra in order to examine likely affordable housing implications of various infrastructure requirements which have emerged from the CS stakeholder dialogue autumn 2009. The terms are due to be agreed shortly.* CDC within Bucks SHMA (southern HMA) prepared by Fordhams. CDC and DBC have

similar approaches to affordable housing issues. Latest info on Gypsy and Travellers in relation to CDC's area is in the June 2009 CS.

Dacorum will be undertaking review of burial capacity (because of a loss of cemetery reserve land). The option of a crematorium will be considered as well. Dacorum still interested in knowing how the crematoria project is progressing in Bucks. HH to check and inform RB.

e) Flooding / water issues - SFRA completed for CDC by Jacobs, with South Bucks DC. Surface and groundwater flooding emerging as key issues within certain settlements. HH queried possible impact of recent Env Agency mapping on surface water flood issues for DBC. DBC involved in joint Water Cycle study – tender due out soon. Halcrow guidance on the process in relation to CS requirements very useful. Natalie Bateman a key contact for this study. Possible links to Env Agency data on Areas of Susceptibility to Surface Water Flooding.

Cross boundary issues generally

Meeting very useful as LDF liaison has historically tended to take place within county areas, reflecting the different regional planning areas which CDC and DBC fall within.

RB and HH agreed to share relevant emerging experiences / data in future as the need arose. Need to continue this involvement / liaison at relevant stages for future DPD preparation. E.g. HH to provide comments on DB CS.

30 November 2009

Dear Richard

I have made further changes to the notes, as you suggested – see attached but thought it simpler to update you separately on the crematorium capacity work for Bucks below.

The infrastructure requirements for Buckinghamshire are subject of two Bucks infrastructure studies by Colin Buchanan and Partners (2008). They took account of likely future requirements for various types of infrastructure.

Phase 1 referred to Aylesbury and took account of the wider context of the position of Aylesbury within the Milton Keynes and South Midlands growth area and phase 2 related to the rest of Bucks, including Chiltern.

The phase 2 study did not indicate a need for any new crematoria facilities in Chiltern District within the period up to 2026. Although it did recommend that service providers provide their future plans/requirements to the relevant Council planning departments. For these publications please see http://www.buckscc.gov.uk/bcc/strategic_planning/infrastructure.page

There is some other background information which may be of interest. Chiltern District is part of the Chilterns Crematorium Joint Committee. This comprises Wycombe DC, Chiltern DC and Aylesbury Vale DC. The committee requested reports by John Silvester Associates (dated April 2007 and Dec 2007) in connection with new capacity requirements in the Aylesbury Vale area (this links with the findings of the phase 1 study referred to above).

The Core Strategy for AVDC published in June 2009 aims to provide a new crematorium in order to meet the future needs of Aylesbury bearing in mind its location within a regional growth area. The evidence base for this can be seen on the link below.

<http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/miscellaneous-evidence/crematorium-aylesbury/>

You might like to contact AVDC in case there is further information on this as it is a few months since publication.

I hope that the above will be of assistance to you in terms of background info.

Regards

Helen Harding
Senior Planning Officer
Chiltern District Council
hharding@chiltern.gov.uk
01494 732271

APPENDIX 11

LETTER TO TOWN AND PARISH COUNCILS

Date: 13th March 2007
Your Ref:
My Ref: 7.17/RB/MR
Contact: Mr R Blackburn
Extension: 2584
Directline: (01442) 228584
Fax: (01442) 228340



The Borough of Dacorum
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Neu-Isenburg, Germany

Civic Centre
Hemel Hempstead
Herts HP1 1HH

Switchboard (01442) 228000
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Dear

**NEW LOCAL DEVELOPMENT FRAMEWORK FOR
DACORUM:
CORE STRATEGY – ISSUES AND OPTIONS
STAGE**

We are starting to think how we can develop and apply future planning policies of the new local development framework to each of the main settlements of Dacorum. The purpose is to drawing out the distinctive, spatial qualities of each settlement and their principal long term planning needs. Tring, for example, is different from Berkhamsted and from each of the large villages: so how do we capture the differences? This is a challenge for us, and we would like to have the initial thoughts and ideas of local councils before attempting to write or draw anything for comment. (1)

The informal views of the **Parish Council/Town Council** on the future of would be appreciated.

Additional sentence for Kings Langley: For the purposes of this exercise you may wish to ignore the borough boundary with Three Rivers, although Dacorum's local development framework can only cover the Borough of Dacorum

The enclosed aide memoire explains more fully. Not everything on the checklist is relevant to **name**. I would appreciate any feedback you have in the next 4-6 weeks (i.e. no later than 27th April 2007).

Footnote 1. You may like to know we are attempting something similar for the countryside as a whole.

If you would like clarification on any matter please ring me.

Yours sincerely

**Richard Blackburn
Development Plans Manager
Environment and Regeneration Department**

Enc.

Spatial Planning for Settlements and the Countryside

Introduction

The challenge presented to all Local Planning Authorities in preparing their new Local Development Frameworks (replacement Local Plans) is to express them spatially (i.e. a wider approach to the use of land taking into account social, economic and environmental factors). This is so that what is distinctive about one settlement (or an area), compared with another, can be protected and enhanced, and change accommodated in the most appropriate way. The same principle applies to the countryside.

The most important part of the new Local Development Framework will be the Core Strategy. This will provide policies that will guide the type, amount and location of new development up to 2031 or which areas should be protected from development. It must contain the key, or most important planning policies. The rest of the local development framework will then have to conform to the Core Strategy.

We are required to prepare a borough-wide key diagram. The key diagram will set out the main policies and principles the Core Strategy will follow and what areas they will affect. From advice and examples we have seen, this will be virtually the same as the development strategy in the current Local Plan (Page 15).

We would like to supplement and amplify the borough-wide key diagram with:

- Settlement diagrams (for the towns and large villages);
- A countryside diagram; and
- Supporting text

The task is to develop a statement of policy identifying the key aspects for each of the areas:

- (a) we wish to protect and enhance;
- (b) the key changes we wish to promote (or might have to promote)

We would appreciate your thoughts and ideas, which we will fully consider before we draft a version for your comment and eventual inclusion in the Core Strategy.

How you can help

Please draw on:

- your local knowledge of the area – this may include relevant work already undertaken by (e.g. a planning policy statement or particular community initiative)

- the information and recommendations from the background studies prepared for the local development framework which you are familiar with.

At this stage we are capturing your aims and ideas across the borough so please ignore your local administrative boundaries.

The Tasks:

1. Strategy themes

Please use the list of themes in the following table to help you decide which are the most relevant to your area and should be included in the strategy for (1) **the settlement** [and (2) **the countryside**].

Please tick the most relevant; and separately list the particular features of your settlement [and/or the countryside] you wish to us to note. You may like to use a map.

Settlement

Topic	Themes	Please tick most relevant
<i>Urban Form</i>	Type and direction of growth	
	Settlement boundary	
<i>Land Form</i>	Key features	
<i>Links to countryside</i>	Routes-for people and wildlife	
<i>Settlement features</i>	Strategic gaps e.g. between settlements	
	Areas of restraint	
	Areas of opportunity or change	
	Scale of future growth	
	Key features settlement e.g. Grand Union Canal	
	Historic centres and features	
<i>Transport</i>	Key strategic transport links	
	Potential new transport links/interchanges	
	Locations for parking and park and rides schemes	

<i>Leisure and Open space</i>	Existing Open spaces / green corridors	
	New key sport and leisure facilities	
<i>Shopping</i>	Current Shopping Centres/Local Centres	
	Future of Shopping Centre, Growth directions or consolidation of a shopping facility	
	Potential new shopping locations	
<i>Nature</i>	Biodiversity Sites	
	Key wildlife corridors	
<i>Residential</i>	Directions of potential residential growth	
	Potential new residential areas	
	Existing residential areas	
<i>Employment</i>	Existing employment areas	
	Future of employment areas e.g. Safeguard, expand, keep, composition change.	
<i>Density/Character areas</i>	Character areas (links to Urban design assessment)	
	Defined building heights	

Countryside

Topic	Themes	Please tick most relevant
<i>Land Form and Features</i>	Key features such as river valleys or dry valleys	
	Historic parks	
	Protection areas	
<i>Nature</i>	Key designations such as the Special Area of Conservation (Chiltern Beechwoods)	
<i>Corridors</i>	Transport corridors	
	Rivers	
<i>Rural Plans</i>	AONB management Plan	
	Biodiversity investment areas e.g. wetland restoration areas	
<i>Rural sites</i>	Key rural sites	

The evidence base for the strategy will be drawn from a wide variety background studies including the Urban Nature Conservation Study, Urban Design Assessment and Social and Community Facilities Study.

2. Do you agree with the Settlement Plan and Settlement Principles in the Urban Design Assessment?

Yes

No

Additional comments

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3. Do you agree with the settlement maps and descriptions found in the Urban Nature Conversation Study (see Paragraph 4.2, Map 4, Map 10 and the appendices?)

Yes

No

Additional comments

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NOTE FOR BOVINGDON PARISH COUNCIL

Dacorum Borough Council, the local planning authority, is reviewing the policies in the Dacorum Borough Local Plan 1991 – 2011. Because of the changes in the planning system, the Council is required to replace the Local Plan with a Local Development Framework. The most important parts of the Local Development Framework will be:

- (a) A Core Strategy
This will set out a positive programme of development and change, and conservation
 - for – the Borough as a whole and distinctive parts of the Borough such as individual villages and towns
 - over a period of 15 – 20 years (i.e. to 2031).
- (b) A Site Allocations document
This will identify specific sites for development or conservation just as the current Local Plan does. The time period is up to 2031.

Both will directly affect Bovingdon and all other parts of the Borough. Exactly how the Core Strategy and Site Allocations documents should guide planning for Bovingdon is being thought about now, and will only be finalised after public examination, probably some 18/24 months away.

Council Officers have gathered:

- (a) views on the main priorities for local areas (while preparing the Community Strategy)
- (b) feedback on public consultations on issues and options for the Core Strategy and Site Allocations documents – May 2006 and November 2006
- (c) evidence on a range of needs and demands such as housing, housing land availability, landowner wishes and retail and leisure; and
- (d) the independent recommendations of consultants commissioned to consider urban design, nature conservation and their effect on the appearance of the Borough.

The next task is to bring this information together, assess what it means for places such as Bovingdon and prepare new planning policies. The new planning policies will in due course include a section on Bovingdon; they will have to explain:

- the sort of place it should be like in 20 years – in other words a vision for the village and the adjoining countryside
- the additional housing and other development or change that will be accommodated (how and where)
- the additional infrastructure that would be required; and
- how this will be delivered.

The new planning policies must also take account of the community strategy and strategies of other organisations (e.g. the Primary Care Trust).

The Council is approaching the task in two phases:

1. A preparatory phase with interactive workshops
One would be held with representatives of local groups in Bovingdon and local Councillors in September 2008 [there will also be workshops in other parts of the Borough].
2. A consultation phase
i.e. full public consultation on the draft revision, development principles and policies for Bovingdon – Spring 2009 for the Core Strategy [consultation will cover all parts of the Borough].

Workshop for Bovingdon Village

1. Purpose of workshop
 1. Most importantly to:
 - bring out any new planning issues; and
 - ensure local needs have been fully understood
 2. And also to
 - consider how local population needs should be met
 - discuss what the most important priorities are
 - consider how best to accommodate change
 - consider the opportunities and benefits that can arise from development; and consider the relative merits of alternative development options or proposals.
2. Agenda
 - to be sent by the Borough Council in late August/September 2008
 - provisional draft:
 1. Purpose of arranging a workshop
 2. Presentation of findings to date – with a question and answer session
 3. Facilitated workshops – covering local issues and choices
 4. Next steps
3. Who should attend
This would be a private meeting attended by representatives of various organisations. Invitations would be sent directly from the Borough Council. Stakeholders, such as the local authority [and Parish Council], would be invited as well as local organisations.
4. Time and Venue
September 2008; day and venue to be confirmed; suggested time around 5 - 9.00 pm.
5. Subject Matter
 - (a) accommodation for all
 - (b) local jobs
 - (c) shops and services
 - (d) social and community infrastructure needs
 - (e) access and transport
 - (f) open space
 - (g) environmental; and

- (h) their local context for example
 - preferable options among land owner housing proposals
 - uses of Bovingdon Airfield
 - the High Street
 - the former bypass proposal
 - the special features that should be protected (e.g. Bovingdon Green?)
 - new areas for open space and/or habitat creation.

Role of Parish Council

The Parish Council's [immediate] help would be appreciated in:

- (i) assembling the list of organisations to invite: and
- (ii) booking an appropriate local venue (such as the Village Hall).