



CORE STRATEGY REPORT OF CONSULTATION

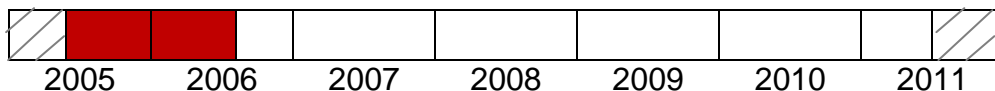
Emerging Issues and Options

Volume 1

Includes:

- **Emerging Issues – June/August 2005**
- **Issues and Options Paper – May/June 2006**
- **Workshop with Dacorum Partnership – April 2006**

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یہ اشاعت مرکزی لائحہ عملی پر مشاورتی رپورٹ کی جلد 1 ہے۔ اگر آپ یہ معلومات اپنی زبان میں چاہتے ہیں، یا کونسل سے کسی اور مسئلے کے بارے میں رابطہ کرنا چاہتے ہیں، تو برائے مہربانی 01442 867212 پر فون کریں۔

اگر آپ یہ معلومات کسی اور شکل میں چاہتے ہیں جیسے بڑی چھپائی یا آڈیو ٹیپ تو برائے مہربانی فون کریں 01442 228660 یا صرف منی کام کے لئے 01442 867877۔

આ પ્રકાશન કેન્દ્રીય વ્યુહરચના વિશેનો મસલત અહેવાલ ગ્રંથ ૧ 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 1.

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1. INTRODUCTION

1.1 Dacorum Borough Local Plan (1991 – 2011) was adopted in April 2004. The review and updating of the Local Plan began the following year under a new planning system introduced by the Planning and Compulsory Purchase Act 2004.

1.2 The new system introduced new terms and processes. The Council was required to prepare a set of documents known as the Local Development Framework (LDF), comprising a suite of Local Development Documents (LDDs). These were:

- Development Plan Documents (DPDs);
- Supplementary Planning Documents (SPDs); and
- Statement of Community Involvement (adopted 14th June 2006)

1.3 The Council intended to produce four DPDs:

- a Core Strategy
- specific Site Allocations
- Development Control policies
- an Area Action Plan for East Hemel Hempstead.

Collectively the DPDs would be part of the development plan for Dacorum, together with the strategic framework provided by the East of England Plan (and Minerals and Waste Plans prepared by the County Council).

1.4 A Local Development Scheme provided a project plan for producing the DPDs (and SPDs). The first Local Development Scheme was adopted on 13th April 2005: it has been updated subsequently. The Local Development Scheme indicated when the local community and stakeholders could be involved in the policy planning process.

1.5 The phases of consultation on the Core Strategy and summary of results are recorded in this Report of Consultation. It is divided into seven volumes.

2. STARTING THE NEW PLAN

2.1 The start of consultation on the Core Strategy covered:

- Emerging Issues – Summer 2005; and
- Issues and Options – May/June 2006.

2.2 Consultation on the Core Strategy was linked with other consultations. This helped broadcast preparation of the new plan, while limiting the impact on the Council and the public of separate consultation exercises.

2.3 The East of England Regional Assembly had been preparing the East of England Plan, a regional spatial strategy. The draft plan required the Council to plan for around 6,300 dwellings up to 2021, based on considerations of urban capacity in the main settlements. The East of England Plan reached Examination in November 2005, with most Hertfordshire authorities, including Dacorum and its neighbours, supporting the plan.

3. EMERGING ISSUES CONSULTATION

Introduction

- 3.1 Consultations in the summer of 2005 were linked. The principal ones were concerned with the *Hemel Hempstead Regeneration Vision* and the *Core Strategy Vision and Emerging Issues*. There was also a survey of views on recent residential developments to inform discussion by the Council's Environment Overview and Scrutiny Committee about the design and density of housing in the borough.
- 3.2 The Hemel Hempstead Regeneration Vision consultation was held In July/August 2005. A Vision Special issue of the Dacorum Digest was distributed in Hemel Hempstead at the start of August (Appendix 4). The centre pages focussed on the Vision and Draft Issues for the Core Strategy and included a questionnaire (closing date 2 September 2005).
- 3.3 The questionnaire in the Vision Special issue of Dacorum Digest (Appendix 3) included questions related to key Core Strategy issues:
- the preferred pattern of housing development (Q.11);
 - the best site for a new big business park (Q.14);
 - whether a big business park should focus on one sector of the economy, such as technology (Q.15);
 - the preferred use for the Three Cherry Trees Lane site (Q.16); and
 - whether there were any other comments on the Dacorum-wide Strategy.
- 3.4 The results are shown (in boxes) with the Core Strategy Vision and Emerging Issues responses below. Around 700 replies were received.
- 3.5 Direct consultation on the Core Strategy effectively took place from mid June to 10 August 2005, although replies received afterwards were duly considered. Background information included a Borough vision and "newsletter". The newsletter introduced six key issues. The information was circulated to a range of organisations and individuals across the borough, and made available to the public (see Appendix 2).
- 3.6 Views were sought on the draft Borough Vision, infrastructure, community facilities, the environment and the six issues:
- 1: The most sustainable location strategy
 - 2: The need for greenfield sites
 - 3: High density housing
 - 4: Whether the Three Cherry Trees Lane site should be retained for technology uses
 - 5: Whether the existing spread of employment sites should be retained

6 Whether land at Three Cherry Trees Lane should be used for housing

52 responses were received. The main comments are summarised below (Appendix 4 has a fuller version).

- 3.7 The questionnaire survey relating to residential development was directed towards people who were considered likely to have a general interest in the issues (including representatives of organisations and those on the Citizens Panel). Approximately 280 questionnaires were sent out in early July, together with an information pack relating to the Core Strategy (ref Appendix 2). The circulation (see letter at Appendix 3) extended the number of people involved in the Core Strategy consultation. The questionnaire results (on residential development) were first reported to the Overview and Scrutiny Committee and then to Development Control Committee on 20 October 2005. It concluded that controlled increases in densities in the urban environment were possible, particularly where alternative (to the car) transport arrangements could be made; town cramming should be avoided; densities over 80 dwellings per hectare were not desirable.
- 3.8 Two *focus groups* were held on 3rd and 4th of August 2005 in Hemel Hempstead and Berkhamsted to consider key issues on the Core Strategy and policy on community engagement. They were recruited from the Borough Council's Citizens' Panel by an independent consultant company, NWA Social & Market Research, in August 2005. They comprised representatives of typically hard-to-reach groups: Group 1 included older age groups, disabled, and ethnic minorities, and Group 2 younger age groups. Twenty participants attended the sessions.
- 3.9 The Council's draft Statement of Community Involvement was available for comment between 29 June and 10 August 2005.

Regeneration Vision Consultation

- 3.10 In addition to the issues raised on the Core Strategy (para 3.3 above) the questionnaire covered pride in the town, areas and issues requiring attention or improvement, and features and facilities local people would like to see. As well as conventional approaches, the consultation invited creative responses (art, poetry, song writing) and gave the opportunity to create a video diary in the Big Borough Chair¹, to attract younger age groups.
- 3.11 The Council approved the Hemel Hempstead Regeneration Vision, renaming it Hemel 2020 Vision:

¹ The Big Borough Chair was in the Town Centre on two Saturdays in August 2005. People of all ages were invited to sit in a big green chair and be filmed answering questions about what they wanted from the Hemel of the future. 40 people in total were filmed in the chair.

- (a) for use in the preparation of local development documents; and
- (b) as a material planning consideration in development control.

The Council also requested that it was used by Dacorum Local Strategic Partnership in developing the crosscutting theme, 'Rejuvenating Dacorum', in the Dacorum Community Plan

Core Strategy Consultation

Draft Vision

3.12 General comments were:

- The vision should be more dynamic and inspiring – e.g. 'A green accessible Dacorum with a high quality environment with opportunities for people to live, work and play'.
- The vision provides a comprehensive picture for planning. There was a clear focus on Hemel Hempstead to enhance locally but little on maintaining the vibrancy of market towns and smaller villages. Hemel must compete with Watford, St Albans, Aylesbury and London. There is no comment on the necessity to retain functional landscapes.
- Hemel Hempstead should include an administrative and cultural centre.
- Promoting diversity and social inclusion is very vague. It should include provision for the old/disabled, and services like meals on wheels' and 'free transport for the elderly'. The prime thrust for meeting needs must be equal opportunity such as free English language/ culture lessons. Council tax is important so the vision should make reference to working within budget and minimising the impact of council tax on the community.
- There is a lack of affordable housing for young people and lack of support for them to get a property, which leads out-migration of young people and low paid staff.
- There should be a commitment to the historic built environment.
- The vision should refer to access to open spaces, as proposed in the Urban Nature Conservation Study.
- Infrastructure must be available to support development.

3.13 Some changes were suggested

- Stimulate the economy - creating opportunities is too passive (bullet point 2):
- Extend bullet point 2, adding 'with continued increase in home working reducing previously forecast demand for office accommodation';
- Refer to safe re-use' (bullet point 4);

- Extend bullet point 4, adding 'including redevelopment of surplus office blocks in Maylands Avenue for housing and community use';
- Amend bullet point 5 - transport should be integrated and serve the needs of residents.

3.14 The Draft Vision was amended to reflect the concerns raised. It was extended to include the smaller towns and villages. References to the historic environment, open space, equal opportunities, infrastructure, safety and an integrated transport network were added. Two new aims were added: provision of a full range of social, leisure and community facilities; and promoting sustainable use of natural resources. The remaining comments were considered too detailed for the Vision.

Issue 1: The most sustainable location strategy

3.15 There was wide support for the use of brownfield land and the protection of greenfield land and the Green Belt. A few suggested the use of the edge of Green Belt for development to protect the green pockets of Hemel Hempstead and provide community resources through s106 agreements. Development in and around Hemel Hempstead was widely supported. It was felt to be appropriate to consider peripheral growth around Hemel Hempstead in the longer term.

3.16 New developments required infrastructure support. Therefore any future developments needed to consider how people will travel. The current road network was considered inadequate.

3.17 Where greenfield land could be lost, its landscape/ecological value must be considered. All settlements could be considered for some development, relative to their size and function.

- 49% supported concentration of development in Hemel Hempstead.
- 78% thought it should be spread more evenly.

Note; More than one answer could be given.
Views were primarily from people living in Hemel Hempstead.

Issue 2: The Need for Greenfield Sites

3.18 There was wide support for the use of brownfield land and even infill development to protect the Green Belt and open space.

Issue 3 High Density Housing

- 3.19 The issue of density had a wide response. The main concern was the social problems and impacts that can come with high density - parking, refuse, noisy neighbours, and old tower blocks. The consensus was to support higher density in the urban areas to protect the Green Belt, but higher density should have high design standards. Green buildings/ technologies were suggested. Mixed-use development, making the best of sites, was also encouraged.

- 43% agreed that high densities were appropriate in some locations.

Issue 4: Whether the Three Cherry Trees Lane site should be retained for technology uses

- 3.20 Some thought the Council should encourage the continued use of the site for hi-tech industries. Others suggested light industry, education and health services. There was some encouragement for extra housing and/or mixed-use.

- 594 said 'No' or 'Not sure' (out of 699 responses).

Issue 5: Whether the existing spread of employment sites should be retained

- 3.21 The current broad position should be maintained with employment mainly situated in Maylands Avenue business area. One suggestion was a dispersed approach with employment sites spread around, with public transport to reduce congestion, while another said that sites in Maylands business area should be used for housing.

Issue 6: Whether land at Three Cherry Trees Lane should be used for housing

- 3.22 Respondents were evenly split for and against residential use.

Most responses from the Regeneration Vision were split fairly evenly between major employment site, housing and leaving the site undeveloped for now. There were a few other suggestions - nature reserve, satellite college site, mixed housing and employment use, general mixed use, sports facilities, something for kids.

Other Comments

3.23 Small niche-market shops were said to be needed in Hemel Hempstead Town Centre.

3.24 Sites were put forward for development:

- Green Belt land from High View to Pickford Road, Markyate - 100-150 homes with a supermarket and secure sports facilities, resiting the allotments.
- Shendish Manor Estate – mixed housing development with access to the A41.
- Lucas Aerospace site - housing; and
- the current hospital site - affordable housing and special needs housing, resiting the hospital in Maylands business area.

3.25 Several concerns were expressed about infrastructure:

- the hospital closure [i.e. downgrading], provision of other health services (GPs, dentists) and education services (schools, college, lack of University);
- poor public transport provision, in both urban and rural areas, congestion during rush hours, and traffic levels;
 - Various solutions were proffered - a landscaped walking and cycling route from Two Waters to Gadebridge Park; cycle parking at NCP car parks and railway stations; Home Zones; congestion charging; motorway tolls; integrated public transport; more regulated parking.
- water shortages;
- the needs of young families and elderly people.

3.26 There was general agreement that the Green Belt and Chilterns Area of Outstanding Natural Beauty should be protected. Other suggestions included protecting green infrastructure, restoring and recovering verges from car parking and green roofs.

3.27 The arts centre should be re-opened and an entertainment/cultural centre opened in the town centre. Other suggestions were to:

- re-open the paddling pool in Gadebridge Park;
- encourage community centres to hold youth clubs to educate young people; and
- provide spectator facilities at the Athletics Track.

Focus Group Discussion

3.28 There were two main topics:

- the draft vision for the future; and

- how people would wish to be consulted about planning issues in the future.

3.29 The key issues discussed under the vision were:

- achieving a sustainable future for the Borough
- achieving a vibrant and prosperous local economy
- regeneration of Hemel Hempstead Town Centre
- re-use of urban sites
- maintaining the variety and character of town and villages
- providing a transport network for both urban and rural areas
- protecting the Green Belt and Chilterns AONB
- protecting and enhancing areas of high landscape quality and biodiversity
- promoting diversity and social inclusion to meet different needs within the community
- promoting efficient use of natural resources

3.30 The workshops then discussed other topics:

- the distribution of housing development, the role of previously developed and greenfield sites, and high density building;
- employment uses in Three Cherry Trees Lane, and Breakspear Way as an alternative;
- whether the Maylands Avenue business area should continue to be the main focus for industrial and commercial development; and
- consulting with local people.

3.31 Appendix 5 contains the summary report by NWA on the views of the focus groups on the vision and other topics.

3.32 The main common threads drawn from these discussions were:

- new housing should be distributed proportionately – many felt that this would mean a concentration at Hemel Hempstead
- economic growth and regeneration of Hemel Hempstead Town Centre were strongly supported;
- the countryside should be protected;
- high density housing should be controlled;
- improvements in infrastructure were very important, especially the need for (the retention of) the hospital in Hemel Hempstead.

3.33 The focus groups' views on future consultation informed production of the Statement of Community Involvement (ref Appendix to the Cabinet report on 6th September 2005 – “Statement of Community Involvement – Public Consultation on the Draft Document”).

4. ISSUES AND OPTIONS PAPER

4.1 The Core Strategy Issues and Options Paper was published in May 2006. A short consultation took place between 5 May 2006 and 2 June 2006, and all responses received (i.e. before or after 2 June) were fully considered. Advance notice had been given in Dacorum Digest and people invited to register their interest: this added to the number of individuals on the local plan consultation database. Individuals on the consultation database and around 200 organisations were directly contacted (ref Appendix 7). 64 responses were received, 59 commenting on the Issues and Options Paper.

4.2 The Paper:

- introduced the new planning system and purpose of the Core Strategy;
- set out a draft vision for the future pattern of development in Dacorum, together with draft objectives for achieving the vision;
- discussed some of the social, economic and environmental needs and issues which can be addressed through planning policies; and
- raised a series of questions.

4.3 The questions referred to:

- the location of development (and relative importance of Hemel Hempstead)
- the balance between jobs and homes
- the control of development in the Green Belt and open countryside
- the overall amount of housing
- how and where this housing should be accommodated
- the focus of economic development (and extent of regeneration in Hemel Hempstead).

The full questionnaire is shown at Appendix 6.

4.4 A summary of the comments received follows (with fuller details given in Annex A).

Draft Vision and Objectives

Question 1 (Tell us what you think of the proposed vision for the Core Strategy)

4.5 Overall there was broad agreement with the Draft Vision (42 responses), though some aspects were felt to be in conflict. The main omissions related to:

- climate change
- agriculture

- increased risk of flooding
- the impact of nearby growth areas on Dacorum, and
- cultural facilities

- 4.6 Go-East considered some of the elements too general, and that they needed to be more “spatial” (e.g. “make provision for a full range of social, leisure and community facilities”).
- 4.7 Developers felt there was insufficient reference to meeting the demand and need for housing and too much emphasis on the reuse of urban sites. Some respondents felt the approach was too urban-oriented. Other suggestions included reference to the natural environment as well as biodiversity, strengthening “protect” to “conserve and enhance”, and the “timely” provision of infrastructure.

Question 2 (Do you think these are the right objectives for the Core Strategy? Do you have other suggestions?)

- 4.8 Although the draft objectives were frequently described as comprehensive, a considerable number of additional suggestions were made, e.g. enabling people to lead a healthy lifestyle, protection of water resources, protecting urban open space as well as rural, sustainable building practices, telecommunications (42 responses). The main criticism was that there was no link between the vision and the objectives (Go-East).

Sustainability Topics

Question 3 (Do you consider that the topics above at A (see summary paper) include all aspects of sustainability or are there other topics that should be considered as part of the overall approach to achieve sustainable development?)

- 4.9 Overall there was broad agreement with the topics. The main omissions were felt to be the economic and social aspects of sustainability, historic environment and geological assets, water consumption, wildlife sites/biodiversity, minimising the need to use cars, tranquil areas and liveability (35 responses).

Question 4 (Do you agree that we should seek low carbon energy schemes and seek at least 10% of energy requirements of new development from renewable sources? Should we seek to incorporate these into specific development sites?)

- 4.10 There was broad agreement regarding renewable energy with some support for even higher standards than the ‘Merton 10% rule’².

² The ‘Merton Rule’ was the groundbreaking planning policy, pioneered by the London Borough of Merton, which required the use of renewable energy on site to reduce carbon dioxide emissions in the built environment. It required that 10% of energy requirements should be obtained from renewable sources.

Developers felt the measures should be considered on a site by site basis, rather than imposed (34 responses).

Question 5 (Do you consider that the qualities listed include all design aspects that should be covered in a broad urban design policy or are there other issues that should be considered?)

4.11 Some felt there was too much emphasis on urban areas, and on aesthetics rather than sustainable design with embedded renewable technology (33 responses).

4.12 Among the additional suggestions were:

- encouraging innovation e.g. architectural competitions
- connectivity
- recreation and amenity needs of the community
- functional, meaningful open space

Development Strategy

Question 6 (Which option do you prefer or are both acceptable?)

(a) Concentrate the majority of development at Hemel Hempstead, reducing the role of Berkhamsted and Tring and share the remainder out amongst the other settlements depending on opportunities arising and size and attributes of the settlement, including the availability and range of services and facilities;

(b) Maintain the existing settlement hierarchy in the Local Plan, directing development to Hemel Hempstead, Berkhamsted and Tring. Limited development opportunities to be accommodated at Bovington, Kings Langley and Markyate and small scale development at Chipperfield, Flamstead, Potten End, Wigginton, Aldbury, Long Marston and Wilstone).

4.13 The majority of respondents (66%) wanted to retain the settlement hierarchy, with a third in favour of concentrating development at Hemel Hempstead (37 responses).

Question 7 (Maintaining a good balance between homes and jobs - Which option do you support?)

(a) Support the key centre role of Hemel Hempstead by retaining the key employment site at Three Cherry Trees Lane or an alternative, and review its designation for specialised technological uses and retain a spread of employment opportunities throughout Hemel Hempstead;

(b) Support the retention of designated employment areas in all main settlements to provide a balance and spread of opportunities and consider if employment sites outside Hemel Hempstead should be expanded to improve the jobs/homes balance)

- 4.14 Balance between homes and jobs would best be achieved by retention of employment areas in all main settlements (70%), rather than the Hemel Hempstead option (30%)(24 responses).

Question 8 (Green Belt - which of these options do you favour and why?)

(a) Maximise urban capacity within each of the settlements and hold back the greenfield sites identified for development in the Local Plan as far as possible;

(b) Try to balance development by encouraging and supporting the development of urban capacity but also bringing forward the greenfield sites alongside this to keep a stream of sites coming forward for development and provide a variety of benefits for the settlements in which they are located;

(c) Consider additional greenfield sites within the settlements, before any Green Belt release. For example, should the Three Cherry Trees Lane or ex-Lucas site on Breakspear Way be reconsidered for additional housing instead of seeking to maximise urban capacity in the Borough's smaller settlements?)

- 4.15 40% favoured maximising urban capacity, 30% balanced development and 30% greenfield sites within settlements (37 responses).

Question 9 (Should limited areas of open countryside around rural settlements beyond the Green Belt be considered for limited development to meet identified local needs?)

- 4.16 68% of respondents supported limited development for local needs around rural settlements beyond the Green Belt (32 responses).

Housing

Question 10 (Overall housing level - please list the options in the table (see summary paper) in order of preference from 1-4 (1 denotes the most preferred).

A Based on RSS14 proposed level (6,300 dwellings)

B Urban capacity plus identified greenfield sites (7,100 dwellings)

C Level proposed in original version of the RSS14 (8,200 dwellings)

D The highest suggested level of development by objectors to the regional plan (10,000 dwellings))

- 4.17 A majority (53%) favoured the smallest number of dwellings and 24% (primarily developers) favoured the highest figure ((34 responses). The comment was made that it was misleading to pose the question as the size of the allocation is outside Dacorum's control.

Question 11 (Should Hemel Hempstead be the main focus for accommodating housing growth on the basis that it has the greatest scope for urban development and regeneration and the access to the greatest range and amount of facilities?)

- 4.18 82% agreed that Hemel Hempstead should be the main focus for accommodating housing growth (33 responses).

Question 12 (Should the remaining growth be proportionally distributed throughout the district to support and expand existing facilities, including in the Rural Area?)

- 4.19 77% agreed that the remainder should be proportionally distributed proportionally throughout the district (30 responses).

Question 13 (If the Council are required to plan for housing development in excess of 7,100 dwellings where should it go? (number 1 –4 giving 1 the highest priority).

- *More housing at higher densities in Hemel Hempstead town centre?*
- *Greenfield sites within Hemel Hempstead?*
- *Greenfield sites on the edge of existing settlements?*
- *Higher densities in residential neighbourhoods (i.e. above 50 dwellings per hectare))*

- 4.20 47% favoured higher densities in Hemel Hempstead Town Centre; 25% favoured greenfield sites within Hemel Hempstead; 19% favoured greenfield sites on the edge of existing settlements; and 9% higher densities in residential neighbourhoods (32 responses).

Question 14 (If further greenfield extensions are needed, around which settlements should they be located (number 1-5 giving 1 the highest priority).

- *Hemel Hempstead*
- *Berkhamsted*
- *Tring*
- *Other settlements outside the Green Belt*
- *Spread around different settlements)*

- 4.22 59% favoured greenfield extensions at Hemel Hempstead, with limited support for other options (32 responses).

Question 15 (Should the key employment site at Three Cherry Trees Lane and/or the site at Breakspear Way be considered for residential development either:

- a) now,*
or
b) in the longer term?)

- 4.23 Respondents were almost evenly split between the immediate or longer-term options for considering residential development at Three Cherry Trees Lane and/or Breakspear Way. A small number said it should never be developed because of Buncefield (23 responses).

Density of New Development

Question 16 (To achieve growth within the existing urban areas there will be need for further development on, for example, any vacant or derelict land, or intensification of existing uses. Do you agree with this approach?)

- 4.24 68% agreed with the approach of developing vacant or derelict land, or intensification of existing uses (31 responses).

Question 17 (Where should higher density development (i.e. above 50 dwellings per hectare) be located?)

- Hemel Hempstead
- Berkhamsted
- Tring
- Other settlement – state)

- 4.25 65% favoured higher density in Hemel Hempstead, with 6% each for Berkhamsted and Tring. (34 responses) Other settlements mentioned were Long Marston and Kings Langley.

Question 18 (What safeguards should there be in encouraging higher density development (i.e. above 50 dwellings per hectare)?)

- 4.26 The main concerns in relation to high density housing were:
- amenities (especially open space, communal gardens, services and community facilities)
 - safety (use Architectural Liaison Officers)
 - need for strong amenity and design policies
 - infrastructure, especially water supply and sewage
 - appropriate parking levels
 - privacy
 - impact on surrounding area, e.g. overspill parking.
- (31 responses)

Type of New Housing

Question 19 (Should small units be provided to provide a mix of dwellings through ensuring all sites provide a proportion of small dwellings (1 and 2 bed units) and through encouraging conversion of existing properties?)

- 4.27 There was overwhelming support (82%) for small units, though some were concerned it should not be at the expense of family housing, and that need should be identified from housing need surveys. (30 responses)

Question 20 (Should provision for new Gypsy accommodation be planned: a) alongside any major new developments or b) should other locations be considered?)

- 4.28 The option of providing Gypsy accommodation alongside any major new development was opposed (24 responses). 84% thought other locations should be considered, and 2 respondents that both types of site could be appropriate.

Affordable Housing

Question 21 (Should the number of affordable homes sought be proportionally higher on sites which are

- 1. large*
- 2. greenfield*
- 3. of high accessibility (e.g. town centre locations)?)*

- 4.29 Highly accessible locations were favoured for affordable homes, but a significant proportion supported all three options, or a combination of options 1 and 3 (large, highly accessible). Greenfield sites were the least favoured option. (34 responses)

Land Use Division in Towns and Villages

Question 22 (Should the approach be: (a) retained, or (b) applied to any of the other settlements in the Borough?)

- 4.30 Just over half (53%) wanted to retain the policy on land use division (which is applied in Hemel Hempstead, Berkhamsted, Tring, Bovingdon, Kings Langley and Markyate). 31% wanted it to be applied to other settlements, including Northchurch, Long Marston/Pitstone and Chipperfield. The remainder (16%) wanted it both retained and extended (19 responses).

Employment

Question 23 (Do you support the approach of largely protecting the existing employment land supply to provide a balance between the future provision of homes and jobs in the Borough?)

- 4.31 79% agreed that existing employment land should be protected. However one response noted that the Employment Study[2005] stated that a small amount could be lost. (31 responses)

Question 24 (Should a spread of employment opportunities be retained, both across Hemel Hempstead as the major employment centre, and across the other main settlements and the rural area?)

- 4.32 84% wanted the spread of employment opportunities to be retained across the Borough, mainly on grounds of sustainability. (28 responses)

Question 25 (Should we retain significant employment land within Hemel Hempstead town centre?)

- 4.33 85% wanted to retain significant employment land in Hemel Hempstead. (28 responses)

Question 26 (Do you consider any of the following options appropriate for isolated employment sites either on sites within the towns and large villages or in the more rural parts of the Borough ?

- (a) protected for employment use only*
- (b) allowed to come forward for mixed-use development*
- (c) allowed to come forward for alternative uses, such as housing*
- (d) only allowed to come forward for affordable housing*
- (e) other (please specify).*

- 4.34 Some respondents ranked the options for isolated rural employment sites, whilst others selected a single option. The mixed use option was favoured (63%). (24 responses)

Question 27 (Should we consider if there are any opportunities to provide complementary facilities for the workforce in any of the main employment areas to assist in providing a modern, attractive business environment?)

- 4.35 96% favoured the provision of complementary facilities in Employment Areas. (25 responses)

Question 28 (Should Live-Work schemes be encouraged within the Borough?)

- 4.36 83% felt live-work schemes should be encouraged, though some respondents thought further research was required. (26 responses)

Retailing

Question 29 (Do you agree with the Council's approach to the location of future shopping development?)

- 4.37 93% supported the Council's approach on the location of new shopping development. (28 responses)

Question 30 (Should an opportunity be made for local shopping in the Maylands business area?)

- 4.38 87.5% supported the provision of local shops at Maylands, though viability should be carefully assessed. (23 responses)

Question 31 (Do you agree that the shopping hierarchy should reflect the current roles played by each of the centres?)

- 4.39 97% felt the shopping hierarchy should reflect current roles. (25 responses)

Question 32 (Do you think the Council should recognise the role of modern out of centre developments within the shopping hierarchy?)

- 4.40 73% thought out of centre developments should be recognised, with some commenting that they need tight controls. (23 responses)

Question 33 (Do you agree that there should be no significant further expansion of retail parks?)

- 4.41 77% took the view that there should be no further expansion of out of centre retail parks. Some respondents called for further research or were concerned that future growth would require more facilities. (26 responses)

Question 34 (Do you agree that we should seek and maintain a full mix of complementary uses in the town centre?)

- 4.42 There was unanimous support for a full mix of complementary uses in town centres. One respondent mentioned Tring, and another was concerned about problems arising from mixed use. (29 responses)

Question 35 (Which line should the Council take: (1) continue with the existing level of protection to shopping in all local centres in the borough; or (2) support a more flexible approach to non-shop uses in local centres?)

- 4.43 58% supported the protection of all shops in local centres with 35% favouring a more flexible approach. One respondent referred to banks, shops and post offices in particular. (26 responses)

Transport

Question 36 (Which option(s) would help reduce local congestion and can you suggest any others that we should consider?)

- 4.44 Respondents agreed with the options to reduce local congestion. (31 respondents) Provision of Park and Ride facilities was supported. No new roads should be proposed. Three additional suggestions were made:

- subsidised deliveries of essentials
- increased parking charges
- more involvement with School Travel Plans

Question 37 (Is there sufficient car parking provision in Dacorum, and should standards be maintained? Is there a need to find additional locations for parking?)

- 4.45 Parking was generally felt to be sufficient, though expensive. Increasing provision would encourage car ownership. The only new locations should be for Park and Ride schemes. Network Rail forecast a need for extra car parking at stations. (23 respondents)

Question 38 (What improvements could be made to make a reduction in parking standards feasible?)

- 4.46 The following improvements were suggested to make a reduction in parking standards possible:
- Park and Ride
 - improved, flexible public transport, e.g. shuttle buses
 - increased parking charges
 - cycle storage
 - clear, direct walking and cycling routes
 - transport links to employment areas.
- However a cultural shift would be required. (21 respondents)

Question 39 (Are there any other planning measures that could help improve accessibility?)

- 4.47 Other planning measures to improve accessibility included:
- Community Wheels/minibuses
 - mixed use developments
 - better interchanges
 - one way systems round town centres
 - stopping the relocation of colleges
 - extending and enforcing parking restrictions
 - widening footways
 - shopmobility
 - consider the elderly as well as the disabled.
- (20 responses)

Infrastructure and Utilities

Question 40 (Do you consider that there are particular deficiencies in infrastructure provision that you would like us to be aware of?)

- 4.48 Few respondents picked up on the reference to utilities. A mixture of deficiencies in infrastructure was identified:
- health provision
 - water

- electricity (increase in number of outages/interruptions in supply)
- sewers
- parking
- doctors, banks, post offices
- road condition
- transport to Maylands
- A4251
- fast bus transport linking town centres
- accessibility improvements/green infrastructure/high standard cycleways and cycle parking.

(23 responses)

Community Development

Question 41 (Do you agree that any new key community facilities should be concentrated in the most accessible area in the main towns and within villages?)

- 4.49 96% agreed that any new key community facilities should be in the most accessible areas. (28 responses)

Question 42 (Do you agree that we should seek to retain and enhance all existing community facilities in towns and rural areas? Should we continue to generally protect community premises from being lost to other uses and instead seek alternative community uses when community buildings become available?)

- 4.50 There was unanimous support for retaining and protecting community facilities. (27 responses)

Question 43 (Should all new housing developments provide a contribution towards the provision of new community facilities to help meet the demands from an increasing population?)

- 4.51 93% felt new housing developments should provide a contribution towards provision of new facilities, though some required a proven need and others wanted flexibility, especially if affordable housing was being provided. (31 responses)

Education

Question 44 (Should any additional demand for educational facilities be accommodated by extending or improving existing facilities, using financial contributions from housing development, where there is a demonstrated need?)

- 4.52 87% agreed that additional demand for educational facilities should be met by financial contributions. (22 responses)

Question 45 (What role should school sites play in the provision of community services?)

- 4.53 Views on the role of schools in the community were split between out of hours use and sports facilities. Multi-use, further education and the freedom to walk or cycle across sites were also mentioned. (23 responses)

Question 46 (Should we seek to provide the 'extended school' programme demands at any school facilities or selected schools only?)

- 4.54 Respondents were evenly split between housing "Extended School" facilities at all sites or selected sites. (20 responses)

Question 47 (If any surplus school premises are identified over the lifetime of the plan should they be used for alternative social/community or leisure uses or something else?)

- 4.55 75% favoured alternative social/community or leisure uses. Only two respondents suggested housing and one of those wanted open space as well. (24 responses)

Health

Question 48 (Do you agree that we should maintain the existing land designated for the expansion of the Hospital for other health or community uses?)

- 4.56 65% agreed that the hospital land should be retained for other health or community uses. (22 responses)

Leisure and Open Space

Question 49 (Do you agree there should be broad guidance on the location of leisure facilities and a high priority attached to the provision of leisure facilities?)

- 4.57 There was unanimous support for broad guidance on location and having a high priority attached to provision of leisure facilities. (27 responses)

Question 50 (Are there any major facilities that you wish the Council to consider for the future e.g. Stadium in Hemel Hempstead?)

- 4.58 Opinion was split regarding a new stadium for Hemel Hempstead. Some of those in favour required assurances about public transport, and an opponent doubted whether there would be enough support (24 responses). Other facilities mentioned were mainly related to arts/culture (theatre, concert hall, museum, arts centre). There were also suggestions of an Olympic swimming pool, youth club, improved

bus station, and a voluntary sector one-stop shop. Sport England is preparing a Regional Sports Strategy which may give rise to additional requirements.

Question 51 (In areas of deficiency we may seek financial contributions towards achieving new provision. Do you think this is the most appropriate means of acquiring and improving access to public open space or should new provision be made in all significant new developments?)

- 4.59 Only 9% favoured financial contributions for open space. Around 30% favoured actual provision of open space, and a similar proportion supported both options. The remainder qualified their views, e.g. by referring to areas of deficiency, significant developments or “it depends on circumstances”. (24 responses)

Question 52 (Should all open space be protected from all types of development?)

- 4.60 52% favoured protecting all open space, 25% did not, especially in areas of surplus, and the remainder that “it depends”. (35 responses)

Question 53 (Do you consider that some open land can be lost to improve the quality of other open space or alternative provision made?)

- 4.61 28% supported the loss of open land to improve quality, 34% were against and 34% set out various caveats. (33 responses)

Landscape Management and Biodiversity

Question 54 (Do you agree with the principles set out for managing the countryside? Are there any others you wish to add?)

- 4.62 There was general agreement with the principles for countryside management, though there was a comment that the planning system has little influence on this. (32 responses). Suggested additions included:

- tree protection
- the need to reflect the importance of maintaining economic activity in the countryside; and
- reference to agriculture, recreation and rights of way/access.

Various amendments were also suggested: replace “protect” with “conserve and enhance”, and to replace “historic character” with “historic landscape character”. It was also pointed out that enrichment is not always appropriate, and not all habitats may be appropriate to Dacorum.

Question 55 (Have the most important assets and resources been identified?)

- 4.63 A number of additional assets were identified (number of mentions in brackets)
- Registered Parks and Gardens (3)
 - archaeological sites (3)
 - wildlife sites/protected species/significant habitats/grassland (4)
 - footpath and bridleway network (2)
 - all woodland and parkland
 - listed buildings
 - common land.

It was also noted that management does not always mean change, and Wildlife Sites are not identified by the Herts & Middlesex Wildlife Trust.

Question 56 (Do you support the approach advocated in the Urban Nature Conservation Study of improving and extending biodiversity sites and networks in (a) the countryside, and (b) towns and large villages?)

- 4.64 There was unanimous support for the Urban Nature Conservation Strategy approach. There was concern that nature should not be over-managed and a suggestion that orchards should be added. (28 responses)

Question 57 (Are there any specific priorities you wish to highlight?)

- 4.65 A number of additional nature conservation priorities were identified:
- water courses (5)
 - ancient hedgerows
 - ponds
 - effects of climate change
 - agri-environment schemes and local food production
 - networks/linkages (green corridors overgrown)
 - invasive, non-native species
 - air and water pollution
 - Biodiversity Action Plan
 - budgetary provision to carry out management
- (23 responses).

Monitoring and Implementation

Question 58 (Do you agree with the Council's approach to monitoring?)

- 4.66 There was overwhelming support for the monitoring policy (86 %). Comments included:
- the need to identify biodiversity/nature conservation indicators
 - the importance of an accurate starting point
 - involving other departments/organisations.
- (28 respondents)

Question 59 (Do we need a separate policy on implementation?)

- 4.67 86% agreed with a separate policy on implementation as development seemed piecemeal and lacking co-ordination. It would be important to refer to dependencies and risks. (29 responses)

Question 60 (If yes, do you agree with the principles identified for the new policy?)

- 4.68 95% agreed with the principles of the new implementation policy. (26 responses) Go-East advised the Council to look at Policy IMP2 in the regional plan. Phasing was regarded as important, along with the need for flexibility with contributions and identifying responsibility for maintenance.

Question 61 (Do you agree with the Council's approach to planning obligations?)

- 4.69 Every respondent agreed with the approach on planning obligations. Additional comments included the need to engage with the community on s.106 monitoring to ensure conditions are discharged, the pooling of contributions for public transport infrastructure, and quantification of contributions to give certainty. (32 responses)

Question 62 (Do you think the list of matters to be covered by planning obligations is appropriate?)

- 4.70 There was broad agreement with the list of matters for planning obligations. (32 responses) A number of additional suggestions were made, some of which expanded on the broad headings given:
- Sustainable Drainage Schemes (SuDS)
 - flood defences
 - open space including natural greenspace, habitats and maintenance
 - water availability and use
 - global warming
 - protection of biodiversity
 - sustainable energy generation
 - canalside sites
 - community facilities at local and strategic levels, including for the arts.

5. SUSTAINABILITY APPRAISAL WORKING NOTE

- 5.1 A Strategic Environmental Assessment/ Sustainability Appraisal Working Note was published in May 2006. It provided an initial appraisal of the Core Strategy. It was carried out using the Appraisal Framework developed at the start of the SEA/SA process in December 2005, and modified after the stakeholder consultation workshop (February 2006) and comments during the Scoping Report consultation.
- 5.2 It recognised that at this stage the spatial strategy options were largely generic, although concentrated and compact growth at Hemel Hempstead outperformed the other options.
- 5.3 Issues that needed to be considered in greater detail were:
- climate change
 - ways of protecting biodiversity
 - measures to address impacts on landscape and heritage, and
 - flooding and run off.
- 5.4 The Working Note set out recommendations for ensuring a sustainable foundation for the Core Strategy. These were set out under key themes:
- (a) Protection of the environment
- protect river corridors from development and enhance their biodiversity
 - assess nature conservation interest of brownfield sites before development
 - consider long-term management and financing of open space, river corridors and areas of nature conservation interest
 - encourage developers to incorporate habitats in developments
- (b) Social progress
- refer to measures to reduce crime and fear of crime
 - outline desired housing types and tenures
 - introduce reserve sites allowing for flexible uses, and flexible space in new buildings
 - housing to be suitable for needs of labour market
 - commercial uses shouldn't impact on residential amenity
- (c) Prudent use of natural resources
- reuse construction waste and use low environmental impact materials
 - commitment to energy efficiency
 - reduce per capita water consumption and introduce water saving technology
 - creative solutions for managing extreme weather events
 - initiatives to reduce run-off

(d) Economic development

- detailed phasing to ensure mixed use sites are safeguarded
- ensure new buildings are E-enabled³
- ensure variety of employment sites for existing local population
- encourage landscaping, public open spaces and porous hard surfacing in commercial developments
- provide live-work units and encourage home working.

5.5 A letter informing of the consultation was sent to statutory consultees on May 23 2006 (see Appendix 8).

5.6 There were no comments specifically on the Working Note, but GO-East, the Crown Estate and Hertfordshire County Council felt that the Core Strategy consultation document did not make sufficient reference to the earlier sustainability work, and the extent to which this had informed this consultation. English Nature considered it was important for options to be assessed against the sustainable development criteria in the SEA consultation.

5.7 These comments underlined the importance of maintaining (and reporting) an iterative approach to sustainability assessment and the development of the Core Strategy.

³ E-enabled or “smart” buildings incorporate technologies to provide environmental information (e.g. sensors for inside and outside temperatures, energy sensing) (e.g. electricity and gas consumption divided into categories, and hazard sensing to ensure efficient operation and use of resources.

6. DACORUM COMMUNITY PLAN⁴

Introduction

6.1 The Community Plan is an important consideration in developing the Local Development Framework. While early work on the Core Strategy was proceeding, the Community Plan was itself being rolled forward to match the then LDF timescale of 2021. Efforts were made to liaise with the Dacorum Partnership to ensure co-ordination.

Consultation

6.2 A workshop was held with members of the Local Strategic Partnership on 27 April 2006 to elicit feedback on the main issues and options. The results of the discussions are reported in Appendix 6. The workshop members comprised community groups' representatives (7) and officers from the Borough and County Councils (6).

6.3 In response to initial questions of what was most important, there was strong support for regenerating Dacorum and for providing sufficient housing, whilst to some protection of the Green Belt or the countryside was important. The majority (69%) preferred Hemel Hempstead to take a major role, compared with Berkhamsted and Tring.

6.4 Workshops then discussed six issues:

- achieving a cleaner, healthier environment;
- generating local employment opportunities;
- meeting future housing needs;
- rejuvenating settlements;
- access, movement and transport; and
- encouraging social interaction and enjoyment.

6.5 Views relevant to the Core Strategy included:

- the need for balance – between the use of the Green Belt and intensified urban development; between employment space and opportunities, and housing needs; between density and the quality of environment; between economic development in town centres and restrictions on parking;
- pressure on local infrastructure;
- need to take account of demographics – e.g. ageing population and consider nature and type of housing; definition of key workers;
- sustainable developments; and
- accessibility of services.

⁴ Later referred to as Dacorum Sustainable Community Strategy.

APPENDICES

APPENDIX 1

CONTACTING CONSULTEES: EMERGING ISSUES - JUNE 2005

Includes:

- **sample letter;**
- **comments form**
- **draft vision for the borough;**
- **newsletter with issues;**
- **list of contacts.**

Date: Tuesday 14th June 2005
Your Ref:
My Ref: 7.1
Contact: Selina Crocombe



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

Civic Centre
Hemel Hempstead
Herts HP1 1HH

Directline (01442) 228660
Fax (01442) 228340
Minicom (01442) 228656
DX 8804 Hemel Hempstead

Dear Sir/Madam,

Re. The Local Development Framework

Work is starting now on preparing a planning document known as a local development framework to cover the time period up to 2021. This will consist of a number of documents and will set out planning policies and site allocations for the whole Borough. These will eventually replace the current adopted Local Plan.

Work on one of the first documents – the Core Strategy - has a draft planning vision for the Borough. It is supported by a number of issues that have arisen so far from the technical work undertaken.

We want your views on this draft vision. Do you think there are other things we should add or delete? What are your thoughts on the emerging issues identified in the newsletter? We will be drafting a paper later in the year that will cover the full range of issues and any possible development options. There will therefore be further opportunities to input your thoughts and views into the process. The website will set out progress on this and any documents for consultation. The information relating to this can be found under the Development Plans section of the Council website.

If you would like to be involved in this work please indicate on the enclosed comments form.

Yours faithfully,

Selina Crocombe
Principal Planning Officer
Development Plans

COMMENTS FORM

Do you have any comments on the vision or any of the issues shown above?
If you do please indicate whether these relate to the vision or which particular issue (these are all numbered in the top left hand corner).

Name:

Address:

Issue:

I would like to be kept informed on the Local Development Framework process YES/NO

Draft Vision for the Borough

Local Development Framework and Vision

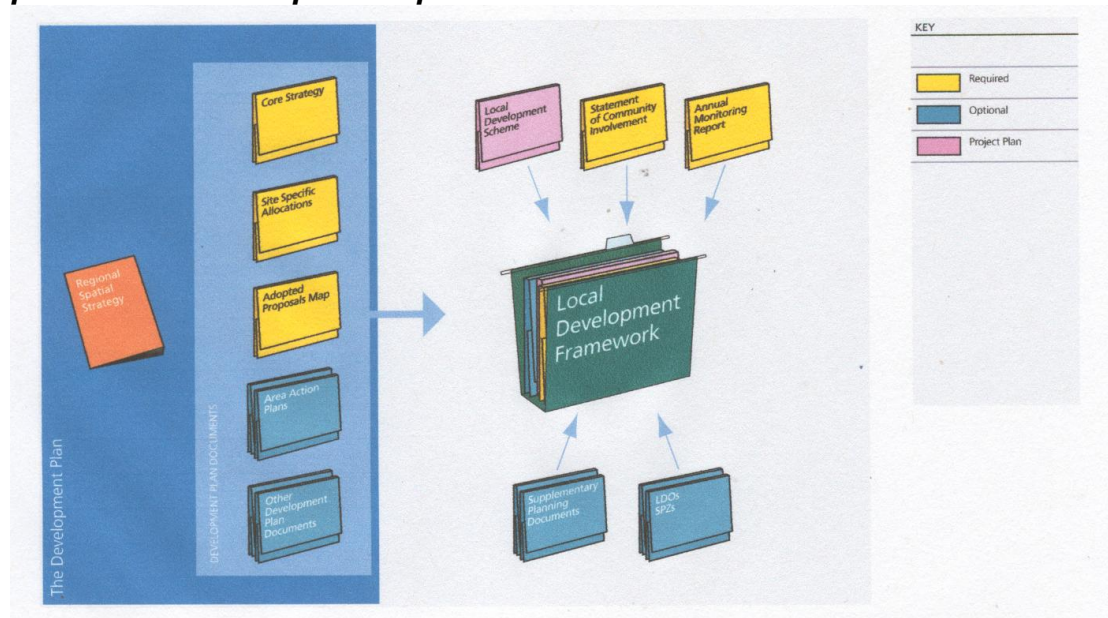
1. LDF background

The Government have introduced a new planning system.

A new regional level plan, known as a regional spatial strategy and prepared by regional assemblies, will replace the County Structure Plan.

The regional plan sets the policy framework on issues like housing levels economic development and transport. The East of England Regional Assembly (EERA) has prepared a draft regional plan. This proposes 6,300 new homes in Dacorum to 2021. Hertfordshire has a draft total of 79,600 homes. This can be viewed on-line on the EERA website. When the Government has agreed a regional housing figure, the Council will have to plan how these needs will be met.

The Dacorum Local Plan will be replaced by a new document known as the Local Development Framework (LDF). The LDF will consist of a collection of planning policy documents setting out the Council's policies for development up to 2021.



A draft Statement of Community Involvement has already been prepared as part of this process. This sets out how people can get involved in the planning process, including planning applications. The draft document is subject to public consultation from 29th June until 10th August. Visit our website or call the office on 01442 228660 to see a copy and make comments.

Work is now beginning on developing a vision and examining issues that will be covered in the Core Strategy document.

2. Developing a Vision

The Core Strategy

A Core Strategy document will be prepared identifying the specific issues and options that need to be considered for Dacorum. This is a key part of the LDF and the first of the planning policy documents we have to produce.

The first part of this document will examine the vision for the future planning of the Borough. **We want to hear your views on the proposed vision. Does it cover all the issues? Should anything be added or deleted? What would your vision be?**

Draft Proposed Vision

Working in partnership to:

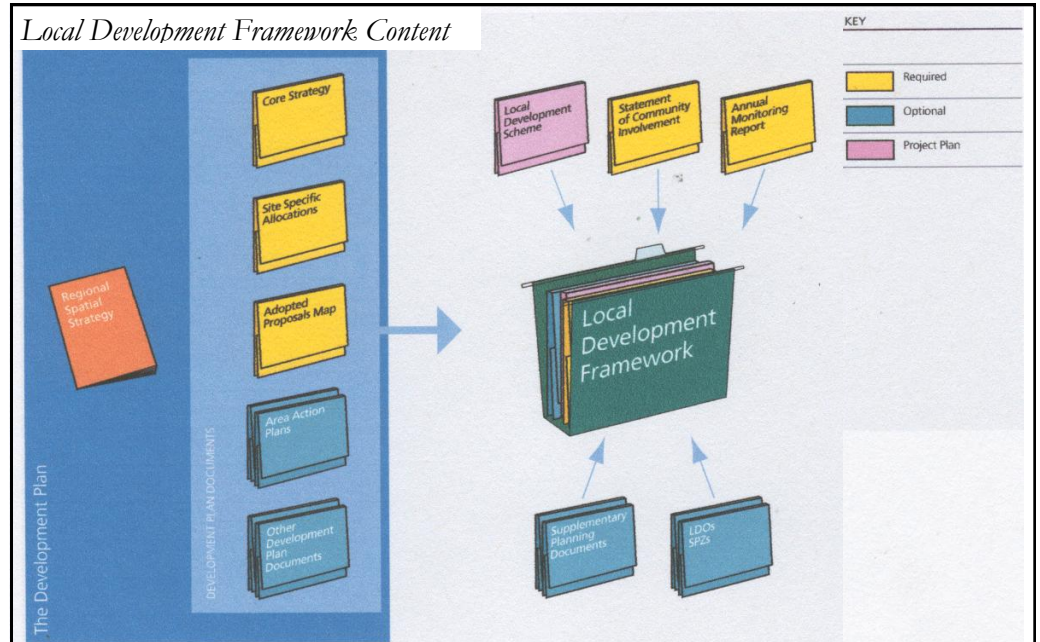
- establish a planning framework that ensures a high quality of life and a sustainable future for the borough, recognising that some growth will occur in both urban and rural areas.
- create opportunities for a vibrant and prosperous economy across the Borough.
- enhance Hemel Hempstead's role as the main centre within the Borough, with a thriving sub regional business and shopping hub, improving and regenerating the town centre.
- focus on the re-use of urban sites, using high quality design to accommodate higher density mixed use development in the town centre and in areas of high accessibility. Ensure the best use of urban and previously developed land.
- provide a transport network across the borough, serving both urban and rural areas.
- protect the Green Belt and the Chilterns Area of Outstanding Natural Beauty. Protect and enhance areas of high landscape quality and biodiversity.
- promote diversity and social inclusion to meet the different needs within the community.



Core Strategy

This document will set out the most important overall planning policies within the borough. For example, it will identify sustainability principles, housing strategy, protection of the Green Belt and areas of high landscape value, and broad locations for housing and employment development.

Some change will need to be accommodated within Dacorum, if the Borough is to flourish as a place in which to live and work. Additional housing needs to be built, for example. No change is not an option that can be considered within the core strategy.



The following issues are beginning to emerge from the work done so far.

Housing

The level of housing that needs to be met within Dacorum to 2021 is currently 6,300, though this could possibly change. The East of England Regional Spatial Strategy sets this figure. Approximately 1,305 homes have already been built since 2001 and there is currently planning permission for another 726 homes. Recent research suggests that there is potential for up to 6,000 homes within the existing built up areas (including the existing commitments and completions 2001-04).

Issue 1

What is the most sustainable location strategy? We feel that the broad location of new development should take into account access to facilities such as jobs, shopping, health and education facilities and good transport links. Hemel Hempstead currently has the greatest range of facilities. Also, it appears from the urban capacity study that most future urban development opportunities are located in Hemel Hempstead. Significant opportunities are likely to arise from redevelopment of

The civic zone and possibly from work to the Kodak building. Should the Council continue to focus future development at Hemel Hempstead to support the existing facilities, supported by smaller amounts of development in the other settlements. Alternatively the council could seek to disperse the housing allocation more evenly across the major settlements, to support and/or expand existing facilities. This could result in additional greenfield development.

Issue 2

The potential urban capacity suggests that there will be no need to allocate further greenfield sites for housing development. However, to accommodate this number of additional dwellings in the urban area, development would need to take place on for example, vacant and derelict land, through intensification of existing uses (eg. building in back gardens), redevelopment of some exist

ing housing, converting commercial buildings to residential use. Greenfield sites identified for housing in the existing Local Plan (and which are not in the Green Belt) would be needed. The approach would help to protect the existing Green Belt boundary. If all development cannot be fitted into the existing urban areas, urban extensions would be needed.

Issue 3

The Government guidelines encourage housing development to be between 30 and 50 dwellings per hectare. This is higher than has generally been achieved historically within Dacorum. An example of a development at this density is the John Dickinson's redevelopment scheme off Belswains Lane (36 dwellings per hec

tare). Some planning applications exceed this level of density eg. the development of flats at 1 St Albans Road. Are higher densities acceptable in certain locations such as Hemel Hempstead town centre? The appropriate type of development in more suburban and rural communities needs to be considered.

Employment

Dacorum has a thriving economy with low unemployment levels - 1.6% at April 2005 (though this is above the county average of 1.4%). There is a range of employment types, with the majority of jobs being in the service sector i.e. offices and retailing. Many of the employment opportunities are located in Hemel Hempstead.

New employment development will mostly occur through the redevelopment of existing sites. There is a major greenfield employment development opportunity, located at Three Cherry Trees Lane in Hemel Hempstead. This is a longstanding proposal for a predominantly technology site.



Issue 4

The Three Cherry Trees Lane site has not been developed for technology uses even though it has been designated for this use for a considerable time. We therefore need to ask why. Is it appropriate to restrict the employment uses to technology use and is this the most appropriate site? We believe an alternative employment site exists along Breakspear Way.

Issue 5

The Maylands Avenue area is the main employment area in the Borough. Elsewhere there are smaller pockets located throughout the Borough serving the populations outside Hemel Hempstead. Should this broad position be maintained? A dispersed range of employment uses could help to reduce traffic congestion.

Issue 6

If the key employment site at Three Cherry Trees Lane is relocated to Breakspear Way, the future of the allocated site will need to be considered. The site could be left undeveloped and kept in reserve for longer term needs. Alternatively, a greater proportion of local housing needs could be accommodated if the site were developed for housing. This would exceed the housing allocation given in the draft regional plan and the Council would need to argue for this to be increased.

The Government is seeking the release of excess employment land to other uses such as housing. There have already been significant losses of employment land within Dacorum, for residential development and further losses are scheduled within the existing Local Plan. It needs to be considered whether there is any further potential for further losses of employment land, particularly in Hemel Hempstead. Some existing sites could be redeveloped and substitute employment provided at the key employment site.

Hemel Hempstead town centre is changing, with the Riverside development under construction and a development brief being drawn up for the Civic Zone. These will reinforce the sub regional status of Hemel Hempstead. However, there are issues around the balance of uses – eg. do we need more parking, more cafes, more small stores, housing, offices?

Infrastructure

The Dacorum area is already highly congested. Therefore, any major development will have infrastructure implications. Infrastructure includes roads and other transport infrastructure, schools and health facilities. The infrastructure impacts from the development of major sites are easier to measure, with

contributions for infrastructure improvements easier to calculate. If the development is scattered around many smaller urban redevelopment sites the cumulative impacts are harder to assess and secure. Improvements to infrastructure will be easier to assess once broad locational decisions have been made.

Environment

A significant proportion of Dacorum is covered by either Green Belt, or the Chilterns Area of Outstanding Natural Beauty. The remainder is covered by a rural area designation. The proposed vision suggests that we continue to protect the Green Belt and areas of high landscape quality.

Community Facilities

We see key community needs being generally linked to the development of major sites. Existing shortages in provision need to be addressed by developments though contributions will not necessarily be limited to one particular site. Community buildings need to be attractive buildings and set high design standards for the adjoining developments.



List of Contacts

Adjoining Councils and Parish Councils

Aylesbury Vale District Council

Aston Clinton Parish Council
Buckland Parish Council
Cheddington Parish Council
Drayton Beaucamp Parish Council
Edlesborough Northall and Dagnall Parish Council
Ivinghoe Parish Council
Marsworth Parish Council
Pitstone Parish Council
Mentmore Parish Council
Hulcott Parish Council
Wingrave-with-Rowsham Parish Council

Three Rivers District Council

Abbots Langley Parish Council
Chorelywood Parish Council
Sarratt Parish Council

South Bedfordshire District Council Parish

Slip End Parish Council

St. Albans District Council

Harpenden Rural Parish Council
Redbourn Parish Council

Chiltern District Council

Ashley Green Parish Council
Chenies Parish Council
Cholesbury-Cum-St. Leonards Parish Council
Latimer Parish Council

Other Councils and Organisations

Hertfordshire County Council
Key Landowners and Developers
Estate Agents
Local Strategic Partnership

Residential Organisations

Ashlyns and Swing Gate Residents Association (ASTRA)
Bellgate Residents Association
Briery Under Wood Residents Association
Grovehill West Resident Association
Heather Hill Residents Association

Henry Wells Residents Association
Hyde Meadows Residents Association
Long Marston Tenants Association
Nash Residents Association
Northend Residents Association
Pelham Court Residents Association
RBR Residents Association
Redgate residents Association
Shepherds Green Residents Association
The Planets Residents Association
Thumpers Residents Association
Waveney & Frome Square Residents Association
Wheel Spin Alley (WSA) Residents Association
Dacorum Leaseholder Group
Street Block Voice (The Briars & Curtis Road)
Street Block Voice (Rice Close)
Street Block Voice (Westfield Road)
Village Voice (South & West Dene)

Town & Parish Councils

Aldbury Parish Council
Berkhamsted Town Council
Bovingdon Parish Council
Chipperfield Parish Council
Flamstead Parish Council
Flaunden Parish Council
Great Gaddesden Parish Council
Hertfordshire Association of Local Councils
Kings Langley Parish Council
Little Gaddesden Parish Council
Markyate Parish Council
Nash Mills Parish Council
Nettleden With Potten End Parish Council
Northchurch Parish Council
Tring Rural Parish Council
Tring Town Council
Wigginton Parish Council

Libraries & Deposit Points

Hemel Hempstead Civic Centre
Berkhamsted Civic Centre
Tring Civic Centre
Hemel Hempstead Library
Leverstock Green Library
Adeyfield Library
Berkhamsted Library
Tring Library
Bovingdon Library
Kings Langley Library
Herts County Reference Library

APPENDIX 2

LETTER RELATING TO DENSITY IN RESIDENTIAL DEVELOPMENT: JULY 2005

Date: July 2005
My Ref: LW/7.9.8
Contact: Development Plans
Directline: (01442) 228660
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,

**INFORMATION PACKS (1) Future Issues Facing Dacorum
(2) Your Views on Recent Residential Development**

The Development Plans section has put together a package of information providing further details of how you can become more involved in the review of planning policies and help influence the future shape of the Dacorum.

This information pack comprises:

- introductory work on the first development plan document in the Local Development Framework, the 'Core Strategy'
 - this includes a draft vision for the future of the Borough to 2021 (and beyond) and some emerging issues outlined in a newsletter, together with a comments/feedback form and prepaid envelope.
- a questionnaire seeking your views on a recent residential development, together with a prepaid envelope.

Your feedback on both of these items would be particularly valuable: i.e.

1. The overarching vision or set of principles for the 'Core Strategy' will inform the direction and emphasis of future planning policies from the outset. Please consider:
 - whether you agree with or wish to see changes to the vision statement.
 - what direction or emphasis you would like the Council to take in respect of the six issues highlighted.
2. The questionnaire results will be reported to the Council's Environment Overview and Scrutiny Committee on 6 September, together with a wider report on the quality of recent residential development. Your comments will also be used to inform a number of issues and policies, in particular concerning residential density. This is critical in the context of achieving particular overall housing numbers.

Please return your comments in the envelopes provided or by e-mail to laura.badham@dacorum.gov.uk by 10 August 2005 at the latest.

If you have any queries about this work, please contact Richard Blackburn (01442 228584) or another member of the Development Plans Team.

Yours sincerely



Laura Wood
Senior Planning Officer – Development Plans
Planning & Regeneration

APPENDIX 3

'VISION SPECIAL' EDITION OF DACORUM DIGEST: JULY 2005

Includes:

- **questions about planning issues**



Dacorum

digest

JULY 2005

www.dacorum.gov.uk

VISION SPECIAL

hemel vision, your decision

Dacorum Borough Council is inviting residents to get involved in the most exciting changes to Hemel Hempstead since the new town was created over 50 years ago.

We want your views on a vision to inspire developments in Hemel Hempstead and surrounding areas over the next 50 years.

This special edition of Dacorum Digest explains more about this proposed vision and about how you can shape it.

Leader of the Council, Cllr Andrew Williams, says: *"Hemel Hempstead has been a very successful new town - but it is approaching that "time of life" when it needs new investment if we are to leave the right legacy for future generations. This vision is about building on our successes and strengths as well as creating new opportunities. It is as much about making the most of Hemel's history and unique assets such as the River Gade, Grand Union Canal, Water Gardens and Hemel Old Town as it is about building afresh."*

The Council aims to attract private sector and government investment to help fund the new projects - which

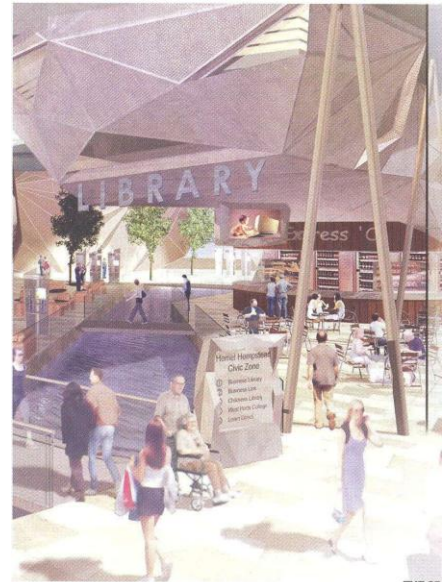
will run into millions of pounds. Key interests in Hemel Hempstead - including the hospital, college and local businesses - are being asked for their input.

However, the views of local residents are paramount. *"This vision has been in development for some time and we're committed to achieving it - providing it's what local people want"* says Andrew Williams.

"The interest from developers, the positive support of English Partnerships and commitment from my fellow councillors and other key agencies is there now - this is the best opportunity we're going to have for some time. We need to get it right - and we need your help."

"We want to know what you like or don't like about our plans and what will make the most difference to you. If we get it right, we'll have created a town that people can enjoy and be proud of. We want to create buildings and shared spaces that people really want to spend time in. It's about bringing people together and creating a better sense of community."

"It's about bringing people together and creating a better sense of community."



The vision for Hemel Hempstead fits in to a wider vision that will set the scene for developments across Dacorum. This special edition of Dacorum Digest also highlights some of the issues addressed by this wider vision and seeks your views - see pages 4 and 5.

"We want to hear from everyone in Dacorum including residents and people who work, visit or shop here. Whether you're based in Hemel Hempstead, Berkhamstead, Tring or a village or rural location - the issues of shopping, housing, transport, employment, leisure or the environment are relevant to everyone," added Councillor Williams.

Hemel 2020 and beyond
Pages 2-3

The bigger picture
Pages 4-5

How to have your say
Page 6

Complete our survey
Pages 7-8

MARLOWES
SHOPPING CENTRE

WIN Marlowes Centre Gift Vouchers - see page 6

hemel 2020 and beyond

In June, councillors from across the political spectrum signed up to a bold and comprehensive vision for the future of Hemel Hempstead.

A more exciting and thriving Town Centre

We want Hemel Hempstead to be a high quality and inspiring town, offering a good blend of shops, leisure, residential and commercial or business facilities. Our ideas include:

- Town centre improvements along the Marlowes from the Riverside development to Queensway, with better links to the Water Gardens.
- Changes to the town centre layout, possibly with waterfront shops and cafes, to put the river and Water Gardens at the heart of the town centre experience for shoppers and visitors.
- Moving the market into the Marlowes pedestrian area.
- A Performance and Conference venue. This landmark building would be completed early on, helping to attract more developers and investors.
- A new 'Civic Zone' building - a modern, user friendly setting for public services including Council offices and a shared public and college library.
- A new town square, possibly adjacent to the new Performance and Conference venue and 'Civic Zone'.
- At least 600 new homes in or on the edge of the town centre. Many would be located on the current Civic Campus, with some affordable and key worker housing.
- A new food superstore, possibly fronting on to Coombe Street, as part of the redevelopment of the current Civic Campus.
- Improved pedestrian and other links to the Old Town

Moving about

We want to make moving around the town centre and surrounding areas easy and pleasurable. Our ideas include:

- Better routes for pedestrians - along the Marlowes to Riverside and between the Marlowes, Waterhouse Street and the Water Gardens.
- Reviewing bus provision including a new bus station and enhanced links between the town centre, railway stations, Maylands and Park & Ride sites.
- Creating a network of footpaths and cycle ways.

New lease of life for neighbourhood shopping areas

We want to improve local neighbourhood centres in terms of the services and facilities offered and the overall appearance and design.

Countryside and open space

We want to provide better, more accessible open spaces. Our ideas include:

- Creating footpaths and cycleways so that people can walk or cycle for leisure, enjoy open spaces and appreciate local wildlife.
- Improving sports and visitor facilities in Bunkers Park.

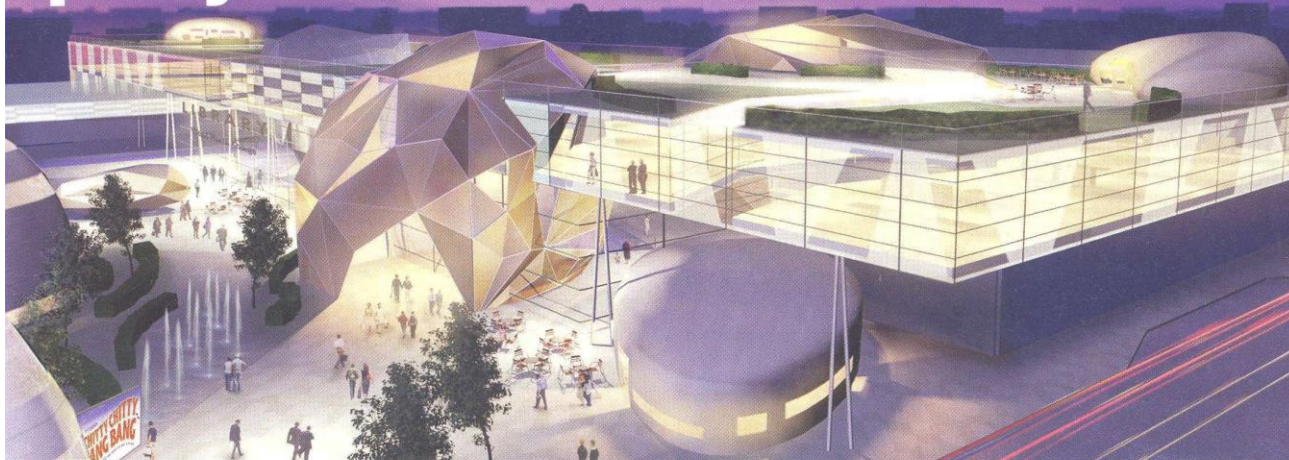
Improving Maylands business area

We want Maylands to be a premier business park and choice location for businesses. Ideas include:

- Creating a prestigious development along Breakspear Way, including offices, leisure and a hotel, to provide an attractive "gateway" into the town and bring life to the area after 5pm.
- Improving the facilities and services for businesses in Maylands including a Business Centre for information and training.
- Improving the appearance of Maylands through landscaping, public art and design.
- Improved transport links including park and ride, footpaths and cycleways.



update on existing projects



The new Vision for Hemel Hempstead links and builds on a host of projects that are already under way.

Riverside

The opening of Debenhams as the first part of the Riverside scheme is scheduled for later in the Autumn. Other stores signed up so far include Next, HMV, TK Maxx, Starbucks, H&M, Monsoon and Waterstones. Many stores will open in early 2006.

Performance and Conference Venue

The Council is investigating funding for a new arts and entertainment venue and its economic benefits.

Groundbreaking design ideas have been drawn up with half of the auditorium in the open air and the other half enclosed within a glass structure. It would be possible to turn the glass front into a screen for entertainment purposes to be viewed by people outside the building.

This scheme includes a main auditorium with additional conference and function facilities as well as a café/restaurant and small retail units.

Representatives from local arts and community organisations attended an event to go over the proposals and give their views and suggestions. Their comments are now being considered in depth and will be looked at alongside those of residents.

Civic Zone

A key part of the town centre regeneration will be the 'Civic Zone'. This will provide a single building from which public bodies like Dacorum Borough Council, Hertfordshire County Council, the police and college could deliver services to the public.

A special consultation on a development brief to achieve the Civic Zone is also being carried out. Details can be found on the Development Plans section of the council's web site www.dacorum.gov.uk.

For further information call 01442 228352 or e-mail graham.winwright@dacorum.gov.uk

Maylands Renewal

A special task force, with representatives from local businesses, Dacorum Borough Council and English Partnerships, is leading work to rejuvenate the Maylands Business area. The areas outlined in the vision for Maylands (opposite) have come out of their initial work.

A new branding "Maylands - Gateway to the Future" and a new web site - www.maylands.org have been developed. Improved landscaping on roundabouts and new entrance signage are being part funded by the East of England Development Agency.

Neighbourhood Centres

The Council has been looking at how to improve services and facilities in each of the seven Hemel Hempstead neighbourhood shopping areas.

Each centre is to have its own development plan addressing areas such as painting and general tidying up, cleaning, recycling areas, toilets, lighting and car parking management. The plans will be based on issues identified by residents and businesses in each neighbourhood.

The review was led by the Economic Prosperity and Community Leadership Scrutiny Committee and the Council's Regeneration team. The Council will work closely with the police and the County Council to improve the overall attractiveness and atmosphere of the centres.

the bigger picture -

As well as the vision for Hemel Hempstead, the Council is also consulting on the vision and draft issues for a “core” planning strategy that will guide development across the borough up to 2021.

This core strategy is part of a new planning system introduced by the government. It will be a key part of a new Local Development Framework that will eventually replace the Local Plan.

Here we outline the draft key principles in the vision for the core strategy and some of the issues that we will need to address. The survey on pages 7-8 covers some of these issues.

We will aim to:

- Ensure quality of life and a lasting future for the borough, recognising that there will be some growth in both urban and rural areas
- Create opportunities for a vibrant and prosperous economy
- Improve and regenerate Hemel Hempstead town centre and establish it as a main shopping and business centre
- Make best use of urban and previously developed land whilst maintaining the character of the towns and villages
- Use good design to create a safe, quality environment that also allows higher density mixed development in Hemel town centre and other areas off major access routes
- Provide a transport network across the Borough, serving both urban and rural areas
- Protect and enhance our high quality landscapes and range of natural species
- Promote efficient use of natural resources
- Promote diversity and social inclusion to meet the different needs within the community

Housing

Dacorum has to meet a regionally set target of providing 6,300 new homes by 2021, though this could increase. Around 1,300 new homes have been built in the Borough since 2001 and over 700 others are in the pipeline. Research suggests that there is room in urban areas for approx 6,000 more homes. Where to build depends on available space, access to key facilities and the ability of the local infrastructure to cope.

Most potential for development is in Hemel Hempstead. The redevelopment of the Civic Centre and college site and possibly work to the Kodak building offer significant opportunities. In addition, new homes could be built on vacant land, by redeveloping some housing and converting commercial buildings to residential use. Greenfield sites identified in the existing Local Plan would still be needed.

Access to jobs, shopping, health and education facilities and good transport links is also a factor - which again Hemel Hempstead can offer.



An alternative would be to spread housing more evenly across the other main towns and settlements to support and expand existing facilities. Development outside of Hemel Hempstead may mean building on new greenfield sites.

Building new homes could add to the density of housing in some areas. Government guidelines encourage housing development to be 30 to 50 dwellings per hectare - higher than usual within Dacorum. The density of housing will need to reflect the character of a particular area. The approach may need to differ between towns, villages or rural communities.



join the debate

Employment Sites

Dacorum has a thriving economy with low unemployment (1.6% in April 2005). There is a range of employment, but most jobs are in offices and retail and many are based in Hemel Hempstead. New job opportunities are mostly likely to be created from redeveloping existing sites.



There is a longstanding proposal to develop a (16 hectare) greenfield site at Three Cherry Trees Lane in Hemel Hempstead for employment, mostly focussing on the technology sector.

A possible alternative to Three Cherry Trees would be a site in Breakspeare Way. The Three Cherry Trees site could be left undeveloped and kept back for longer term needs - or it could be developed for housing. This site could accommodate a significant number of homes - which would take Dacorum over its regional target, which the Council would need to justify.

Using Three Cherry Trees for housing would mean an alternative site would need to be found for employment uses eg. the site along Breakspeare Way.

The current Local Plan earmarks more employment sites that will be redeveloped for housing. We need to consider the impact of further loss of employment land in terms of jobs, investment and the local economy. A major employment site would provide employment to compensate against job losses elsewhere in the Borough.

Transport and Infrastructure

Dacorum is already highly congested. Major developments have a knock on effect for roads, transport, schools and health facilities. For big

developments it is easier to see what improvements are needed - compared to small scale developments scattered around towns where the impacts are harder to assess. The development of larger housing and employment sites will generate funding for infrastructure improvements which are necessary to support sizeable schemes.



Community Facilities

Community needs are linked to the development of major sites. We will work with developers to address shortages in provision - but not necessarily linked to one particular development site. Community buildings need to be attractive and set high design standards for the adjoining developments.

Environment

A large part of Dacorum falls within the Green Belt or the Chilterns Area of Outstanding Natural Beauty. We will continue to protect the Green Belt and our natural landscapes.



To find out more about this core vision, visit the Development Plans section of the council's web site, www.dacorum.gov.uk or telephone 01442 228660.

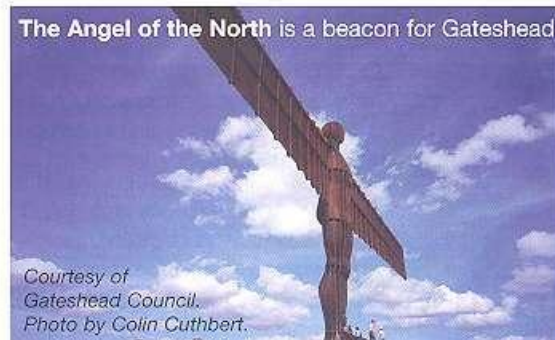


what's **your** vision?

Now that you've read about our plans, it's time for you to have your say.

To get you thinking here are a few ideas from around the country.

Princes Street in Edinburgh - inspired Geoffrey Jellicoe's original vision for Hemel Hempstead (see below). The west side of the Marlowes was to have a range of civic buildings set amongst public gardens. All the shops were to be on the east side. There were also to be a helicopter pad at each end of the town centre! However, these plans were costly and had to be modified.



Stainless steel water sculptures are a central attraction in **Bristol's Millennium square**. Their circular terrace can be drained to become a stage for live performances



You may well have your own favourites from elsewhere which you'd like Hemel Hempstead to copy. If so, tell us about these through the survey.

How to get involved

Complete our survey (pages 7 and 8) and return it to us by **Friday 2nd September**.

Get creative and enter one of our competitions

We're looking for a picture, poem or song/rap that sums up what you want living in Hemel Hempstead to be like. Transport yourself to Hemel Hempstead in 2020 - what do you see around you?

ART - send us a *drawing, painting, collage or computer graphic* to show your vision. It could be a layout plan, a townscape, a scene showing one bit of the vision such as the town square, or something specific such as a building or sculpture. These are just food for thought - what you do is up to you.

POETRY - Pen a poem about your vision for 2020. You can use your poem to capture sights, smells and sounds. Entries can be long or short, classical or abstract, serious or funny.

SONGWRITING - Compose your thoughts about future life in the Hemel Hempstead into a song - you could even put them to music! Folk, rock, country, rap or indie - we'd love to hear the results.

Judging

Entries will be judged under the following age categories:

7 and under • 8 - 12 • 13 -17 • 18 and over

Judges include the Mayor of Dacorum, a local poet, and artist and representatives from the Marlowes Shopping Centre and Gazette.

Please send your entries and details of your name, age and contact number to: Dacorum Vision Competition, Communications, Dacorum Borough Council, FREEPOST, Civic Centre, Marlowes, Hemel Hempstead, HP1 1BR

You can also email entries to:
digest@dacorum.gov.uk

Winners will receive £50 of Marlowes Centre Gift Vouchers. The closing date for competition entries is Friday 2nd September.

Take a seat in our Big Borough Chair

Do a video diary in our Big Borough Chair which will be in Hemel Town Centre on Saturday 6th and 13th August between 11am and 3pm.

Further details

You can find more details and fill out an on-line survey by visiting our web site www.dacorum.gov.uk

There will also be an exhibition about the vision in the Hemel Hempstead Civic Centre during August.



survey

hemel hempstead now

1. How proud are you to live or work in or visit Hemel Hempstead?

Very proud fairly proud
not very proud not at all proud

2. How much do you agree with the Vision for Hemel Hempstead and Dacorum as outlined on pages 1 to 6?

Please indicate on a scale of 1 to 10, where 1 = agree completely and 10 = disagree completely.

3. Is there anything you think is missing from the Vision for Hemel Hempstead (pages 2 and 3) or from Dacorum wide strategy (pages 4 and 5)?

4. If everything described in the Vision was achieved, how proud would you then be to live or work in Hemel Hempstead?

Very proud fairly proud
not very proud not at all proud

5. What areas or issues do you think most need to be addressed or improved? Please rate each issue from 1 to 5, where 1=very important and 5=not at all important. Please then indicate the most important - choosing up to 10.

	Importance Rating 1-5	Most Important (tick up to 10)
Roads and traffic	<input type="checkbox"/>	<input type="checkbox"/>
Public transport	<input type="checkbox"/>	<input type="checkbox"/>
Parking facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hospital services	<input type="checkbox"/>	<input type="checkbox"/>
College facilities - further education/adult learning	<input type="checkbox"/>	<input type="checkbox"/>
Facilities and activities for elderly people	<input type="checkbox"/>	<input type="checkbox"/>
Facilities and activities for families with children	<input type="checkbox"/>	<input type="checkbox"/>
Facilities and activities for young people	<input type="checkbox"/>	<input type="checkbox"/>
Affordable housing	<input type="checkbox"/>	<input type="checkbox"/>
Dealing with anti-social behaviour	<input type="checkbox"/>	<input type="checkbox"/>
Litter and overall cleanliness	<input type="checkbox"/>	<input type="checkbox"/>
Parks and open spaces	<input type="checkbox"/>	<input type="checkbox"/>
Providing lively and diverse shopping	<input type="checkbox"/>	<input type="checkbox"/>
Providing a variety of cultural/theatre/music facilities	<input type="checkbox"/>	<input type="checkbox"/>
Providing a variety of places to eat and drink	<input type="checkbox"/>	<input type="checkbox"/>
Town Centre enhancement/facelift	<input type="checkbox"/>	<input type="checkbox"/>
Links with the Old Town	<input type="checkbox"/>	<input type="checkbox"/>
Improving neighbourhood centres and facilities	<input type="checkbox"/>	<input type="checkbox"/>
Improving evening/night time culture	<input type="checkbox"/>	<input type="checkbox"/>
Turning Maylands into a first class business park	<input type="checkbox"/>	<input type="checkbox"/>
Providing employment sites for new or relocated businesses	<input type="checkbox"/>	<input type="checkbox"/>
Other, please specify _____		

hemel 2020

6. What would you like the overall feel of Hemel to be like? Please indicate which three most important in order of priority, where 1 is your top priority.

Calm, relaxed environment
Cosmopolitan
A sociable place with a sense of community
A lively, bustling town
Safe and pleasant place with no anti-social behaviour

7. What type or style of buildings would you most like in Hemel Hempstead? Please give your reaction to the following options.

1 = Very much in favour 2 = would quite like
3 = not keen on 4 = very much against

Cutting-edge/innovative designs
Classical, timeless designs
Designs that will blend in well with their surroundings
Environmentally friendly designs
Use of colour - either through painting or lighting
Buildings that will look spectacular at night
Buildings with a quaint "olde worlde" feel
A mixture of different styles

8. What features would you most like to see incorporated in the design? Please list the five most important in order of priority, where 1 is your top priority

Greenery - trees, grassed areas, landscaping
Public seating areas
Public eating areas/pavement cafes
Public art exhibition space
Static public art - statues, sculptures
Water features - fountains/water pools/incorporating the river Gade
Lighting features that pick out elements of the design
Attractive walkways

9. What would you like a new Town Square in Hemel Hempstead to be like? Please give your reaction to the following statements

1 = would like and use 2 = nice for others but not me
3 = not important 4 = would avoid

Lots of green space/landscaping with some public seating
A focal point to stay over a long period of time with lots of pavement cafes or bars
A place with lots to do eg. street entertainers, musicians, exhibitions, specialist stalls
A relaxing and calming space with fountains and water features
Don't want a town square at all

continues over the page...

hemel 2020

10. What role do you think the river should play in the future? Please give your reaction to the following statements

1 = Agree 2 = Slightly Agree
3 = Not bothered 4 = Disagree

- I like the idea of having shops and cafes facing onto the river
- I think the river should be enhanced as a nature area
- I like the idea of the river being a feature in new buildings, eg, the Civic Zone
- I think more use should be made of the river or canal for transport/leisure

housing

11. What patterns of housing development would you like to see in the future? Please indicate on a scale of 1 to 10, where 1 = agree completely and 10 = disagree completely.

- Most new homes should be build in Hemel Hempstead with smaller amounts of development elsewhere?
- New housing be spread more evenly across the main towns to support and expand existing facilities.
- Higher densities of housing is acceptable in some urban locations such as Hemel Hempstead town centre.

transport and travel

12. What influences the way you travel?

Which of the following do you most or least agree with

1 = Agree 2 = Slightly Agree
3 = Disagree 4 = Not applicable

- I don't have a car and therefore need to travel by bus
- I would use Park and Ride if the service was improved
- I like to be near to shops and not have far to walk
- I like to come and go as I please and not have to rely on buses
- I would cycle more frequently if there were better cycle routes.
- I would do more walking if there were more pleasant routes
- I would use the canal to get around if there was a boat service provided

business and development

13. How important do you think the following are for Maylands or other business areas?

Please rate each issue from 1 to 5, where 1 = very important and 5 = not at all important.

You do not need to answer this question if you are not familiar with Maylands or other business areas.

- achieving a vibrant, dynamic business led community
- building a landmark "gateway to Hemel" development just off the M1
- improved social, shopping and leisure facilities near to business areas
- improved facilities for businesses eg, information and training
- improved passenger transport, including park & ride, better cycling routes

14. Which is the best site for a new big business park?

Three Cherry Trees Lane Breakspear Way

Other (please state) _____

15. Should a big business park focus on one main area, such as technology?

Definitely Possibly
No Not sure

16. What is your preference for the Three Cherry Trees Lane site?

Major employment site Use it for housing

Leave it undeveloped for now

Other (please state) _____

17. Are there any other comments you would like to make on this vision of the future of Hemel Hempstead or the planning strategy for Dacorum?

about you

Age: Under 18 years 18-24 years 25-39 years 40-64 years 65+ years

Ethnic origin: White Black Black British Asian Asian British Chinese Other

Gender: Male Female

Your family status: (Please tick all that apply) Single Married/living with partner Widowed

No children Children at home Children left home Grandchildren

What ages are your children, if any: 0-4 5-10 11-16 16-25 25+

What ages are your grandchildren, if any: 0-4 5-10 11-16 16-25 25+

Home post code

Work post code

Thank you for taking part in this survey.

Please return it to: Communications, Dacorum Borough Council, FREEPOST, Civic Centre, Mariowes, Hemel Hempstead, HP1 1RR. **The closing date for entries is Friday 2nd September 2005.**

APPENDIX 4

**RESPONSE TO CONSULTATION ON
EMERGING ISSUES**

Vision and Issues 1 - 4

Name	Organisation	Vision	Issue 1	Issue 2	Issue 3	Issue 4
Janet Rock		NR	Agree development centred on Hemel	Building on greenfield should be avoided	Higher density acceptable with adequate parking	NR
David Nobbs		Should go beyond creating a purely 'business and shopping hub' by recreating as an administrative and cultural centre as well. Should also include access to open spaces, as identified in the recent Urban Nature Conservation Study.	Focused development on HH are is sound, as it will supplement regeneration	Intensified use of existing land in HH as long as it does not involve essential recreational spaces	The housing density in the John Dickinson development is quite acceptable.	Other uses envisioned for the site. Distribution uses should be avoided as its extensively developed elsewhere on the industrial estate.
Sheila Day		NR	NR	We need to try to promote in-fill building to avoid greenfield building	Should also be promoting 'green' building which includes high standards of insulation and use renewables e.g. solar panels	NR
Un-named		NR	Agree needs to be appropriate facilities to support any development. Can facilities be expanded?	Makes sense to use vacant and derelict land. Which already has access to facilities.	High density leads to parking problems	NR
S. Waye					Current developments have a lack of parking	

Bernard Lamb		NR	Any future developments need to consider how people will get about. Current road network is inadequate let alone with any more residents.	NR	50 dwellings per hectare is a slum in the making.	NR
Graeme Berry		The proposed vision is good and covers all the areas that are covered in the emerging issues.	We should do everything we can to protect the Greenfield sites for future generations.	NR	We should look to create a mixed use environments housing, employment shopping and recreation. This would make the best use of existing sites, meeting housing requirements and effectively use the transportation infrastructure	NR
Mrs B Caudle		NR	NR	NR	NR	NR
Frances Pearce		NR	NR	NR	NR	NR

Bert Inwards	Dacorum LSP - Housing forum	NR	NR	There is a need not to infringe on the Green Belt to provide more housing but it may be necessary to do so, better use could be made of brownfield sites, empty houses,	Concerns have been expressed about the density of housing and 50 dw/ha seems very high. Greater densities without facilities can lead to social problems.	NR
Un-named	–	Few would disagree with laudable statements here, but it appears to be stalled in very woolly sentiments which could mean anything to anybody. It lack precision.	Redevelopment should be centred on Hemel.	Greenfield should not be used; greenbelt should be protected	Higher densities should be employed	NR
Paul Jones		Have to ensure that the infrastructure can support the development. You cannot ignore parking assuming that public transport is adequate and will be used - more cycle routes?	It makes sense to re-develop around H-H as the jobs are there along with the transport links. The key has to be to maintain the overall 'feel and look' of the town, while fitting in more settlements.	We must maintain the Greenfield sites, this has to be a last resort.	NR	NR
David Bogle	Hightown Praetorian and Churches Housing Association	Would like to see the Draft Proposed Vision amended to ensure that it helps address the affordable housing crisis	NR	NR	NR	NR
Un-named	–	Doesn't know or care about what happens in HH as live in the forgotten town of Tring.	NR	NR	NR	NR

Colin Taylor	—	NR	NR	NR	NR	NR
Colin Dealey		create opportunities' passive, should we stimulate? 'Focus on the re-use' punctuate and should one of the quality be safer? Transport point should included integrated, and the needs of residents (of both urban and rural)	Develop Hemel, protect Tring	Protect Tring	Protect Tring	Protect Tring
Stuart Turner		NR	Where possible Greenfield should be kept green.	Some housing should be for younger people. Greenfield sites need for leisure football/cricket etc for these extra people	High density housing cause ill feeling between neighbours when you have a disruptive family.	More industry and technology needs to be encouraged to the area.
Ann Salmon		NR	We should ensure that the green belt is protected of use, excess employment land for housing where possible	We should ensure that the green belt is protected of use, excess employment for housing were possible	NR	excess employment land for housing where possible
Alison Cockerill	—	The vision is fine.	Agree with concentrating on HH but some responses must be made available for other areas. Affordable Housing also a key	NR	Urban density targets are not compatible to Dacorum and should be challenged.	Employment needs to be encouraged across the be Borough or smaller towns will simply commuter settlements

R Bell		<p>promote Diversity and social inclusion community' This is very vague, it should include provision for the old/disabled, and provide services like meals on wheels' and 'free transport for the elderly'. The prime thrust for meeting needs must be equal opportunity such as free English language/ culture lessons . Council tax is important so the vision should make reference to working within budget and minimising impact of council tax on the community.</p>	NR	NR	NR	NR
Un-named	–	There is no room for building in this area.	NR	NR	NR	NR
Un-named	–	There is no room for building in this area for any development what so ever.	NR	NR	NR	NR
Annette Difford		Unable to comment as unaware of new developments since 2002	NR	NR	NR	NR
Mrs G Scott		NR	NR	NR	Higher density developments still need play areas or a communal garden nearby. Also shops within walking distance	More housing is no use without employment - light industry should be ok Three Cherry Tree land.

John Allan		NR	NR	NR	There is an urgent need for low cost housing, which implies a density of at least 50 dw/ha. Such density make parking difficult. Consideration should be given to flats with underground parking.	NR
Chandu Potani	Age Concern Dacorum	NR	NR	NR	NR	NR
Pamela Pollock		NR	No more flats at St Albans Road, its so congested, lead to problems, especially at the magic roundabout when Debenhams opens.			
Mark Almond		NR	Development of new houses is a good thing but I feel the way forward would be apartment styles flats that are affordable for key workers such as nurses etc	NR	Positive way forward is to build apartments with density to save the green belt, and make use of the popular housing market.	NR
John Buteux	Hon Sec save HH History	Oppose the imposition of housing requirements by unelected bodies like EERA.	Building should not occur on greenfield sites, especially in urban areas, as play areas and the green lung would be lost.	NR	Higher densities can be attractive, for example Chelsea	NR

Martin Hicks		<p>The vision provides a comprehensive picture for planning. There is a clear focus on HH to enhance locally but little on maintaining the vibrancy of market towns and smaller villages. Hemel has to compete with Watford, St Albans, Aylesbury and London. Whilst emphasis on protection is acknowledged there is no comment on the necessity to retain these functional landscapes.</p>	<p>Where Greenfield land could be lost, the landscape/ecological value must be considered, all settlements could be considered for some development opportunities, relative to their size and function.</p>	<p>Quality design developments can be created to enhance or improve urban environments if carefully planned.</p>	<p>All down to design. High density developments can be acceptable but some past 'high density' developments actually create degraded urban environments.</p>	<p>The planning system should not 'sterilise' opportunities for the sake of historic planning decisions. It must be responsive to a certain extent.</p>
Shelia Sheldrake	NR		<p>The development should be kept mainly to HH and Greenfield land should not be used, nor further encroachment into green belt areas.</p>	<p>Vacant, derelict, some back garden use + conversion from commercial buildings preferable</p>	<p>Lower density housing would be more acceptable</p>	
Mrs Hilary L Grevatt	NR		<p>The reuse of urban sites is important, ensuring that the 'green belt' is not used for extra housing.</p>	<p>Re-use of urban sites.</p>		
Tim Amsden		<p>Should contain a commitment to the historic built environment which is a key component of settlements outside HH. Protection of AONB is absolutely essential in a planning strategy.</p>	<p>It is not possible to build additional housing on any scale without detriment to the traditional rural character of the town. Urban extension in Tring will result in more use of the c65</p>	NR	NR	NR

K.J. Cowley			Develop greenbelt land from High View Markyate in a semi circle to exit in Pickford Road using the allotment land, resite the allotment, develop 100-150 homes with a supermarket for better facilities, and s106 for sports facilities	Whilst it is necessary to protect the green belt, if Markyate does not expand into green belt it will be a village without facilities.		
Brian O'Ready		Concerned that HH will become a dormitory town with the loss of services and infrastructure.	NR	NR	NR	NR
Diane Malone			It is essential that we ensure we have adequate facilities to support housing growth and provide parking for them.	agree with redevelopment of existing sites, not new ones. Changing unused commercial areas to residential if necessary	Need a good balance not all flats to cram in as much as possible. A sensible balance between need and availability.	A balance is required to make best use of land. If unused and more residential required redevelop it, vice versa.

<p>Jean Rickard</p>				<p>Concerned that building more housing near the town centre because of noise and congestion.</p>		
<p>Mr Chris McGuire</p>		<p>Praises the vision as no change is not an option.</p>	<p>Construct new hospital at Maylands Gateway, and use old site for key worker housing.</p>			<p>Old Lucas Building for new hospital serving St. Albans and Hemel. Old site for special housing, special needs. Hospice and nursing home.</p>
<p>Cllr A.J, Fantham</p>		<p>Concerned by the lack of affordable housing for young people and lack of support for them to get a property, which leads a loss of young and low wage staff.</p>				

Mrs E Worboys		Ensure the best use of urban and PDL whilst maintaining the variety and character of the towns and villages.' It seems to me that this a truly key statement, for example HH has been creeping towards Kings Lanley. The greenbelt must be defended			In new developments parking provisions must be truly adequate. Design of developments should embrace recycling initiatives.	
Mr L. Tabler			Amenity Greens in HH must be preserved, the edges of the green belt should be used for housing.			
Peter Lardi? (Hard to read surname)		Support the objectives of the vision but puzzled that there remains a contradiction between objectives and what is actually delivered.				
Rural Heritage Society Annual General Meeting			More affordable housing for young people . Smaller rural properties need protecting.			

Jenny Thorburn		NR	Current policy best as other settlements hemmed in by AONB and are full	Gardens and vacant land should have policy to protect it, and not regarded as empty land for development.	Higher density in town centres, protect some the excellent layouts in the new town, some of the old town suburbs could be redeveloped with higher densities. Keep lower densities in old towns/villages/ suburbs of green areas even if this means extending the urban envelope into the countryside.	NR
Mrs S Thompson		Before considering extra house the future of HH General Hospital should be decided, the reduction in services will be inadequate for existing resident, and struggle to cope with additional residents.	NR	NR	NR	NR
Miss Isabel Hastings		NR	Development in and around HH seems most sensible	Development on vacant and derelict sites agreed, against building back gardens and Greenfield.	High density in urban areas, suburban areas low density and keep rural safe and green	Three Cherry Lane could be developed as light industry/offices and mixed with housing
Cllr Richard Jameson	Tring Town Council (Dunsley Ward)	To point 2 adds 'with continued increase in home working reducing previously forecast demand for office accommodation'. For point 4 adds 'including redevelopment of surplus office blocks in Maylands Avenue for housing and community use.'		Supports the conversion of commercial buildings to residential	Supports higher densities.	Don't just restrict it to technology use. Education and health services are large and growing employers in Dacorum could use the site.

Dacorum LSP		Looking to incorporate the vision into its action plan for Rejuvenating Dacorum.				
Simon Odell	Head of Landscape and Development, Herts CC	Description of the community to 2021 supported. The vision failing to cover what the landscape functioning will be, critical to the perception of 'high landscape value' wherever they might be. Need an economic functioning which produces valued landscapes. Suggest : 'Foster a vitality in town and country that supports the qualities of biodiversity and landscape that all value	Requires further study, some good practice developed by CBA , looking at the capacity of a landscape to accommodate different developments.	Requires further study, some good practice developed by CBA , looking at the capacity of a landscape to accommodate different developments.	Requires further study, some good practice developed by CBA , looking at the capacity of a landscape to accommodate different developments.	Study required on the capacity of landscape and the character areas to accommodate further or existing employment use.

<p>S. L. Davidson</p>	<p>Dacorum Environmental Forum Water Group</p>		<p>Infill and brownfield developments should be encouraged.</p>	<p>Renovating and redeveloping, urban sprawl should be prevented.</p>	<p>Density is a question of location. There is room for sympathetic building styles in the Chilterns but at lower densities.</p>	<p>Density of employment should favour technology over office development, due to the amount of vacant offices</p>
<p>Lorna Clark</p>		<p>Not visionary enough, should be more along the lines of 'A green accessible Dacorum with a high quality environment with opportunities for people to live, work and play' but more dynamic and inspiring.</p>				

Mark Hendy	Barton Willmore Planning Partnership for Shendish Manor	Believes the core strategy should go beyond 2021. The core strategy is too inwards looking and should take a wider account of the strategic context. A detailed assesment of the green belt should be carries out in the current planning context and potential locations for sus dev and long term growth of HH.	Appropriate to consider peripheral growth for 2006-2026 around HH.			
Marion Cowe			Civic zone development vision contradictory!		Higher density issue fo HH town centre	
David Camp	Stanhope PLC	Hopes the vision will stem the flow of lost employers to HH.				

**Issues 5 – 6 and Comments on
Infrastructure, Environment,
Community Facilities and Other Issues**

Name	Organisation	Issue 5	Issue 6	Infrastructure	Environment	Community Facilities
Janet Rock		NR	Small stores and cafés enhance the feeling of community	Roads are badly congested during rush hours. Poor east/west public transport. All routed lead to London.		
David Nobbs		The current position should be maintained regarding the location of industry. Benefits HH towards a sub regional centre.	To offer housing plots, additional to the targets laid down by government, would seem to be ill advised. The chances are that by so doing the government will see there are opportunities to seek even bigger numbers			
Sheila Day		NR	NR			
Un-named		Dispersed industrial areas makes sense to avoid traffic congestion and give access to local facilities	NR			
S. Waye						
Bernard Lamb		Disposal of employment seems to offer benefits provided that it is sited with a degree of sensitivity	As most employment available in Hemel does not pay enough to buy a house in Hemel, does not see the loss of employment land as a problem. It just needs road transport links between housing and the station.			
Graeme Berry		NR	NR			
Mrs B Caudle		NR	NR	Concerned regarding the closure of the hospital, and the demand on health facilities with growth. Also concerned by the travelling to Watford General Hospital		

Frances Pearce		NR	NR	SE needs control of housing, housing, and railways. Motorway tolls need to reduce pressures. Risk of water shortages, new reservoirs required.		
Bert Inwards	Dacorum LSP - Housing forum	NR	NR	The use of communal transport by workers and schools and more regulated parking would help. Public transport such as buses needs improving, they need to operate more as a public service rather than for commercial profit. Cycle should be given more encouragement. Also raised the issue of affordability of houses.		
Un-named	—	Both Mayland area and dispersed employment pockets should be fostered. It should not either or but both.	NR	NR	Should be highly protected	
Paul Jones		NR	NR	More doctors and dentist surgeries required, where are the plans for these?		
David Bogle	Hightown Praetorian and Churches Housing Association	NR	NR			
Un-named		NR	NR			
Colin Taylor	—	NR	NR	There is no mention of hospital, one must remain in Hemel. Increasing the number of homes is fine if the infrastructure can cope.		Build a small stand at the athletics track and terrace the grass banking to provide a venue for top class athletics.
Colin Dealey		Maintain	Go for it!			
Stuart Turner		The broad position should be maintained	Area should be used for business uses, as more housing needs for employment			
Ann Salmon		NR	excess employment land for housing where possible	Reduce traffic congestion, with better public transport		

Alison Cockerill	-	NR	NR		Essential to protect Green Belt & AONB. Additionally as much as possible should be preserved and added to enhance quality of life and overall quality of Dacorum as a residential area.	
R Bell		NR	NR			
Un-named		NR	NR			
Un-named		NR	NR			
Annette Difford		NR	NR			
Mrs G Scott		NR	Concerned by traffic from the Riverside development, but thinks smaller shops - not cafes and estate agents would be good.			
John Allan		NR	NR			
Chandu Potani	Age Concern Dacorum	NR	NR			
Pamela Pollock						The building of more houses and flats would place an even higher burden on doctors and clinics, so more health services are required along with the new dwellings. The hospital should be saved - why build the houses without a hospital?
Mark Almond		NR	NR			
John Buteux	Hon Sec save HH History	NR	NR			

Martin Hicks		Diversity of employment , including local initiatives are essential to maintain the vibrancy of the town. Local employment is environmentally sound.	All opportunities need to be considered, some options need keeping open. Does not consider that the community has been engage sufficiently. Tring Env Forum could have been used to promote a meeting.			
Shelia Sheldrake				Already at bursting point, e.g. doctors surgeries, schools, roads. Infrastructure must accompany any new development.		
Mrs Hilary L Grevatt				The transport network is so important in rural areas. Even though they may need subsidising. Young families and the elderly need considering, this could be looked at with the new areas of building.		
Tim Amsden		It is essential that the function of Tring and other towns as communities that employment sites are maintained.	NR			
K.J. Cowley				There is little chance of improving transport in the rural areas of Dacorum as it is not cost effective.		
Brian O'Ready		NR	NR			
Diane Malone		A balance is required to make best use of land. If unused and more residential required redevelop it, vice versa.	A balance is required to make best use of land. If unused and more residential required redevelop it, vice versa.			

Jean Rickard			In favour of building on previous employment sites, concerned about the congestion, in favour of the redevelopment of Breakspear Way	Concerned about the closure of the hospital, college and public transport.		Reorganisation of elderly in council houses and residential homes could provide better capacity and care. The art centre should be re-opened and a entertainments/cultural centre opened in the town centre. Re-open the paddling pool in Gadebridge Park, tender it out, with a small cafe. Encourage community centres to hold youth clubs to educate young people.
Mr Chris McGuire				Landscape route Two Waters to Gade Bridge Park. A connecting green corridor on the bottom of the valley for foot and cycle. Secure cycle park at NCPs and railway stations. Reduce number of buses and make them smaller		
Cllr A.J, Fantham						
Mrs E Worboys						
Mr L. Tabler			If this refers to the land opposite the former Lucas site it should be noted that this is a flood plain.			
Peter Lardi? (Hard to read surname)						
Rural Heritage Society Annual General Meeting					Sufficient recreational space is required to meet local people's needs and reduce pressure on local needs.	
Jenny Thorburn		Employment should be dispersed, Maylands needs good public transport.	NR	Biggest issue roads needs new approaches like: home zones, congestion charge, greener car parks, integrated public transport (Maylands-to HH tc-station) all day parking out of the centre of towns.	Priority given to green infrastructure protection and planting trees, restoring and recovering verges from car parking, vegetated roofs. Like Berkhamsted Collegiate.	

Mrs S Thompson		NR	NR			
Miss Isabel Hastings		Broad position maintained.	Employment land if it isn't be used it isn't needed. Don't argue for an increased housing allocation.			
Cllr Richard Jameson	Tring Town Council (Dunsley Ward)	Reduce employment in Maylands Avenue, several large office blocks that could be converted into flats or replaced with flats.	Supports housing in Three Cherry Trees, and the loss of employment land for housing.		Supports green belt protection.	The focus should be on education employment with HH providing university level facilities as part of the Univ. Of Herts.
Dacorum LSP						
Simon Odell	Head of Landscape and Development, Herts CC	Study required on the capacity of landscape and the character areas to accommodate further or existing employment use	Study required on the capacity of landscape and the character areas to accommodate further or existing employment use		It is desirable to protect areas of high quality, it is as important to foster those underlying processes which will produce high quality landscapes as a product or by product.	
S. L. Davidson	Dacorum Environmental Forum Water Group	Dispersal of employment requires development of public transport infrastructure to avoid car use	The site should be left unoccupied and employment secured on existing sites. Increasing the housing allocation would serve commuting rather than the local economy and place unsustainable demands on the infrastructure. No more big stores in HH if small stores are to be viable. Linkages in the town are vital for the economy of the old town.			
Loma Clark						

Mark Hendy	Barton Willmore Planning Partnership for Shendish Manor		The use of TCT for residential is not supported by Shendish Manor, it's a key employment site with good access. Shendish Manor would be an alternative for residential.			
Marion Cowe			Diversification is necessary and essential but economic investment more difficult.	Needs to be given more consideration, higher up the agenda.		Needs to be higher up the agenda.
David Camp	Stanhope PLC	Have undertaken reasearch in the maylands area, feedback is that the area is lacking in other amenities such as residential, local retail, restaurants, cafes. Employers and employees are focussing more on work/lifestyle balance.				

APPENDIX 5

REPORT OF FOCUS GROUPS: AUGUST 2005

2.0 Summary of Main Findings

Focus Groups were held in Hemel Hempstead (Group 1: older ages/ disabled/ ethnic minorities) and Berkhamsted (Group 2: younger group) to consult on the Council's Housing and Environmental Strategies.

2.1 The Vision

The focus groups commenced with a presentation by an Officer of the Council explaining the vision of the Council for the future. The key issues included in the Vision are discussed below.

Sustainable future for the Borough

Issues raised by participants included that of creating a safer environment in terms both of road safety for children and how protection against crime can be included into the built environment. Another key issue was fire hazard. It was considered vital that these services were available in a timely way.

Vibrant and prosperous economy

Participants in both groups strongly supported the need for a vibrant and prosperous economy. For a number this was seen as the key to the other parts of the Council's 'vision' for the future. It was seen, in both groups, to be vital to increase employment in the area so that jobs would be available for those occupying the new houses that were being planned. It was suggested that currently, Hemel Hempstead operates mainly as a 'dormitory town'. It was felt important in the younger group that the businesses should generate local jobs so that the town was more sustainable.

Sub regional business and shopping centre with regenerated town centre

Both groups evidenced support for the concept of the regenerated town centre but it was noted that each of the elements, thriving sub regional business and shopping centre, were considered separately by some participants. The need for a hospital was seen as one of the key features of a town centre.

Participants in the younger group believed it was more important to improve the infrastructure than for the town's role as a main centre to be enhanced.

Re-use urban sites

The re-use of urban sites was seen as important by both groups, with one participant describing the process as 'filling in holes' rather than spreading out into the green areas. In the younger group the need for housing was seen as of major importance as was the need to preserve the green belt.

An issue that caused concern was the concept of 'high density' housing. For several group members the two issues: re-use of urban sites and the possibility of being 'cramped in'; with the potential 'loss of garage space', or 'a house in your back garden'; became synonymous. A fear was that 'we are going to preserve the green belt at the expense of increased density within the towns' Assurances we sought that developers would build 'houses of character' which are not too cramped and which retain adequate parking. One issue was children's access to schools without having to cross main roads. Another requirement was that the community should be researched about the types of houses that were needed as starter homes. A further fear was that the housing market would be swamped and this would have a 'knock-on effect' on the local price of houses.

Maintain the variety and character of towns and villages

Concern was expressed by a member of each of the groups about the maintenance of the variety and character of towns and villages. One older participant, reported considerable growth of Bovington^{gd} in the last thirty years. A younger participant linked the priority of the maintenance of the variety and character of towns and villages with that of protecting the green belt and the provision of transport networks.

Provide transport network for both urban and rural areas

Several participants from the groups were concerned about different features of transport in their area. For one participant, an infrequent bus service to their village, Markyate, was particularly concerning as this gave difficulties to those villagers who were unable to drive. However, for another participant problems were related to the increasing traffic and the noise that this was generating as a result of improvements to the local road network.

Protect the green belt and Chilterns area of outstanding natural beauty

Participants from both groups were concerned about the potential loss of green belt. The proximity of Hemel Hempstead to the M1 gave reason for concern. Several participants from the younger group believed that although housing was a very high priority for the area they were strongly opposed to sacrificing green belt, or any other natural resource, for the planned need for housing.

Protect and enhance areas of high landscape quality and biodiversity

Several members of the younger group confirmed that although they had not specifically named 'protecting and enhancing areas of high landscape quality and bio-diversity' as one of their priorities their previous choices of protecting the green belt and the Chilterns area of outstanding beauty appeared to achieve the same purpose.

Promote diversity and social inclusion to meet different needs within the community

Participants from each group supported the 'promote diversity and social inclusion to meet different needs within the community'.

Promote efficient use of natural resources

Although a participant from the older group supported the 'promotion of the efficient use of natural resources' the younger group strongly questioned its meaning as they were not aware of any source of natural resources within the Borough. One participant queried the sincerity of the Council, suggesting this,

although 'populist', was felt to have little meaning. It was decided that this priority required further qualification.

However a concern identified was the need to ensure that there is sufficient water to support the number of houses currently planned. This was seen as a 'big issue' generally in the South East of the country. It was said to be inevitable that increased demand for housing also increased the need for water and that drastic measures for cutting consumption would be needed.

Other

The need for improvements to the infrastructure to meet the needs of the area were very important, particularly the need for a hospital. Also concern was expressed about any major house building exercise which undermined the property values of the existing house market. It was felt that insufficient emphasis had been made of the need for affordable housing or the need to have an equitable spread of resources throughout the area. One participant was concerned that the Vision appeared to be a very 'long term' plan for an area in which there was a high turnover of residents.

Not mentioned

The older group had not mentioned 'Protecting and enhancing landscape quality and the bio-diversity'. It was felt that other parts of the Vision, such as preserving the green belts and the Chilterns subsumed this concept within them.

2.2 Housing Development

Each of the focus groups were asked to break into small task groups and address and report back, to the full focus group, on two concepts concerning the future development of housing in the Borough. Further discussion then took place.

Focus of Housing Development

Smaller amounts of development disperse the housing allocation?

It was evident that a wide range of conflicting views existed across both of the focus groups.

Older Group

One of the task groups expressed the view that it was not possible, at this stage, to predict how the planned building programme should proceed. Even the expressed need to preserve the green belt was felt to 'cast in concrete' the opportunities to examine each situation as they arise. This task group strongly favoured maintaining a fluid and flexible approach to making these decisions.

Another task group, however, was willing to make the recommendation that most of the additional housing should be built in the larger towns, particularly in Hemel Hempstead and also, possibly, in Berkhamstead. It was felt by this group that over developing the smaller towns, such as Bovingdon, would threaten the character of the villages and their community spirit. It was believed that the recent lack of big developments in the villages had allowed this community spirit to develop.

The focus group was reluctant to offer the solution of similarly sized clusters of properties being spread across the major settlements because they were, individually, not of an even size. After some consideration it was thought that the term 'proportionately' should be introduced so that larger numbers were built in the large towns.

One group believed that housing should be spread around but, in the main, thought this should be in the Hemel Hempstead area. Another view in support of further development of Hemel Hempstead was that it was already growing, it was where jobs were available and where people wished to live.* Further support was offered for development based on Hemel Hempstead because it allowed existing resources – transit systems, buses, schools - to be utilised rather than having to

make major improvements and developments throughout the area. The alternative of spreading development around the major towns would lead, it was said, to urban sprawl over time.

Younger Group

The younger group also had major differences of opinion. A faction saw the need to focus development on Hemel Hempstead, which was thought to be the main local attraction and invest more funding to support the centre. If funding was concentrated where the new housing was to be developed then this would assist the development of a vibrant economy. The other viewpoint was that housing should be spread more evenly, which, it was thought would require careful research and planning.

Although following the logic that the areas accommodating more housing should receive more investment one participant was resistant of the idea of creating 'a regional metropolis' and would prefer to see both housing and resources evenly spread. One method of intensifying housing was seen as the building of flats which, it was thought, should not be restricted just to Hemel Hempstead.

For one participant a major issue was the need for affordable housing and also improvements in the transport network and this, it was thought, in fairness should not simply be concentrated in one area. The improved infrastructure should benefit a wider area than just Hemel Hempstead. Also, it was suggested, widening the sites for building houses offers a better chance to identify building land. If building was concentrated in Hemel Hempstead one participant was concerned that some building would eventually have to take place on green belt land. Another participant was also concerned about preserving the green belt and also not damaging natural historical sites. For this participant the important factor in deciding on the appropriate place for housing was the availability of local jobs and infrastructure support.

Several further reasons were given for concentrating housing on Hemel Hempstead. It was felt that building up Hemel Hempstead would encourage further economic growth into the region to complement the building of the new shopping complex. Also, it was stated that as Hemel Hempstead was already the major centre for employment, constructing houses that would save on travel. However, it was thought that if people wished to travel into Hemel Hempstead then improvements would be needed as the current transport service was said to be very poor.

Use of Vacant and Derelict /High Density Housing

The groups were asked to consider the building of houses by using vacant and derelict land and also intensifying housing by building in back gardens, building into the green belt etc.

Older Group

Participants in the older group welcomed the concept of the 'vibrant and prosperous economy' and felt that building on derelict land was an important first step to achieving this. However, of concern was the idea of building housing that was so dense that it was not pleasant to live in. Other issues such as the building of flats did not cause concern so long as they were aesthetically pleasing and even the encroachment onto green belt was seen as acceptable, that the green belt itself was not sacrosanct, so long as the original idea of a green band, a 'lung', around the town was preserved.

In general the group agreed that limited building on the green belt was acceptable for specific purposes. For one participant this was limited to alterations and extensions to existing plots and to another, as a last resort, infill building sympathetic to the area. Another participant took a more liberal view and was not unsympathetic to limited building on sites which were simply 'unused land' without other purpose. The distinction was made between green belt land and sites of special scientific interest or of outstanding beauty. The latter two

were seen as sacrosanct by this participant but other land, such as farm land, was not seen as so important, particularly in the case of starter homes.

For others, however, it was straightforward that the green belt should exist and not be breached 'at the whim of the Council's planning department'. If it was it could be seen as unfair to those who were not allowed to build when others were. As an overall strategy it was conceded however, that allocations and definitions for green belt land could change over time.

The building on vacant or derelict land was generally agreed as a sensible step for development by members of the older group. However the possibility of building in back gardens led to a discussion in which a variety of views were expressed. For one participant the policy, as a general rule, was not acceptable but it was conceded that for very large houses, where reasonable privacy and some garden space could be maintained, then this might be allowed. Other participants offered the view that there were many large houses in the area where building in the garden would be possible. Also, a number of participants were sympathetic with the disposal of large gardens by those, whose busy lifestyles reduced their interest in gardening. Of great importance was the view that the new development was in the same style as the one it replaced.

The group's views on building flats over 3 or 4 storeys high was investigated. This was not felt to be a good idea as 'high rise' was seen as synonymous with anti-social tenants. There were also privacy issues. It was pointed out that 'high rise' had proved unsuccessful and that those that had been built previously had then been demolished.

Younger Group

The younger group, when asked the same questions operating in task group mode were immediately supportive of building on vacant and derelict land and this did not form part of the further discussion. Also, the principle of building in back gardens was generally accepted and seen as a personal issue for the

householder. There was also an immediate agreement that 'green belt' should be protected and this was said to be 'strongly felt' locally.

One participant was particularly concerned about the concept of high density housing and related this to significantly increased crime in certain areas. Several group members supported the building of flats at various locations, but not an 'estate of flats'.

One of the small groups of participants had debated the benefits of building terraced housing rather than high rise as a means of increasing housing density. It was believed that terraced houses would encourage a stronger sense of community than a high rise solution, they would look better and would not lead to the social problems associated with high rise flats. The suggestion was that the terraces would be distributed throughout the area with attention being paid to the supporting infrastructure.

2.3 Areas for Employment

Restriction of Employment uses of Industrial Parks

Older Group

The older group debated the possible restrictions on the use of both the Three Cherry Tree Lane and the Breakspear Way Industrial Sites. The initial reaction of this group was concern that the Three Cherry Tree Lane site was remaining empty for any purpose if it could have been used. However, at least one participant was concerned that they were not sufficiently knowledgeable to answer this type of question. A participant described their own limited knowledge of Breakspear Way as being 'a big grass field, where the Lucas factory used to be' – but was not sure that this was the exact area under discussion.

One participant was aware that Three Cherry Tree Lane had small industrial sites upon it, which seemed to make it unsuitable for housing. Again the exact location was not specified, but it was thought that the site was not suitable for heavy engineering or processes that were 'smelly or noisy'.

The question as to whether Breakspear Way should be used as an alternative to Three Cherry Tree Lane was also seen as puzzling to at least one of the participants. The participant was not sure as to why, if the technology industry was not using Three Cherry Tree Lane, it should be prepared to use an alternative.

The common sense approach, it was suggested, was to fill Three Cherry Tree Lane with light industry and not use Breakspear Way at all. This would make Breakspear Way available for other uses such as high density housing. There was a concern however, that, for housing, this site was isolated, close to the M1, and very noisy. Also, if it were to be used for houses, shops would need to be provided locally. However, it was noted that there were shops in that area, Leverstock Green, and houses were already in the vicinity, across the dual carriageway.

Younger Group

The younger group were also asked to discuss the use of Three Cherry Tree Lane and Breakspear Way sites. It was suggested that Three Cherry Tree Lane should be used for technology and Breakspear kept as an alternative – ‘in case new opportunities arise in the future’. It was preferred that the existing buildings should be used for IT purposes. IT and ‘high tech’ industries were thought to bring more money into the economy.

However, it was also suggested that it is a ‘dangerous’ strategy for the Council to adopt a preference for one type of industry as this was thought to have a knock on effect on the necessary skills mix. It was felt that reserving a site for a particular purpose could be restricting in the long term. As the policy did not seem to be working in attracting industry it was thought it was better to let anyone who wished to set up a business on the site. When asked to compare the two sites as to their suitability for housing one participant felt that Three Cherry Tree Lane site was better because of the proximity of Breakspear Way to both the motorway and the dual carriageway.

Maintain Maylands Avenue is the main employment area

Older Group

Maylands Avenue was designated by one participant as the traditional industrial area for Hemel Hempstead, which, because of its proximity to the motorway, minimised disruption to the rest of the area. This was unfavourably compared with other areas where the roads were very narrow, with an example being given of Berkhamsted in the time when heavy lorries had to travel through the Town Centre.

Again, it was noted that there was an absence of information available to assist the group in their considerations. For some industries, possible to service with a small van, many areas were accessible, but not if heavy transport was required. Kings Langley was another area thought to be well situated because of its proximity to the M25. One participant believed that many people do not wish to have to travel to their work and so was keen to see the 'right sorts of industry' promoted at different locations. This theme was further developed by another participant who linked the development of housing with the support and development of industry. This participant wished to see opportunities for people to 'live and work in Hemel, or live and work in Tring'.

An example was given of what was considered to be inappropriate development, the building of a factory in Bovingdon, which would require large lorries using narrow lanes. The concern was not just for the inconvenience of the transport but also issues such as the road safety of children on their way to school, adults on their way to the shops and also the pollution of the town. It was believed that there were already sites under development. It was suggested by one participant that the potential for fully developing the existing sites was more appropriate than the search for new sites to develop.

Younger Group

When the younger group discussed these issues a range of views emerged which were, in some cases, different from the older groups viewpoint. One

participant wished to see developments dispersed around the area so that jobs are created at various locations and so relieving traffic congestion. Another participant thought this already occurs and this resulted in traffic problems because of the poor transport system throughout the area. An example was given of a nearby industrial estate, which suffered from major traffic congestion because of a minimal bus presence, which forced workers to use their cars. It was suggested if 'they' could double the number of buses (said to be two) they would halve the number of cars.

Another participant was concerned with the vision of big out of town industrial estates and would prefer to see people working from home and at local sites rather than the constraints of a 'mass exodus' of people to distant sites.

A number of participants opposed the idea of works and factories near to the places where people live. One participant felt that people did not wish to live near factories but would prefer to travel a little distance to be away from the dirt of industry. Another gave an example of living in a village where a single factory 'ruined the environment' for everyone. Another participant was concerned about the 'doughnut effect' whereby industrial estates and supermarkets are built around the perimeter of the area leaving the centre empty and causing everyone to travel for both work and shopping.

Participants gave further arguments to support both concepts: that of having factories distributed near to housing and providing industrial estates at a distance from living areas. One participant called for widespread improvement in the infrastructure being linked to developments throughout the Borough. A second participant also called for general improvements in transport and the local economy so that people can get local jobs and live comfortably. However, one participant felt that the only people who will live near to industry are those who cannot afford to live elsewhere. The fear was that housing prices, in areas in which industry was created, would fall, trapping people in areas in which other people would not wish to live.

APPENDIX 6

ISSUES AND OPTIONS PAPER: MAY 2006 - QUESTIONNAIRE



Core Strategy – Issues and Options

May 2006

VISION AND OBJECTIVES

Question 1 We have put together below a draft vision for the Borough. Tell us what you think of the proposed vision for the Core Strategy?

Question 2 Do you think these are the right objectives for the Core Strategy? Do you have other suggestions?

SUSTAINABLE DEVELOPMENT

A

- Reducing greenhouse gas emissions
- Increasing the use of renewable energy sources, reducing energy use and improving energy efficiency
- Improving air quality and reducing pollution
- Minimising contamination
- Protecting groundwater from pollution and over-abstraction
- Decreasing noise and light pollution
- Protecting the wider countryside in its own right and reducing the impact of development on it
- Protecting and enhancing wildlife, habitats and biodiversity
- Improving the built and natural environment
- Minimising flood risk and promoting the use of sustainable drainage systems to manage run-off
- Minimising waste
- Avoid sterilisation of minerals resources
- Promoting appropriate development locations
- Design developments to reduce crime

Question 3 Do you consider that the topics above at A include all aspects of sustainability or are there other topics that should be considered as part of the overall approach to achieve sustainable development?

Question 4 Do you agree that we should seek low carbon energy schemes and seek at least 10% of energy requirements of new development from renewable sources? Should we seek to incorporate these into specific development sites?

How can a high quality built environment be achieved?

B

- Achieving, reinforcing or improving character, coherence and identity
- Achieving continuity and enclosure (in respect of building lines and layout)
- Maintaining and creating open space and greening the environment
- Creating safe, popular, well used places offering variety and choice
- Making the most effective use of resources, eg. including use of local materials and building methods and detailing
- Complementing an area's character, having regard to the historic environment, structure, existing layout, orientation, views, building line, density of existing development and reinforcing a sense of place
- Providing appropriate off-street parking
- The scale, height and massing of the new development in relation to the adjoining buildings, topography, general heights in the area, views, vistas and landmarks;
- The site's land form and character when the new development is being laid out i.e. the development should take note of the shape of the landscape, preserve natural features and take account of the local ecology;
- An attempt to integrate the new development into the landscape (or townscape) to reduce its impact on nature and reinforce local distinctiveness i.e. using structure planting, shelter belts, green wedges, green corridors, common local species in planting.

Question 5

Do you consider that the qualities listed above at B include all design aspects that should be covered in a broad urban design policy or are there other issues that should be considered?

SETTLEMENT DEVELOPMENT STRATEGY

Where should development be focused?

Question 6

Which option do you prefer or are both acceptable?

How do we maintain a good balance between homes and jobs?

Question 7

Which option do you support?

Protection of the Green Belt

Question 8

Which of these options do you favour and why?

Protection of the Open Countryside

Question 9 Should limited areas of open countryside around rural settlements beyond the Green Belt be considered for limited development to meet identified local needs?

HOUSING AND DESIGN

The Appropriate Overall Housing Level

Scenario	Potential Number of Dwellings
A (based on RSS14 proposed level)	6,300
B (urban capacity plus identified greenfield sites)	7,062 (rounded to 7,100)
C (level proposed in original version of the RSS14)	8,200
D (highest suggested level of development by objectors to the regional plan)	10,000

Question 10 Please list the options in the table (see summary paper) in order of preference from 1-4. (1 denotes the most preferred).

- A Based on RSS14 proposed level
- B Urban capacity plus identified greenfield sites
- C Level proposed in original version of the RSS14
- D Highest suggested level of development by objectors to the regional plan

Housing Capacity and the Location of New Development in Dacorum

Question 11 Should Hemel Hempstead be the main focus for accommodating housing growth on the basis that it has the greatest scope for urban development and regeneration and the access to the greatest range and amount of facilities?

Question 12 Should the remaining growth be proportionally distributed throughout the district to support and expand existing facilities, including in the Rural Area?

Question 13 If the Council are required to plan for housing development in excess of 7,100 dwellings where should it go? (number 1 –4 giving 1 the highest priority).

- More housing at higher densities in Hemel Hempstead town centre?
- Greenfield sites within Hemel Hempstead?
- Greenfield sites on the edge of existing settlements?
- Higher densities in residential neighbourhoods (i.e. above 50 dwellings per hectare)

Question 14

If further greenfield extensions are needed, around which settlements should they be located (number 1-5 giving 1 the highest priority).

- Hemel Hempstead
- Berkhamsted
- Tring
- Other settlements outside the Green Belt
- Spread around different settlements.

Question 15

Should the key employment site at Three Cherry Trees Lane and/or the site at Breakspear Way be considered for residential development either:

- a) now
- or
- b) in the longer term?

Density of New Development

Question 16

To achieve growth within the existing urban areas there will be need for further development on, for example, any vacant or derelict land, or intensification of existing uses. Do you agree with this approach?

Question 17

Where should higher density development (i.e. above 50 dwellings per hectare) be located?

- Hemel Hempstead
- Berkhamsted
- Tring
- Other settlement - state

Question 18

What safeguards should there be in encouraging higher density development (i.e. above 50 dwellings per hectare)?

Type of new housing

Question 19

Should small units be provided to provide a mix of dwellings through ensuring all sites provide a proportion of small dwellings (1 and 2 bed units) and through encouraging conversion of existing properties?

Question 20

Should provision for new gypsy accommodation be planned a) alongside any major new developments or b) should other locations be considered?

Affordable Housing

- Question 21** Should the number of affordable homes sought be proportionally higher on sites which are
1. large
 2. greenfield
 3. of high accessibility (e.g. town centre locations)?

Land Use Division in Towns and Villages

- Question 22** Should the approach be:
- a) Retained
 - or
 - b) applied to any of the other settlements in the Borough?

EMPLOYMENT

How much employment land needs to be retained?

- Question 23** Do you support the approach of largely protecting the existing employment land supply to provide a balance between the future provision of homes and jobs in the Borough?

Where should economic development be focused?

- Question 24** Should a spread of employment opportunities be retained both across Hemel Hempstead as the major employment centre, and across the other main settlements and the rural area?

- Question 25** Should we retain significant employment land within Hemel Hempstead town centre?

- Question 26** Do you consider any of the following options appropriate for isolated employment sites either on sites within the towns and large villages or in the more rural parts of the Borough ?

- (a) protected for employment use only
- (b) allowed to come forward for mixed-use development
- (c) allowed to come forward for alternative uses, such as housing
- (d) only allowed to come forward for affordable housing
- (e) other (please specify)

Regeneration and Renewal in Hemel Hempstead

- Question 27** Should we consider if there are any opportunities to provide complementary facilities for the workforce in any of the main employment areas to assist in providing a modern, attractive business environment?

Live/Work Schemes

- Question 28** Should Live-Work schemes be encouraged within the Borough?

RETAILING

Where should new shopping floorspace go?

- Question 29** Do you agree with the Council's approach to the location of future shopping development?

- Question 30** Should an opportunity be made for local shopping in the Maylands business area?

Retail Hierarchy/Designation of Centres

- Question 31** Do you agree that the shopping hierarchy should reflect the current roles played by each of the centres?

- Question 32** Do you think the Council should recognise the role of modern out of centre developments within the shopping hierarchy?

Out of Centre Retailing

- Question 33** Do you agree that there should be no significant further expansion of retail parks?

Mix of Uses in Town Centres

- Question 34** Do you agree that we should seek and maintain a full mix of complementary uses in the town centre?

The Future Role of Local Centres

Question 35

Which line should the Council take

1. continue with the existing level of protection to shopping in all local centres in the borough; or
2. support a more flexible approach to non-shop uses in local centres?

TRANSPORT AND INFRASTRUCTURE

Congestion

Question 36

Which option(s) would help reduce local congestion and can you suggest any others that we should consider?

Parking

Question 37

Is there sufficient car parking provision in Dacorum, and should standards be maintained? Is there a need to find additional locations for parking?

Question 38

What improvements could be made to make a reduction in parking standards feasible?

Attempting to improve accessibility means we need to consider the following options:-

- Encourage high density development near appropriate passenger transport interchanges.
- Ensure low cost and affordable housing is located close to basic amenities
- Encourage provision of live-work units
- Develop Cycle and Pedestrian Route Network and Improvement Strategies
- Consider accessibility for all sections of the community including the disabled

Accessibility

Question 39

Are there any other planning measures that could help improve accessibility?

Question 40

Do you consider that there are particular deficiencies in infrastructure provision that you would like us to be aware of?

COMMUNITY DEVELOPMENT

Overall Provision of Community Facilities

Question 41 Do you agree that any new key community facilities should be concentrated in the most accessible area in the main towns and within villages?

Question 42 Do you agree that we should seek to retain and enhance all existing community facilities in towns and rural areas? Should we continue to generally protect community premises from being lost to other uses and instead seek alternative community uses when community buildings become available

Question 43 Should all new housing developments provide a contribution towards the provision of new community facilities to help meet the demands from an increasing population?

Education Provision

Question 44 Should any additional demand for educational facilities be accommodated by extending or improving existing facilities, using financial contributions from housing development, where there is a demonstrated need?

Question 45 What role should school sites play in the provision of community services?

Question 46 Should we seek to provide the 'extended school' programme demands at any school facilities or selected schools only?

Question 47 If any surplus school premises are identified over the lifetime of the plan should they be used for alternative social/community or leisure uses or something else?

Health Facilities

Question 48 Do you agree that we should maintain the existing land designated for the expansion of the Hospital for other health or community uses?

Overall provision of leisure facilities

Question 49 Do you agree there should be broad guidance on the location of leisure facilities and a high priority attached to the provision of leisure facilities?

Question 50 Are there any major facilities that you wish the Council to consider for the future e.g. Stadium in Hemel Hempstead?

Protection and Enhancement of Open Space

Question 51 In areas of deficiency we may seek financial contributions towards achieving new provision. Do you think this is the most appropriate means of acquiring and improving access to public open space or should new provision be made in all significant new developments?

Question 52 Should all open space be protected from all types of development?

Question 53 Do you consider that some open land can be lost to improve the quality of other open space or alternative provision made?

LANDSCAPE MANAGEMENT AND BIODIVERSITY

Managing the Countryside

Question 54 Do you agree with the principles set out for managing the countryside? Are there any others you wish to add?

Key management principles stated:

- sensitive development based on landscape character assessments and understanding
- sustainability in the use of soils and water
- enhancement and enrichment rather than degradation
- supporting a variety of natural habitats
- appreciation of historic character.

Protecting the most important assets and resources

Question 55 Have the most important assets and resources been identified?

Important assets stated:

- the natural flood plain and chalk streams
- Grade 2 agricultural land
- designated sites of geological or nature conservation value – i.e. the Chilterns Beechwoods Special Area of Conservation, Sites of Special Scientific Interest, Nature Reserves and Regionally Important Geological Sites
- ancient semi-natural woodland
- the natural beauty of the Chilterns Area of Outstanding Natural Beauty, particularly the visually prominent escarpment
- historic landscape features – for example parkland and scheduled ancient monuments

- the Grand Union Canal.

Enhancing Biodiversity

Question 56 Do you support the approach advocated in the Urban Nature Conservation Study of improving and extending biodiversity sites and networks in

- (a) the countryside
- (b) towns and large villages?

Question 57 Are there any specific priorities you wish to highlight?

MONITORING AND IMPLEMENTATION

Monitoring

Question 58 Do you agree with the Council's approach to monitoring?

Implementation

Question 59 Do we need a separate policy on implementation?

Question 60 If yes, do you agree with the principles identified for the new policy?

Implementation principles stated:

- The importance of partnership working to deliver development.
- Better co-ordination and links to spending programmes and the provision of infrastructure and facilities.
- The achievement of key strategic or local policy objectives, including sustainable development.
- Identifying the scale of infrastructure and service needs and likely development contributions.
- The need to phase development and identify land reserves.
- The appropriate use of planning conditions, legal agreements and supplementary planning guidance and advice.
- Promoting land assembly, and if necessarily using compulsory purchase powers to achieve this.

Planning Obligations

Question 61 Do you agree with the Council's approach to planning obligations?

The Council proposes to use planning obligations to achieve some investment in or for:

1. Community Facilities, Health and Safety

2. Education, facilities and support
- 3 Community Safety
4. Affordable Housing
5. Transport and access
6. Habitat creation and landscaping
7. Open space (including facilities in the space and play space)

Question 62

Do you think the list of matters to be covered by planning obligations is appropriate?

APPENDIX 7

DISTRIBUTION OF ISSUES AND OPTIONS PAPER: MAY 2006

Includes:

- **covering letter**
- **distribution list of organisations and stakeholders**

Date: 2nd May 2006
Your Ref:
My Ref: 7.17
Contact: Selina Crocombe



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

Civic Centre
Hemel Hempstead
Herts HP1 1HH

Directline (01442) 228592
Fax (01442) 228771
Minicom (01442) 228656
DX 8804 Hemel Hempstead

Dear,

CORE STRATEGY ISSUES AND OPTIONS CONSULTATION

I am writing to draw your attention to the publication of an Issues and Options paper which is the first step in the process of examining how development can be accommodated in Dacorum in the period up to 2021. This is a first informal stage in the process, further more formal stages will follow in due course.

I have enclosed a summary copy of the Issues and Options Paper and a questionnaire. Please use the questionnaire to feedback any comments to us. If you wish to email your response please send it to development.plans@dacorum.gov.uk. Please note that you do not have to answer every question. If you would like to view the full version of the document please either contact the Development Plans team on 01442 228660 or view it on our website. Copies of the documents are also available to view at the Council offices and libraries within the Borough.

The deadline for receipt of comments is 5pm on 2nd June 2006. You will be able to submit your comments electronically online. If you would like to respond in this way please visit the website.

If you have any questions or require further information please contact the Development Plans team on 01442 228660.

Yours sincerely,

**Selina Crocombe
Principal Planning Officer
Planning Department**

Please complete this form if your details have changed or to let us know if you would no longer like to receive information on the Core Strategy and/or future Development Plan Documents (DPDs).

Contact details:

(Please amend if necessary)

Name: «tiTitle» «coPosition»

Company/Organisation:

Address:

Telephone:

Fax:

Email:

Please remove my name from your mailing list altogether. Yes No

Please continue to send me further information relating to the Core Strategy* / DPDs* / Site Allocations* (*delete as appropriate). Yes No

Please specify if you are interested in receiving particular documents:

Please return this form to:

Miss Laura Badham
Technical Assistant
Development Plans Service Unit
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts, HP1 1HH

DISTRIBUTION OF ISSUES & OPTIONS PAPERS – May 2006

RECIPIENT		Full Document	Summary	Questionnaire	Form of notification
DBC	DBC Councillors	-	1	1	Email
	Ian Reay	1	1	1	Email summary & post full hard copy
	Group Rooms	1	1	1	Internal Memo
	Head of Planning	1	1	1	Internal Memo
	Development Control Mgr	1	1	1	Internal Memo
	x2 Senior Planning Officers – Development Control	1	1	1	Internal Memo
	Head of Conservation	-	1	1	Email
	Principal Planning Enforcement Officer	-	1	1	Email
	Registry Supervisor	-	1	1	Email
	Head of Street Care	-	1	1	Email
	DP LIBRARY	1	1	1	-
	Dev Plans Team	1	1	1	Circulated to Officers
	RECEPTION	1	2	1	Internal Memo
	BERK deposit point	1	2	5	Deposit Point Letter
	TRING deposit point	1	2	5	Deposit Point Letter
	Landscape and Recreation Officer	-	1	1	Email
	Head of Housing	-	1	1	Email
	Housing Enabling Mgr	-	1	1	Email
	Planning Solicitor	-	1	1	Email
	Legal Services Mgr	-	1	1	Email
	Corporate Property & Assets – Snr Mgr	-	1	1	Email
	Valuation & Estates Mgr	-	1	1	Email
	Local Strategic Partnership x2	-	1	1	Email
	Head of Public Protection	-	1	1	Email
Environmental Resources Manager	-	1	1	Email	
Landscape & Recreation Mngr	-	1	1	Email	
Building Control Manager	-	1	1	Email	
Chief Executive	-	1	1	Email	

DISTRIBUTION OF ISSUES & OPTIONS PAPERS – May 2006

RECIPIENT		Full Document	Summary	Questionnaire	Form of notification
	Communications	-	1	1	Email
	Focus Group for Core Strategy (via Norma Wilburn x20)	20	-	20	Letter enclosing full document
GOV	EERA	1	-	1	Letter enclosing full document
	GO East	1	-	1	Letter enclosing full document
HCC	Corporate Services	1	-	1	Letter enclosing full document
	Forward Planning	1	-	1	Letter enclosing full document
	Environment Department	1	-	1	Letter enclosing full document
	Herts Biological Records Centre	1	-	1	Letter enclosing full document
OC	Chiltern D.C	1	-	1	Letter enclosing full document
	Aylesbury Vale	1	-	1	Letter enclosing full document
	Three Rivers	1	-	1	Letter enclosing full document
	South Beds	1	-	1	Letter enclosing full document
	St Albans	1	-	1	Letter enclosing full document
	Watford	1	-	1	Letter enclosing full document
	Chiltern District	1	-	1	Letter enclosing full document
	Luton Borough	1	-	1	Letter enclosing full document
	Bucks County	1	-	1	Letter enclosing full document
	Bedfordshire County	1	-	1	Letter enclosing full document
LIB	Hemel Hempstead	1	2	5	Library Letter
	Adeyfield	1	2	5	Library Letter
	Berkhamsted	1	2	5	Library Letter
	Bovingdon	1	2	5	Library Letter
	Kings Langley	1	2	5	Library Letter
	Tring	1	2	5	Library Letter
	Leverstock Green	1	2	5	Library Letter
	Herts Local Studies	1	2	5	Library Letter
TPC	Leverstock Green	1	1	1	TPC Letter
	Nash Mills	1	1	1	TPC Letter
	Flamstead	1	1	1	TPC Letter

DISTRIBUTION OF ISSUES & OPTIONS PAPERS – May 2006

RECIPIENT		Full Document	Summary	Questionnaire	Form of notification
	Great Gaddesden	1	1	1	TPC Letter
	Nettleden with Potten End	1	1	1	TPC Letter
	Kings Langley	1	1	1	TPC Letter
	Northchurch	1	1	1	TPC Letter
	Berkhamsted	1	1	1	TPC Letter
	Aldbury	1	1	1	TPC Letter
	Bovingdon	1	1	1	TPC Letter
	Chipperfield	1	1	1	TPC Letter
	Flauden	1	1	1	TPC Letter
	Little Gaddesden	1	1	1	TPC Letter
	Tring Rural	1	1	1	TPC Letter
	Tring Town	1	1	1	TPC Letter
	Wigginton	1	1	1	TPC Letter
	Markyate	1	1	1	TPC Letter
	Herts Assoc of Local Councils	1	1	1	TPC Letter
Adjoining Parish Councils x21	1	1	1	TPC Letter	
OTHER	English Nature	1	-	1	TPC Letter
	British Waterways	-	1	1	Letter enclosing summary document
	Countryside Agency	1	-	1	Letter enclosing full document
	DEF Group	-	1	1	Letter enclosing summary document
	DPDs Consultants Group	-	1	1	Letter enclosing summary document
	Hertfordshire Constabulary	-	1	1	Letter enclosing summary document
	Hertfordshire Gardens Trust Conservation Team	-	1	1	Letter enclosing summary document
	Hertfordshire Highways (Policy)	1	-	1	Letter enclosing full document
	Local Strategic Partnerships Forum (x20)	-	1	1	Letter enclosing summary document
	HCC Highways (DC)	-	1	1	Letter enclosing summary document
	Environment Agency	1	-	1	Letter enclosing full document
	Berkhamsted & District Gypsy Support Group	-	1	1	Letter enclosing summary document
	English Heritage	1	-	-	Letter enclosing full document
Key Land Owners & Developers	-	1	1	Letter enclosing summary document	

DISTRIBUTION OF ISSUES & OPTIONS PAPERS – May 2006

RECIPIENT		Full Document	Summary	Questionnaire	Form of notification
	Estate Agents	-	1	1	Letter enclosing summary document
	Local Pressure Groups	-	1	1	Letter enclosing summary document
	Neighbourhood & Residents Associations	-	1	1	Letter enclosing summary document
	Ethnic Minority Groups	-	1	1	Letter enclosing summary document
	British Telecom	1	-	1	Letter enclosing full document
	Transco	1	-	1	Letter enclosing full document
	Three Valleys Water	1	-	1	Letter enclosing full document
	Thames Water	1	-	1	Letter enclosing full document
	British Gas Plc Eastern	1	-	1	Letter enclosing full document
	Strategic Health Authority	1	-	1	Letter enclosing full document
	Primary Care Trust	1	-	1	Letter enclosing full document
	Disabled Groups	-	1	1	Letter enclosing summary document
	Chamber of Commerce (Berkhamsted, Hemel & District)	1	-	1	Letter enclosing full document
HA And TCOs	Highways Agency	1	-	1	Letter enclosing full document
	Airwave mm02 Ltd	1	-	1	Letter enclosing full document
	Vodafone	1	-	1	Letter enclosing full document
	T-Mobile (UK) Limited	1	-	1	Letter enclosing full document
	Hutchison 3G UK Limited	1	-	1	Letter enclosing full document

APPENDIX 8

LETTER TO STATUTORY CONSULTEES REGARDING THE SUSTAINABILITY APPRAISAL WORKING NOTE

Date: 23 May 2006
Your Ref:
My Ref: 7.17
Contact: Richard Blackburn



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

Civic Centre
Hemel Hempstead
Herts HP1 1HH

Directline (01442) 228660
Fax (01442) 228771
Minicom (01442) 228656
DX 8804 Hemel Hempstead

Dear,

**SUSTAINABILITY APPRAISAL
CORE STRATEGY ISSUES AND OPTIONS**

An initial sustainability appraisal of the Core Strategy Issues and Options Paper has been carried out by consultants, the Transport Research Laboratory (TRL). The Council will use this independent sustainability appraisal, as well as comments on the Issues and Options Paper itself, in the preparation of Preferred Options.

A full sustainability appraisal (incorporating the legal requirements of strategic environmental assessment and appropriate assessment of impact of wildlife sites of international importance) will be published with the Preferred Options.

The initial sustainability appraisal is set as follows:

- overview; and then
- the assessment of the significant effects of policy options in relation to sustainability objectives.

Issues and questions are those in the Core Strategy Issues and Options Paper. Sustainability objectives are taken from the appraisal framework in the Scoping Report. If you wish to comment on the initial sustainability appraisal please send your comments in writing either by email to: development.plans@dacorum.gov.uk, or by post to the above address. You may view the Sustainability Appraisal on our website at www.dacorum.gov.uk/planning.

If you have any questions or require further information please contact the Development Plans team on 01442 228660.

Yours sincerely,

Richard Blackburn
Development Plans Manager
Development Plans Service Unit

APPENDIX 9

REPORT OF THE WORKSHOP WITH THE LOCAL STRATEGIC PARTNERSHIP: 27 APRIL 2006

INDIVIDUAL VIEWS:

Q1. What do you value most about living or working in Dacorum?

(Each attendee was asked to choose a category from the following list)

	N ^o . of responses
▪ Quality of the urban environment	(0)
▪ Quality of the town centre and variety of shopping locations	(0)
▪ Variety in type and location of jobs	(2)
▪ Quality of the countryside	(9)
▪ The amount of green space in the towns	(3)

Q2. What do you dislike most about living or working in Dacorum?

- Dislike Name – Dacorum?
- Dacorum in general (and Hemel Hempstead in particular) lacks a heart
- Huge area disparity
- ‘Them and Us’ – Community and Services etc.
- Lack of entertainment facilities
- Lack of pride for the Borough
- The impact of major roads
- The “Essexness” of the town centre
- The stigma attached to certain areas

One ‘like’ was also highlighted during discussions – the ‘Meals on Wheels’ service

Q3. What should be the key planning priority in Dacorum?

(Each attendee was asked to choose a category from the following list)

	N ^o . of responses
▪ Regenerating Hemel Hempstead	(11)

- Protecting the Green Belt as far as possible (2)
- Protecting the countryside (2)
- Providing sufficient housing (2)
- Ensuring some development in the smaller settlements (2)
- Provide a landmark in Hemel Hempstead (1)
- Make provision for further cultural and/or sporting facilities (2)

Q4. Where do you think the focus for development should be in the period to 2021?

(Each attendee was asked to choose one of two categories from the following list)

	N ^o . of responses
1. Hemel Hempstead should play a bigger role than now, with Berkhamsted and Tring playing smaller roles than now	(9)
2. Keep the distribution as it is now with Hemel Hempstead, Berkhamsted and Tring taking most of the development	(4)

GROUP DISCUSSION

GROUP 1

Facilitator – Adrian Rochford

Planner – Selina Crocombe

Peter Cotton	Churches Together
Kay Volger	Environment, DBC
Brian Trainor	Community Partnerships, DBC
Anne Nicodemus	Herts County Council
Nicky Flynn	Age Concern
Peter Snow	Landscape & Recreation, DBC

WORKSHOP 1

- Issue 1 - Achieving a cleaner healthier environment
- Issue 2 – Generating local employment opportunities
- Issue 3 – Meeting future housing needs

- Use of green belt has to be balanced against intensified urban development: pressures on local infrastructure etc, community cohesion, open spaces

Issue – Community tension/conflict how to ‘design out’

- What is the nature of the housing?
 - demographics may determine more urban development, e.g. ageing population.
- Relationship with LSP Board
 - Leadership?
 - Setting precedent
 - There are 3 key strands that can be applied by the LSP to the LDF - Healthier Lifestyles; Community Cohesion; and Regeneration.
- Key Employment Sites:
 - Buncefield & Town Centre
 - balance between employment space and opportunities and housing needs, Green Belt can also be considered alongside existing sites.
 - Community Strategy framework to enable debate/discussions to be had to help inform understanding around the bigger picture and make difficult decisions that will require compromise.

Key Issues

1. Quality of Life - developments are sustainable
2. Fullest and balanced debate for development sites.
3. Proper consideration given to nature and type (private etc.) of housing developments.

WORKSHOP 2:

Issue 4 – Rejuvenating settlements

Issue 5 – Access, movement and transport

Issue 6 – Encouraging social interaction and enjoyment

- Are we working on rejuvenating the whole or the town centre?
- Lack of cohesion – need a healthy heart to keep the Borough healthy

- Rejuvenation of community spirit. Increase involvement and integration with local people
- Not necessarily producing additional facilities, but targeting what facilities are wanted/need
- How do we get communities involved? Need to encourage interest in the area where you live
- Feel there is a lack Of natural environment in the town centre
- Consequences of developing town centre and impact on other neighbourhood areas
- Location of key services – access to hospital, supermarkets etc for older people. Transport links
- Identify what the environment needs to encourage more use of facilities
- Older people need an individual shopping service to take them from houses to shops
- New parking charges have moved street parking to areas surrounding the town. More consultation with local residents about expansion
- Higher turnover of parking spaces. Need for more park and ride schemes? Financial impacts on working in town centre? Long stay too expensive?
- Integration of transport links – trains, buses etc.
- Use of commuter bus (free of charge) from Queen’s Square to town centre by non-commuters.

Key Issues

- Joined-up planning considerations
- Raise standards across WHOLE borough

GROUP 2

Facilitator – Dave Gill

Planner – Richard Blackburn

Caroline Player	Age Concern
Andy Hardstaff	CMS/DEF
Peter Wright	PCT
Clive Townsley	Reducing Crime
Li Xiao	Communities Together
Pam Halliwell	Housing Enabling Manager, DBC

WORKSHOP 1

Issue 1 - Achieving a cleaner healthier environment

Issue 2 – Generating local employment opportunities

Issue 3 – Meeting future housing needs

1. Regeneration of Hemel Hempstead is the key
 - initial priority
 - Community Partnership should also think about other places – to be inclusive
 - Buncefield recovery
 - health effects?
 - loss of business/employment
2. Definition of and need for key workers – broader than nurses/doctors in the health service for example. Can't attract same quality of staff going to London teaching hospitals.

Definition of key workers should vary according to what is needed – is narrowly defined.
3. Generate market housing: it brings a proportion of affordable housing with it.
4. High density is not necessary supported – it depends on what conditions people want to live in. Noted that density is being forced upwards. Issue – how high are the buildings - avoid high rise. Very important to consider the balance between density and the quality of the environment.
5. Link environmental enhancement and education
 - Community has choices e.g. walking/cycling instead of car travel
 - Value River Gade and consider water conservation. Urban drainage should aim to hold water in catchment for as long as possible.
6. Farming will change. Encourage diversification of existing holdings and retain them. Thus avoid fragmentation (which makes positive management more difficult). Corridors of biodiversity identified by DBC need to be expanded upon.
7. Water and energy efficiency are key sustainability issues

- difference between building regulations and planning. Planning “encourages”.
 - can requirements be attached to larger developments e.g. heat pumps for energy efficiency?

More expertise needed to promote sustainability.

8. Green space – local facilities important. Balance between new provision (e.g. housing) and facilities is essential for creation of community feel and quality of life (places where people want to live).
9. Older people want to stay in own homes – need environment in which that can happen and access to services. People owning own home do not wish to move into Council flats/care home: very expensive to move into private care homes. Access to local services, shops and transport are important, but these services are breaking down. Many older people work and have active lives: sheltered accommodation is unsuitable.
10. We have the power to influence the transport strategy, but given choice, people prefer to travel by car.

Issue – control of car provision in residential development.
General agreement – to limit use of car.

People go to supermarket by car, which has contributed to the decline of local shops.

Restricting choice, especially in relation to environment (e.g. climate), is the only way to move forward.

11. Congestion charge in London has reduced traffic. Very different infrastructure in London though.

Example of Cambridge with a successful park and ride system was cited.

In contrast Hemel park and ride is hardly used.

12. Balance between living and working in area
 - huge problem if no regeneration of Maylands (will increase health problems).

Companies should take responsibility for extra local bus or local services.

13. Tesco: Jarman Park – obtain money to assist local public transport.

WORKSHOP 2:

Issue 4 – Rejuvenating settlements

Issue 5 – Access, movement and transport

Issue 6 – Encouraging social interaction and enjoyment

1. Town centre needs a facelift and new facilities e.g. entertainments hall like the old pavilion.

Riverside is a step forward.

Water Gardens very important aesthetically.

Risks with increasing night life: could be associated with lower quality and rowdy café and binge culture.

Milton Keynes has a successful theatre quarter. Who does Hemel attract however?

Hemel market crying out for redevelopment: expectation of continuing redevelopment.

2. Important to retain Old Hemel with its quality restaurants. Issue of complementing, old Hemel with the main centre.
3. Buncefield very important.
4. PCT – would prefer to retain hospital land until Investing in Your Health is progressed. For larger hospitals it is the visitors who are the majority coming by car.
5. Good, if park and ride were provided between town centre and Maylands. However issue of viability?
6. Mobility is key:
 - access to facilities, e.g. ability for top up shopping on Maylands.
 - delicate balance between economic development in town centre and restriction of parking (what effect on those less mobile).

Key Issues (from both workshops)

- Decent home and employment
- Big environmental issues
- Local issue is Maylands recovery for Hemel Hempstead
- Think about the implications of an ageing population
- Link housing needs to community facilities e.g. multicultural centre.

- Encourage people to the town centre – very important role for the Civic Zone, e.g. theatre, multicultural centre, “One Stop Shop” bringing people together (more inclusive of different generations).