

Markyate Place Workshop Report



October 2008

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The workshop

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

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

Group 1 covered Questions 1, 2, 3 and 4.

Group 2 covered Questions 5, 6, 7 and 8.

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

Group 1 answered Questions 1, 2 and 3.

Group 2 answered Questions 4, 5 and 6.

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

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

Group Session 1 - Your People

Group 1

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

Answers

(a)

- Youth/teenagers (anti-social behaviour).
- Outsiders “visiting” to offend i.e. number plates and car crime
- Minor burglaries
- Safe in daytime – Elderly intimidated at night
- Vandalism of isolated areas – car park by doctors surgery
- Windows at surgery and industrial area

(b)

- CCTV (village hall & Y2K) – more needed – doctors surgery
- Police presence – on foot
- Engage with youth

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

Answers

- Wish list - swimming pool) 4 miles to Dunstable and
- skate park) no buses after 6 pm
- sports centre)

- do have - primary school (decreasing intake)
- fire station NOISE – teens (church)
- youth club (age 6)
- Football
- Cricket
- Clubs/Scouts/Brownies/Rainbows

- No secondary school – so no feeling of belonging
- Transport issues

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

Answers

- No community centre in the centre of the village
- Public transport
- Can't get to hospital by public transport
- Leisure facilities sports/theatre
- No public transport to Harpenden for school activities
- Lack of burial space
- No dentist
- Doctor surgery needs improvement covering a wide area – need better facilities more capacity, better access

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

Answers

- When planning new housing – must consider maximum parking per dwelling
- Lack of parking in High Street
- Too many cars
- Hazardous for pedestrians – cars park on the pavements
- Households with multiple cars
- “Rat-run” village
- Need speed limited extended and reduced to 20mph in centre – or pedestrianised
- Most within 15 mins walking
- Hicks Road Industrial Estate – looks a mess should remain as industrial not housing doctors surgery and Health Centre

Group 2

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

Answers

- Allotments – waiting list: keep what we have and provide more
- Increase cemetery space
- New recreation ground
 - current inadequacy
 - more needed, especially if area grows
- Public gardens – flower beds – needed
- Public tennis courts needed and bowling green

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

Answers

- Better local shopping facilities – a need to travel
- Improve public transport accessibility
- Wind turbine and solar panels for school/village hall
- No subsidies to support grey water recycling are available
- Grants should be available, with advice, for renewable energy, water recycling, green roofs
- Cheverells Green – manage as “common” for wildlife
- Conserve hedgerows
- Extend items which can be recycled (at the kerb) e.g. light bulbs, plastic trays, batteries (not car)

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

Answers

- Range of facilities e.g. doctors surgery, fire station, village hall
- St. John’s Church, places of worship – even if reused
- Keep buildings in conservation area/High Street uniqueness of High Street

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

Answers

- Road humps on Buckwood Road – to limit traffic travelling to/from Dunstable
- Improve entrance from A5
- Better maintenance of green spaces/verges/hedgerows
- More policing
- More controlled parking
- Safety walking through High Street – split opinion over need for railings.

Group Session 2 - Your Place

Group 1

1. Should young people be given the opportunity to stay in their town / village?

Answers

- Yes
2. (a) If **NO**, what are your reasons?
(b) If **YES**, How much of this population growth should the town / village accommodate?

Answers

- (a) No comments
(b)
 - Can young people afford to live in village? Can they find housing here?
 - Discussion around population scenarios:
 1. To stand still – population static
 2. Increase to incorporate natural growth. Meet the needs of the local population.
 3. To meet a share of the borough's growth
 - Want population growth to maintain local economy and local infrastructure
3. The population growth for Markyate represents 89 dwellings by 2031 for static growth and 222 dwellings to accommodate natural growth to encourage young people to stay in the village/town. 30dph to 50dph are expected as the rates of density and the size of more realistic sites are shown on laminated maps. Bearing this in mind, which of these sites are the more appropriate ones to fulfil the level of growth desired?

Answers

- MH4 – access problems/linear village
- MH6/7 – agree, 20 dwellings per site
- Redevelop GEA – for what?
- MH2 – good for housing if the industrial area could be relocated to Mh4 or edge of village
- Keep doctor and some shops
- Do not want to lose the industrial area: want to keep small businesses
- If industry on edge of village – would reduce traffic flow through village

- Mh/1/Mh/9 – too peripheral. Top of hill. People would travel by car
- Pickford Road – new housing site to be considered
- Peggy’s Field – will be village green - :- no building
- Density 40 dph (max?).

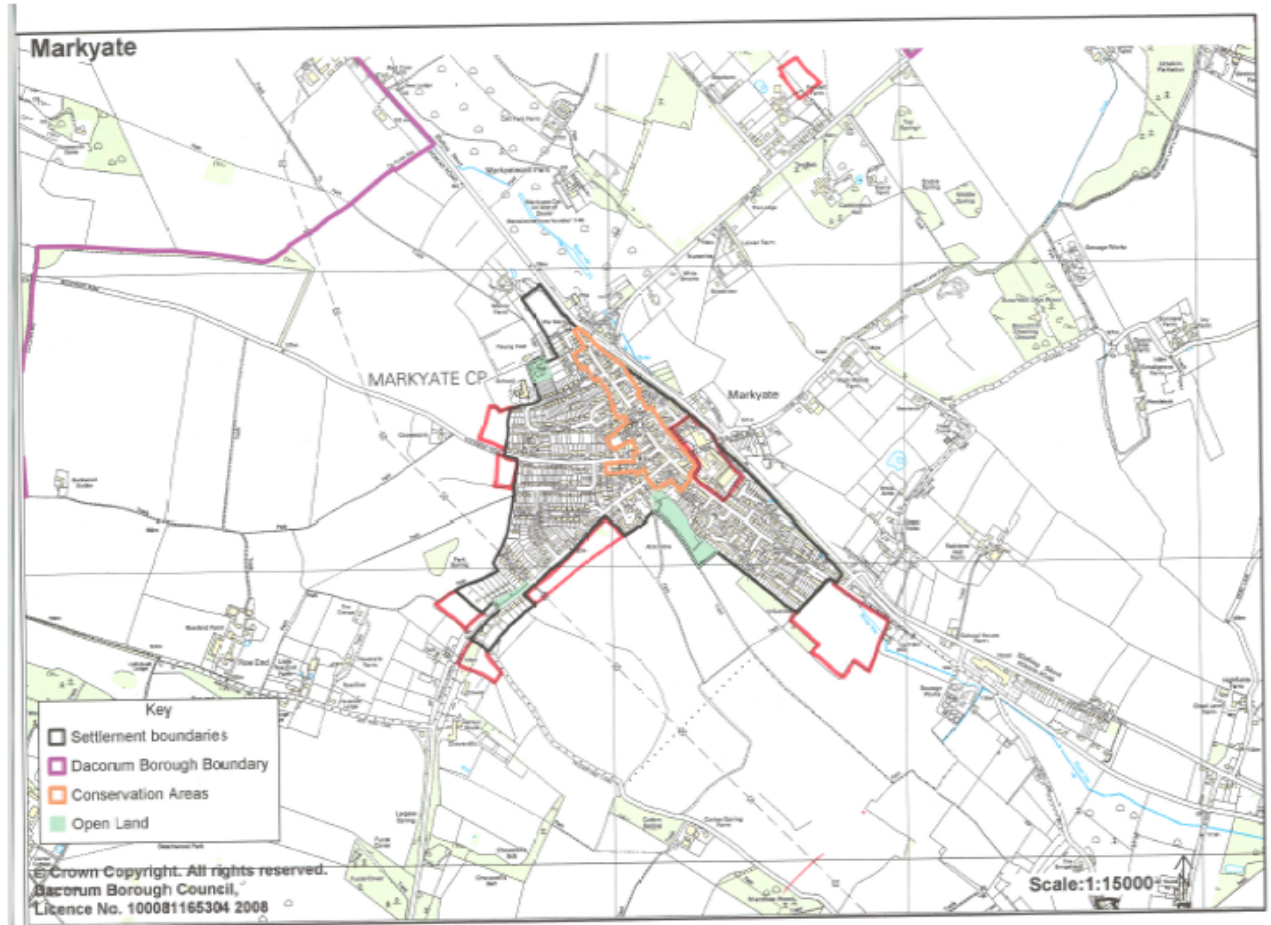


Figure 1: Additional site put forward by workshop attendees

Group 2

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

Answers

- Sheltered homes including private accommodation
- Starter homes
- Accommodate for single people
- Flats – carefully considered e.g. child buggies, elder persons mobility, lift.

5. We are required by Government to provide sites for gypsies and travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria¹
- (a) Which of these options do you prefer?
- (b) Are there any other sites either within or on the edge of the town / village that we should consider instead?

Answers

(a)

D13 & D14

- No access
- Single track – Hicks Road black spot A5
- Both unsuitable
- D13 – backs onto gun club
- Markyate surrounded by gypsy sites
- D13 ability to access the site is a concern
- D14 overlooks everything small community there already

(b)

- What are the requirements for site?
- Surrounded by sites but they are outside Borough
- Not much space within parish boundaries/village area
- Make current sites bigger?
- Little public transport, schools etc.

6. (a) How could your High Street be improved over the next 20 years?
- (b) How can these improvements be achieved?

Answers

(a) and (b)

- More local independence shops
- More support re. business rates
- High Street congested due to parking

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

- Lorry access only – not enforced
- Traffic lights
- Beechwood/Montesson Schools – Pickford Road congestion
- Signs and lights on buildings not freestanding in pavement
- Investigate one way traffic
- Speed limit – reduce
- Speed camera or flashing sign
- Railings outside Happy Shopper
- Buckwood Road – mark footpath (Fire Station)
- Developer money – school, village hall, all weather ??? health centre

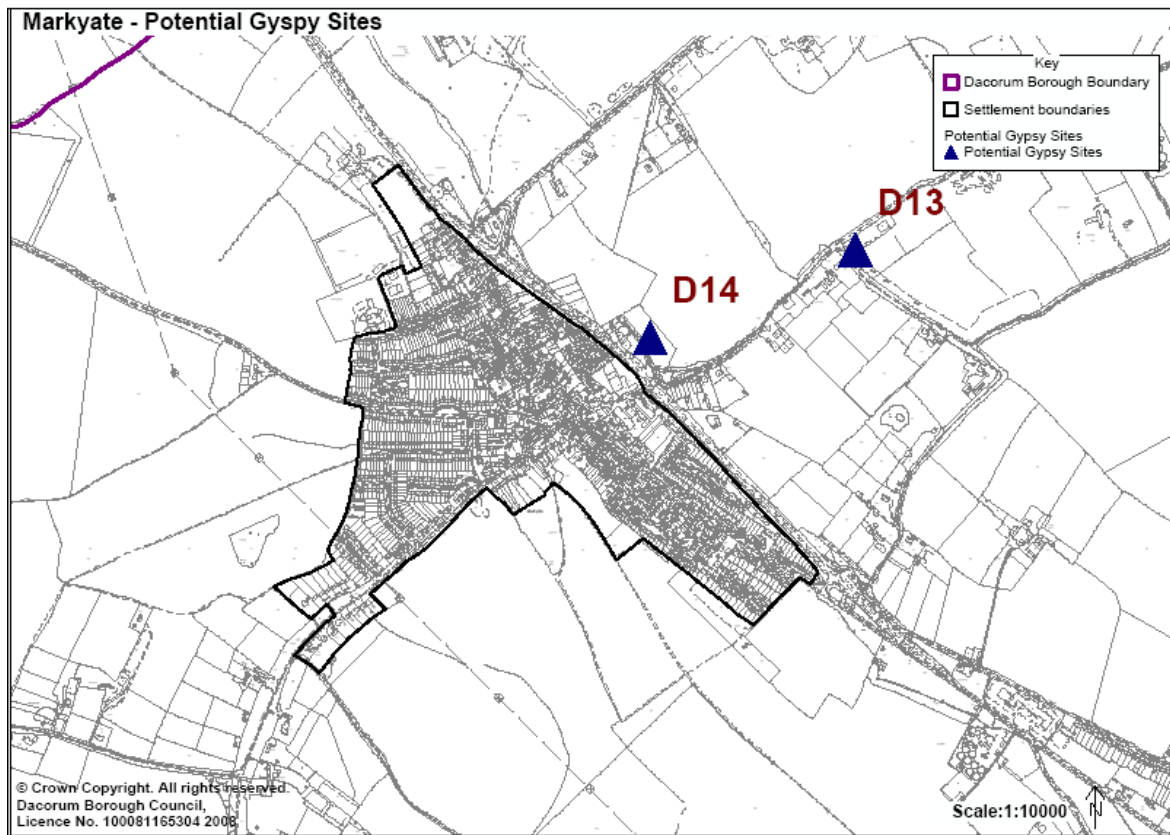


Figure 2: Gypsy and Traveller Sites near Markyate

Visioning Priorities

Priority 1

- Traffic and Parking control with pedestrian needs in mind
- Improve transport/circulation within village including pedestrian safety
- Road safety in High Street, Pickford Road, Buckwood Road
- Ensure that Buckwood Road infrastructure keeps pace and is in place before development begins (1) Traffic calming, (2) Junction with High Street, (3) Adequate storm drains
- Health Centre
- (1) Traffic through village! (2) Buckwood Road / Pickford Road safety
- Burial space
- Allow sufficient new housing to maintain visibility of local services – shops – school etc. but without much high density development
- Ensure that housing development/growth is phased over LDF period to match forecast population change
- Keep the community not become a dormitory
- Road system

Priority 2

- Improve public transport radically with school and public transport not segregated
- New housing development to include off-street parking for one car for each anticipated adult resident
- Pedestrian safety (High Street)
- Health Centre
- Health Service & Health Centre
- Improvement to infrastructure particularly in relation to expansion
- Redevelop Hick Road site to improve facilities i.e. Health Centre etc.
- Affordable housing within the reach of Markyate people
- Pedestrian safety

Priority 3

- Improved local health provision
- Ensure that village facilities improve as move houses/dwellings are built
- More visible Police presence in evenings
- Provision of adequate parking in High Street and nearby road
- Better public transport
- Local Health Centre offering multiple services like Antenatal, Dentist, Chiropody, small surgery etc.
- Prospects for first time home owners

Priority 4

- Village children going to secondary schools in Herts which offer their specialisation not just the closest!
- Ensure crime is kept to acceptable level
- Cycle paths
- Home visible Police patrols (foot)

Priority 5

- More attractive High Street still accessible for all
- School services integrated with community needs
- Ensure village discussion/input it Gypsy site to be made in village

Park it board'

- Every sports provision is self provided not from DBC
- Plans passed as in keeping. Developer builds against plans – then gets ok because of cost of appeal and likely failure – we get mess left
- Railway Loop (Luton – Harpenden)

Analysis of Priorities

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

Table 1: Analysis of priorities

Issue	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Score
Improve health provision	1x5	3x4	2x3	-	-	23
Improve safety in High Street	2x5	2x4	1x3	-	-	21
Improve Local roads	3x5	1x4	-	-	-	19
Parking (either more provision or better enforcement)	1x5	1x4	1x3	-	-	12
Public transport	-	1x4	2x3	1x2	-	12
Congestion	2x5	-	-	-	-	10
Keep Markyate as a village (i.e. not a town)	2x5	-	-	-	-	10
Ensure new development respects local character	1x5	1x4	-	-	-	9
Affordable housing	-	1x4	1x3	-	-	7
Burial space	1x5	-	-	-	-	5
Secondary school and transportation	-	-	-	2x2	-	4
Reduce crime	-	-	-	2x2	-	4
Improve High Street	-	-	-	1x2	1x1	3
Further involvement in Gypsy and Traveller sites	-	-	-	-	1x1	1

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

The categories in the table are a representation of what was raised on the priority boards, for example the 'improve High Street' category incorporates all responses relating to High Street improvements, eg. High Street enhancement, maintain character and function of High Street and preserve village character – better management of High Street.

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

List of Attendees

Dr Sepai	Markyate Surgery
Miss P Bunyan	'Markyate Village Hall Committee
Mr D Glauch	Methodist Church
Mr M Wood	Hertfordshire Property
Mr M Davies	Allotments and Gardens Association
Mr P Thring	Markyate Society
Mrs A Mead	Markyate Neighbourhood Watch
Ms J Ivey	Methodist Church
Mrs I Hewitt	Hewitt Fabrication
Mr S Radcly	Markyate Fire Station
Iris Southwood	M & F Care Group
Helen Vaites	Friends of Markyate School
Faye Sanders	Friends of Markyate School
Ms T Evers	Unknown
Mr John Fry	Unknown