

6. CHAPTER 6: COMMUNITY DEVELOPMENT

6.1 The Future of Current Social and Community Facilities Proposal Sites

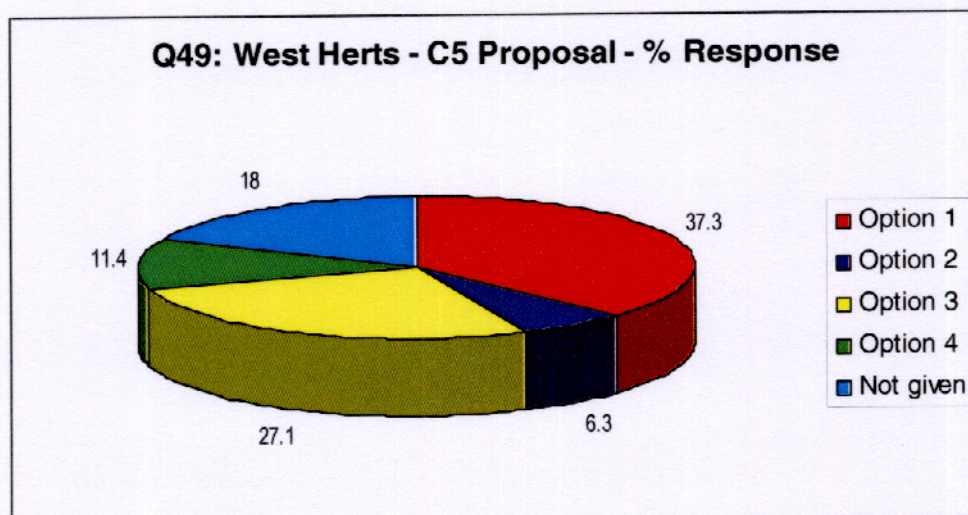
When asked which option was supported for Proposal Site C3 (land at St Agnells Lane Hemel Hempstead), 51% supported Option 1, (retain proposal site for general social and community use), and only 16.9% supported Option 2, (delete proposal site and reinstate the Open Land designation).

Option 1 was the most popular of the three options for Proposal Site H12, (land at Wheatfield, Hemel Hempstead), with 43.5% supporting this option, that the site is retained for 100% affordable housing. 12.5% supported reallocation for social and community use and 11% to allow the site to be available for open market housing.

Two thirds, (66.7%) of respondents agreed that Proposal Site C2 (land at Cumbrian Way, Hemel Hempstead), should be retained for a general social and community use), with only 2.7% considering that it should not.

Support for the options for Proposal Site TWA20 was highest in relation to Option 2, (41.6%), that this should be retained for other community or leisure needs arising from the enlargement of the Manor Estate. 20% of respondents supported the deletion of the existing Local Plan proposal and 5.5% that it be used for some other special need such as a religious meeting place to service a wider area.

On the West Herts Hospital the options most supported for the undeveloped social and community proposal site, surrounding the hospital (C5) is Option 1, the retention of the existing Local Plan proposal with 37.3% of respondents being in favour of this. 27.1% supported Option 3, redesignation of the site for a mix of social, community and residential uses. 11.4% supported keeping the land in open uses, (Option 4), and 6.3% Option 2, reallocation of the land for residential development.



Respondents were asked if West Herts NHS Trust decides that some of the hospital land is surplus to requirements what uses they would support. 38.9% of respondents would support a mix of social, community and residential; with 27% supporting alternative social and community uses. 15.9% supported residential uses and 12.3% did not respond to the question.

Other uses for the site given by respondents included 12 respondents saying that it should be retained as an existing hospital or for the future hospital they believe will be required. Others suggestions included use as a hospice, a primary care unit running some minor hospital services and a mental health facility.

6.2 Other Potential Social and Community Facility Proposals Sites

Only 5.1% of respondents said that there were particular areas of land that they would like the Council to consider designating for social or community uses. However, four of the thirteen respondents did not identify these areas. The areas that were identified are shown below.

Question 51: Areas for social and community use

- Any in Tring
- As per community church proposal
- Bovingdon airfield
- Green area in The Avenue, Fields end for community use
- If necessary for religious/faith groups. Hemel town centre in particular needs provision; Methodist church currently in limbo
- Proposal schools e.g. Pixies Hill
- Religious meeting - Hall/Church Various denominations, Woodhall Farm, Maylands Avenue
- The area where Dacorum Pavilion used to be
- The site of the provision why don't we have a venue for music, gigs, theatre. show, dancing etc.

58.4% of respondents supported a mix of residential and community use for the Gas Board Site, London Road, Hemel Hempstead. Only 27.5% supported residential development and 14.1% did not express a view, (did not answer the question).

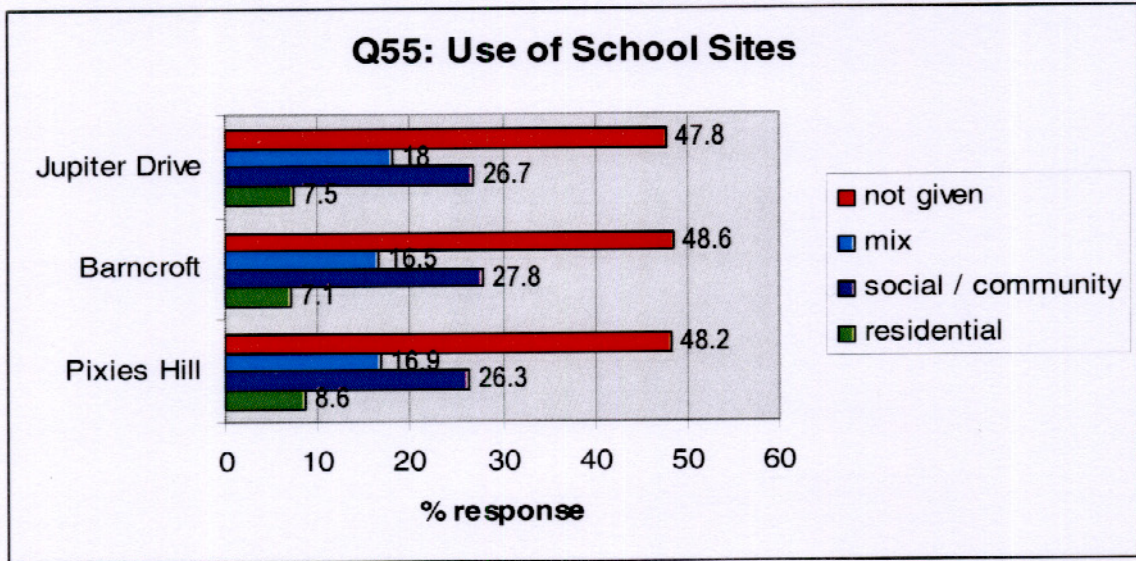
6.3 Release of Existing Land in Social and Community Use

Three options were put forward for the possible redevelopment of Martindale. Most popular was Option 3, that it should be designated for a mixed residential and social and community leisure use, including the provision of a children's centre. This was supported by 49% of respondents.

21.2% of respondents supported the redevelopments to retain and designate for social and community reuse including the provision of a children's centre. Only 6.7% supported Option 2, designation of the site for residential reuse.

The large majority of respondents, (76.1%), considered that the existing playing fields should remain in open use at the Pixies Hill, Barncroft and Jupiter Drive sites. Only 3.1% opposed this with 20.8% of respondents failing to answer the question.

When asked what options they supported for the possible redevelopment of Pixies Hill, Barncroft and Jupiter Drive sites, Option 2, 'use the site for social and community purposes' was the most popular for all three sites although supported by only just over a quarter of all respondents.



Just under half of all respondents for each site, failed to respond to the question suggesting that none of the three options were attractive to them.

7. CHAPTER 7: LEISURE AND RECREATION

7.1 Open Land Boundaries

Respondents were asked whether there should be any changes made to the existing designated open land to make their boundaries more clearly defined. 11.8% said that there should be such changes.

The majority of those who said that there should be changes did not specify these. Those specifications that were made and/or comments made are shown below.

- **Question 56: Open Land Boundaries**
- *Are golf courses included in this specification? If they are 'not accessible' how could development be protected? And church yards need clear boundaries and preservation*
- *Assuming we are only talking small areas*
- *Ensure they are definitive boundaries with no building on or beyond any boundaries designated.*
- *Hedges, fences and clear notices*
- *How can cemeteries and churchyards be called open land!*
- *Provide plans to all 'loads; residence in open plan area to ensure they are aware of local requirements and issues. Stop creeping development*
- *Remove privatized land where possible*
- *Surplus land use needs to be defined*
- *This would enable the public to have a clearer insight into any future proposals*

The large majority of respondents, (82.7%), were of the view that proposals for built sport facilities should continue to be assessed on a site by site basis.

7.2 New Potential Open Land Sites

Only 3.9% of respondents thought that the Council should consider additional areas of land to be designated as 'Open Land'. Suggestions included Bovingdon airfield, a field off Icknield Way, (possibly by Kingfield Close); Gadebridge Park; land by the hotel on Breakspear Way; Kodak sports ground; part of Jarman's Park, (opposite Tesco); and the fields between Durrants Lane and Copper Close Berkhamsted.

8.2% of respondents said they thought there were sites they would wish the Council to consider for specific designation for a leisure proposal. Jarman's Park was again mentioned; as was the land by the hotel in Breakspear Way; and the fields between Durrants Lane and Copper Close Berkhamsted. School sites were also suggested and the Lucas sports field site. Pound Meadow in Tring, Rudolf Steiner field; Bennetts End playing field, Stag Lane Berkhamsted and the fishing lakes at Long Marston.

7.3 New Potential Leisure Sites

When asked if there were any sites within Berkhamsted that they would like the Council to consider for community provision, the fields between Durrants Lane and Copper Close Berkhamsted was again mentioned. Three respondents mentioned Ashlyn School and the ground near Dells storage

yard was mentioned by one respondent. Stag Lane was mentioned by one respondent and another suggested redevelopment and enlargement of the existing "youth club" near the sports centre and Victory Road clinic.

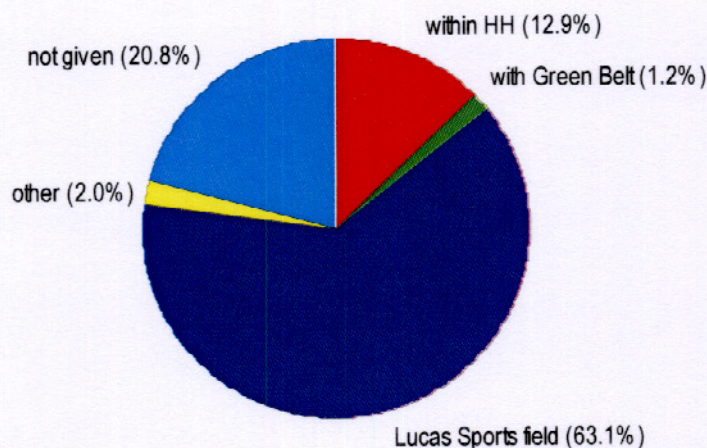
Areas of land respondents would like the Council to consider designating for indoor leisure facilities included those shown below.

- **Question 61: Indoor Leisure Facilities**
- *By sports centre?*
- *Community centres under used*
- *Hemel town centre*
- *Included in development of Kodak*
- *Jarmans*
- *Kings Langley School developed to provide public facilities similar to Longdean School*
- *Multi purpose halls for fairs, cultural events etc*
- *Multi sports centre - waste ground Jarman Fields*
- *Pixies Hill*
- *Pixies Hill, Jupiter Drive and Barncroft school sites*
- *Possibly Lucas Sports Field*
- *Pound meadow - Tring*
- *Refresh, renew existing facilities, why let run down places exist when new areas are an option*
- *Support Ashlyn schools work for a sports hall for use of the school and community*
- *The old outdoor swimming pool site*

7.4 Hemel Hempstead Town Stadium

When asked which location they would prefer if a town stadium is proposed, the large majority of respondents, (63.1%), said that they would prefer the location of the former Lucas Sports Field. Only 12.9% said that they would prefer this to be within the Hemel Hempstead settlement and only 1.2% within the Green Belt surrounding Hemel Hempstead. 20.8% did not respond to the question.

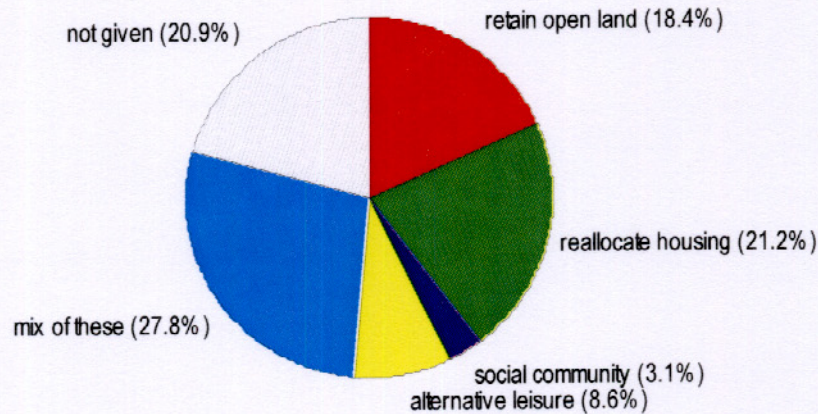
Q62: Stadium Preferred Location



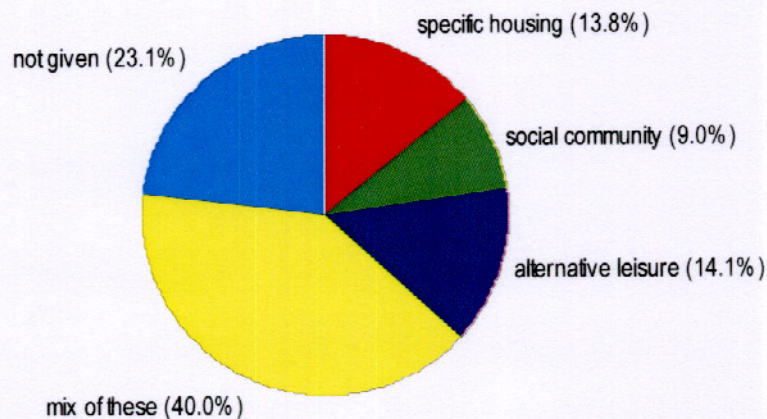
Ease of access was a major issue for respondents, not being in a residential area, parking space, not infringing on the green belt, were all major reasons why respondents opted for the former Lucas Sports field. Full details are given in the appendices of the comments made.

The options preferred for the Hemel Hempstead Football Club site were less clear in that 27.8% of respondents preferred a mix. 21.2% wanted the land reallocated for housing and 18.4% wanted to retain the existing open land designation. 20.9% did not express a view.

Q63: Hemel Football Club Site



Q64: Leverstock Green Football Club



For the Leverstock Green Football Club site 40% of respondents preferred a mix of housing, alternative leisure and social and community uses although 23.1% of respondents did not express a view.

7.5 Bunkers Park Caravan Site

Just under two thirds of all respondents, (66.3%), agreed that the new Bunkers Park Caravan site should be covered by a leisure designation to safeguard it from alternative development. 12.2% disagreed and 21.6% did not express an opinion.