



# **CORE STRATEGY REPORT OF CONSULTATION**

## **Workshop Reports (September 2008 – January 2009)**

### **Volume 3 Annex A**

**Includes:**

- **Place Workshops Sept 2009**
- **People Workshops Sept 2008-Jan 2009**

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आ प्रकाशन केन्द्रिय व्युत्तरचना विशेनो मसलत अडेवाल ग्रंथ उ – परिशिष्ट अे छे. जो आ माछिती तमारे तमारी पोतानी भाषामां मेणववी छेय तो अथवा तो भीजा कोर्छ पछ मुददा विशे तमारे काउन्सिलनो संपर्क करवो छेय तो, महेरभानी करी 01442 867212 उपर संपर्क करे.

जो आ माछिती तमारे भीजा आकारमां, जेम के मोटी छाप, अथवा ध्वनि टेप (ओडियो टेप) मां मेणववी छेय तो, महेरभानी करी 01442 228660 उपर संपर्क करे अथवा इकत मीनीकोम माटे 01442 867877 उपर फोन करे.

## 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 (July 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 – March 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 Annex A to Volume 3.**



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# 1. Berkhamsted Place Workshop



**Held: 18<sup>th</sup> September 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 could be discussed within an allotted time the participants were split into 4 groups answering relevant topics. The first group session was split as follows: Group 1 covered Questions 1 and 4; Group 2 covered Questions 2, 3, and 8; and Groups 3 and 4 covered Questions 5, 6, and 7. The second session was split into a similar format: Group 1 answered Questions 1, 2 and 4; Group 2 and 4 answered Questions 3, and Group 3 answered Questions 5 and 6.

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

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

Any other comments made during the event or listed on the 'Park It' board are reported under 'Other Comments'.

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

## Group Session 1 - Your People

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)

- No problems walking around the town for me.
- Tesco's is a gathering point for youths (Wilderness), this affects some people. #
- We have alcohol free zones but areas (Butts Meadow, Canal Fields) are used by young people who drink.
- Concern over perception! (need to report crime).
- Not many children appear to walk to school – perhaps due to fears of crime (traffic, paedophiles).
- Douglas Gardens – Escape Routes.
- Butts meadow – dark in evening.
- Lack of police in evening – manpower in area reduced.
- Small amount of petty crime.

(b)

- Is there a lot for young people to do? #
- Swan Youth Project.
- Sports clubs.
- Extended schools
- Teenagers do like hanging around – it's social.
- Youth Centre not used (near Sports Centre) – should be! #
- PCSO's have played good role linking with young people. #

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

### Answers

- No statutory provision – all charity (although not all statutory = good!)
- Swan Youth centre = only 'generic' youth club
  - Building limits capacity
  - Funding needed #
  - Would like to extend hours
  - Staffing
  - 35-60 kids per after school club rarely open at weekends due to staff etc.

- drama and different activities
- Teenagers are the neglected group – hang out at Castle and Tescos. #
- Skate Park – popular – needs enlarging, few problems with it. #
- Little else for teens, Hemel caters better for teenagers.
- Need inside venues – hanging around outside leads to “bad image”.
- Need free facilities – i.e. kick football around, BMX facility?
- Cycling – very good trails, but safety concerns – need better off road links. – town = safety concerns. #
- State school facilities poor – old pool, lots of land but poor facilities due to lack of money. Private school facilities – excellent. Potential for sharing facilities with the public?
- 3 tier schooling, school places a problem – travel to schools, lack of choice.
- HCC will seek funding from new developments to improve schools.
- Insufficient primary school places. #

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

**Answers**

- Car Parking #
  - not enough spaces
  - resident areas not designed for on-street parking
  - congestion leads to safety issues and creates a bad
  - enforcement issue.
- Encourage more cycling – Cycle lanes? Need to be maintained. Links to Ashridge are dangerous. Bike lock up space. #
- Elderly Provision is poor. No day centre have to go elsewhere, but need local provision for “community spirit”. #
- Denists – no NHS? Very few
- Quite well served by facilities for meetings. These are key benefit of living in town.
- Transport is a problem due to 2historic core2. Links out of Berkhamsted limited on bus.
- Need a “Cultural Centre”.
- Collegiate school has high demand on its facilities i.e. Dacorum Symphony, Pepper Fund.
- Link/dual use of school facilities needs to be explored. #

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

**Answers**

- Parking – lack of parking (GP Surgery losing car park). #
- Take an interest in cost of station parking – leads to parking spreading

over. (Saturday expensive, Sunday's not free).

- Film Archives – expansion of storage issues (it's not easy). #
- Planning restrictions.
- Increase number of cycle lanes and pedestrian ways. #
- Expansion of large supermarkets.

**5. Is there a need for any more open space within the town? If so, how and where should it be provided?**

**Answers**

- Short of green space, linear town
- Visual green space – fronts and backs of houses #
- Keep sports facilities central
- Preserve existing green space, not develop private green space – need more public land #
- Maintain green corridor along canal
- Stag Lane – new developments (150 units) have no green play areas, must be integral #
- Should gardens be designated as brown sites? – NO
- Retain “envelope views” around the town
- Stress local priorities rather than national targets.
- Preserve sense of space surrounding dwellings #
- Low level dwellings to preserve view!
- Need space for outdoor sports. #
- Shortage/young people – balance development with provision of these facilities
- Allotment demand – none south side of town, don't overlook future need, not much current provision
- Towards Hemel section of town not much current provision
- Access to canal side is still important
- BFI sites – open spaces (George Street, New Lodge)
- Cemeteries provision sufficient except perhaps a green cemetery. Before others fill extend existing ones. #
- Town – so that access is provided.
- Not green belt – green green belt #
- Any development should make provision for open spaces within them #

**6. How can your town help us respond to the issues of climate change?**

**Answers**

- Transition group looking at part of national campaign
- Provision in flats of energy efficiencies e.g. outdoor drying areas, ventilation in bathrooms
- Older housing – energy efficiency ratings
- New developments – compulsory energy efficiency #

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

**Answers**

- Promote community ownership by careful balance of amenities
- Canal #
- Enhance entrances to town #
- Enhance highways
- Preserve and protect historic buildings (via planning regulations?) #
- Market Place #
- Extend conservation area encompassing different eras of building. #
- Traditional High Street
- Extend conservation area?
- Street furniture clutter
- In character development – business & residential
- Trees in public places
- The “look of the place” #
- Canal Fields
- Canal and Canal walk
- Extend canalside improvements to Northchurch e.g canal bridge signs and interpretation boards.
- Castle Street bridge
- Town Hall/civic centre – character buildings
- Open spaces
- 392 High Street (House)

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

**Answers**

- “Old” signage is good. Finger post signs to key locations #
- Toilets – existing ones are revolting! #
- Canal is very important to town character. #
- Town centre redevelopment at old Tesco's needs to be very high quality and not led by supermarkets.
- Historic buildings need looking after.
- 60's infill does not match in. #
- Seating/picnic areas in parks.

## Group Session 2 - Your Place

1. Should young people be given the opportunity to stay in their town?
2. (a) If NO, what are your reasons?  
(b) If YES, How much of this population growth should the town accommodate?

### Answers

- (a) Yes
  - (b)
    - Proportionate growth for town – school roll issues – build another school #
    - Yes! I want a balanced community but will require affordable housing. Not keen on in-filling though. #
    - Should have a choice
    - More sustainable as family visits easier.
    - Need employment to stay here #
    - If in shared ownership, then could never afford to move.
3. Which of the housing sites shown on the map provided do you think are the best sites for new housing and why?

### Answers

Figure 1 highlights areas shaded in blue as suitable sites. There are two further sites also shown, one has a question mark in the box as the ownership of the land is not known - school? The other site to the west is a school site that will come forward when the school moves.

### Concerns

- Consider social affordable housing
- Careful of segregation
- Too simplistic – need to consider infrastructure of individual sites
- Town overdeveloped
- Preserve character of town by protecting growth rate
- Brickhill Green has been designated a nature reserve.
- BFI – potential site, however sports fields on boundaries, neighbouring land owned by L & G, parking concerns, heavily used area.
- Durrants Lane – Earmarked as an amenity sports area
- Greenfield Site – Ashlyns school has more land than it needs
- Allotments – have been put forward in the past.
- Focus on East & West – no sites proposed in North/central
- Affordable Housing not peppered properly (Durrants Lane) – should be included in smaller sites. #

- Tackle housing waiting list
- Issue of housing sites and/or traveller sites in south east Berkhamsted.
- Consider land gradients
- Manor Street – elderly not provided for – site ideal traveller site
- BE/H1 and BE/H17 – poor road access/dangerous junction (allotments/Ivy House Lane). #
- Conservation area – consider this when looking at development.
- Too many flats – lack of employment locally, should start at 2 bedrooms
- Quality of architecture – 77 houses Ravens Lane a good example
- Need to consider employment opportunities nearby, including small businesses (not clone town)
- Flats & community amenity space v private gardens. Gardens and traditional houses more private.
- Recycling issues with flats – lack of facilities
- Schools/hospitals and other facilities should be considered along with new housing.
- Sports facility
- Considered back garden development
- Ivy House Lane - visibility

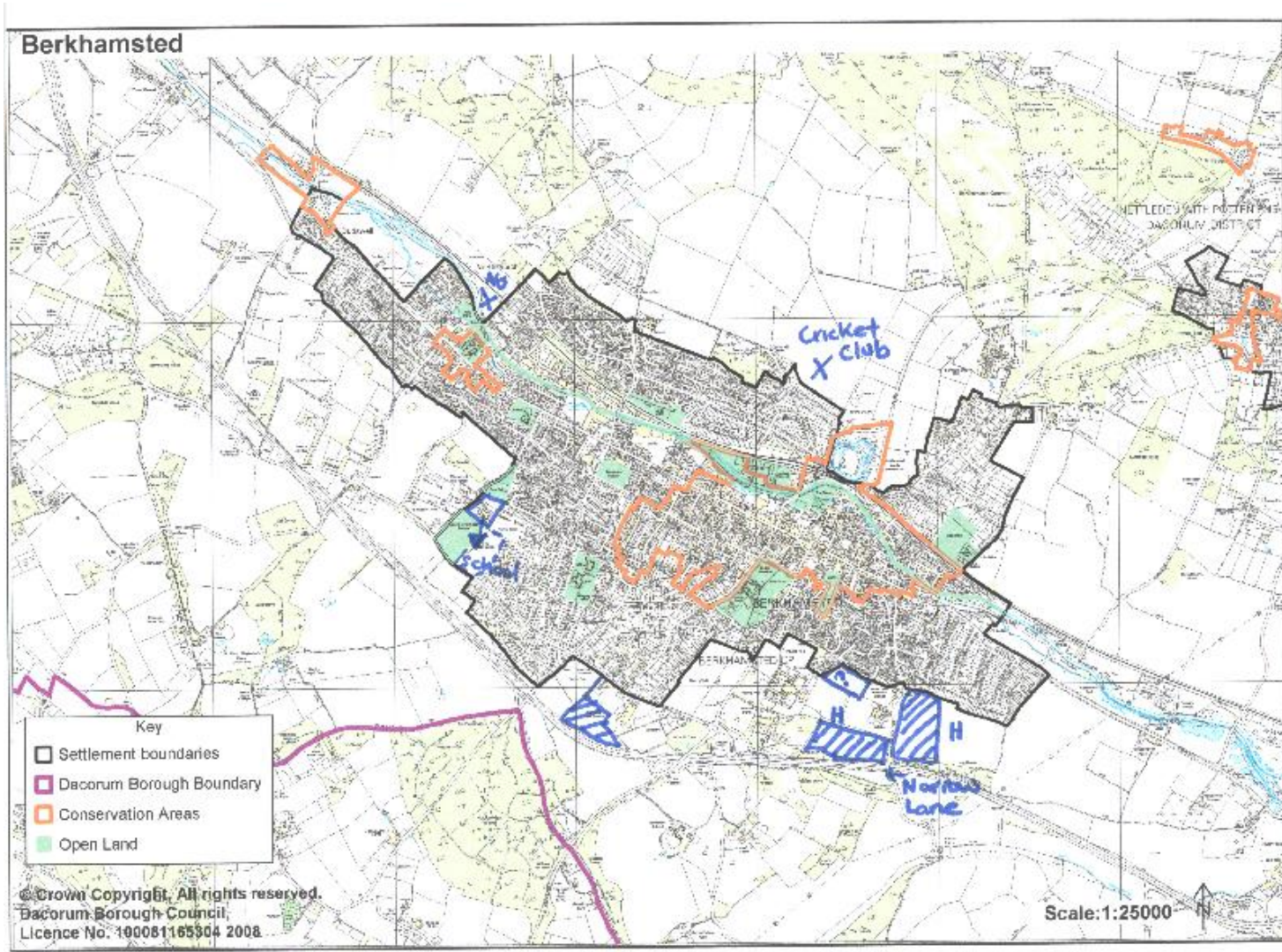


Figure 1: Housing Sites relating to Question 3



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

**Answers**

- Need more LA housing with a good mix within the same area. #
- This is an expensive area, so rents high. #
- We need more affordable housing, but would this attract incomers?
- Reasonable provision for elderly, but what lies ahead?
- Current balance is about right.

**5. We are required by Government to provide sites for gypsies and travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria.**

**(a) Which of these options do you prefer?**

**(b) Are there any other sites either within or on the edge of the town that we should consider instead?**

**Answers**

Please see Figure 2, which identifies the Gypsy and traveller sites being debated.

(a)

- D6 – by canal, which has been identified as essential green belt. Waterways Tomorrow against development. Linear green park. – preserve “envelope view” of AONB.
- D3 – too close to the school – dangerous when moving caravans
- D3,4,5 – Access from Swing Gate Lane – narrow road
- D6/D3 – next to public facilities/housing which could degrade in quality.
- D4 & 5 – isolated from community
- The site in Hemel (existing) is under utilised, do we need another site?
- Consider planned housing when looking at sites
- D6 – access is privately owned.

(b)

- D5 – access narrow
- D4/5/6 – view on valley side
- Smaller sites in varied locations

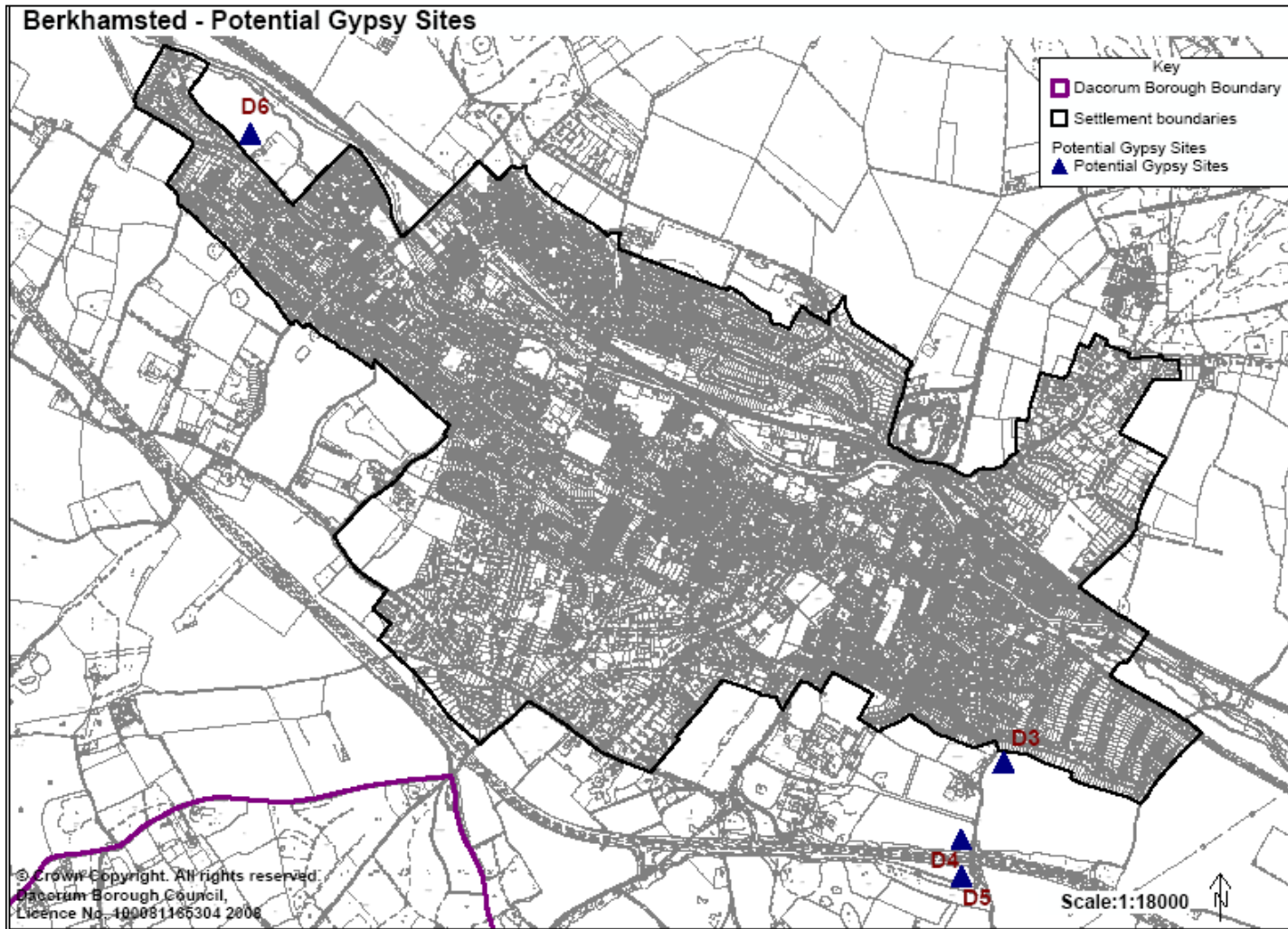


Figure 2: Gypsy and Traveller Sites near Berkhamsted and Northchurch

**6. (a) How could your High Street be improved over the next 20 years?**

**Answers**

- traffic restrictions in centre
- more parking
- reassessment of town centre
- previous improvements ineffective
- create a “home zone”
- mini roundabout instead of traffic lights
- increase parking in new development
- tax big stores on car parking space – ring fenced for public use
- divert traffic away from town centre

**(b) How can these improvements be achieved?**

**Answers**

- N/A

# Visioning Priorities

## Priority 1

- Advance renewal of Infrastructure in the area – not reacting to the failures of the systems
- Through the planning process try and improve designs of new build to reflect the areas in which the new development is to be placed
- The town must provide for youth/teenagers, not just home owners
- Keep the infrastructure and community feel
- Slow down garden in-filling
- Infrastructure must be considered & enhanced before any new development
- Sort infrastructure first (roads, schools, free sports facilities, hospital, parking), before any more housing
- Make it more obvious that the High Street from Castle Street to St Johns Well Lane is the town centre. Tring has block paving – could have coloured tarmac, which needs less maintenance.
- No housing development on Manor Street site except Elderly Care Home, Elderly Day centre.
- Parking in conservation area – particularly Station Road
- Opportunity for ongoing public involvement via DBC website
- When the town grows we must provide public sports facilities and space as well as schools/doctors etc.
- Pepper affordable housing
- Balance facilities/services with any increase in population/housing
- Distinctiveness of place – character development in/near conservation area e.g. Prague, Warsaw post WW2.
- Promote market town image with rebuild of ancient market hall
- Parking – providing infrastructure for all development
- Preserving & Providing more green spaces
- Community centre provision
- Remember that Berkhamsted/Northchurch is a linear town and cannot be sensibly developed until it has a real “centre”
- Significant open space to be delivered through new housing development to offset deficit.
- Rather than taking possible areas shown for housing, use for lack of open spaces.
- Create open spaces from green belt
- Cooperative planning is key to sustaining our waterways

## Priority 2

- We need at least one more unlimited height/weight road over railway and canal. The town is very dependent on Billet Lane. See what happens when the (low) station bridge is flooded due to heavy rain.
- Stop in-filling on already scarce green space. The By-pass is becoming the town boundary.
- Facilities for young people (youth club, football, motor cycling training, BMX)

- Elderly services with equal measure with the young.
- Increase demands on developers through the S106 process and ensure monies raised benefit the local community.
- Planning permission must demand open spaces as part of the development
- Ensure any housing, services, recreational opportunities are developed and do not increase problems of congestion/parking
- Provide more affordable/rental housing in the town
- Keep housing in keeping with the local area
- New developments should allow for adequate parking
- Development of open spaces within the town for leisure and recreation
- Traffic reduction in town centre
- Cycling lanes from housing areas to school – cycling provision
- Increase car parking in the town to enable small businesses to survive
- Plan for a greener town – cycle lanes, use of canal, park area, water park for children
- Improve links to open space and the countryside

### **Priority 3**

- Adequate provision of school places to meet future demand
- Maintain and improve built environment by ensuring development is 'in-keeping' with the Victorian/Edwardian infrastructure
- Access to sports centre from the main road
- Quiet lanes (20mph)
- If the PO site becomes available use it to build new GP surgery, it would be on the flat, close to town and provide extra parking
- Re-open the purpose built youth club on Lagley Meadow
- Public footpaths within and between settlements & surrounding countryside are not one, maintained but improve and extend
- Affordable housing to give our younger generation a choice to stay
- Build GP surgeries for sale to GP's and site them on the level and equally distributed in Berkhamsted/Northchurch
- Parking difficulties/access to GP surgeries getting more and more difficult, sites needed on the flat and in centre of town.
- Improve and increase activities for young people
- We must include greater use of school facilities for the community

### **Priority 4**

- Don't develop wildlife sites for housing
- Reserved parking for Doctors, Dentists
- Residents parking

### **Priority 5**

- More emphasis on the use of buses/cycling etc.
- Use of canal for transportation
- Swimming pool in central plot

## 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, 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 infrastructure before additional development	3x5	-	-	-	-	15
Design and develop with local distinctiveness	2x5	1x4	-	1x2	-	16
Provide facilities for youth and teenagers	1x5	2x4	2x3	-	-	19
Retain infrastructure and community feel	1x5	-	-	-	-	5
Slow down garden infilling	1x5	-	-	-	-	5
Enhance and identify gateways to the town centre	1x5	-	-	-	-	5
No housing on Manor Street only elderly care facilities	1x5	-	-	-	-	5
Parking (either more provision or better enforcement)	2x5	3x4	1x3	2x2	-	29
Opportunity for more public involvement online	1x5	-	-	-	-	5
Provide further community facilities and open space	6x5	5x4	1x3	-	-	53
Provision and peppering of affordable housing	1x5	1x4	1x3	-	-	12
Balance facilities/services with any increase in housing/population	1x5	-	-	-	-	5
Promote market town image with rebuild of ancient market hall	1x5	-	-	-	-	5
Berkhamsted/ Northchurch is a linear town and requires a real centre	1x5	-	-	-	-	5
Sustain and improve use of waterways	1x5	-	-	-	1x1	6
Require additional unlimited loaded bridge over the canal to reduce heavy use on Billet Lane	-	2x4	-	-	-	8
Increase s106 demands to raise funds for local community	-	1x4	-	-	-	4
Traffic reduction in town	-	1x4	-	-	-	4
Increase cycle lane provision, buses	-	2x4			1x1	9
Improve links to countryside and improve and extend provision of more footpaths	-	1x4	1x3	-	-	7
Provide sufficient school	-	-	1x3	-	-	3

places						
Access to sports centre from High Street	-	-	1x3	-	-	<b>3</b>
Provide quiet lanes at 20mph	-	-	1x3	-	-	<b>3</b>
New GP surgery on flat surface near town centre	-	-	2x3	-	-	<b>6</b>
Don't develop wildlife sites for housing	-	-	-	1x2	-	<b>2</b>
Swimming pool in central plot	-	-	-	-	1x1	<b>1</b>

\*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 table highlights that the majority of people thought that further community facilities and open space should be provided for. This included the provision of a community centre, public sports facilities and planned open spaces with future residential development. It was also suggested that greater use could be made of school facilities for the community.

The provision of additional parking was also sought after by a large number of participants, particular to ensure that new residential, service and recreational development delivered sufficient parking.

Additional facilities for children and teenagers were also identified as a leading priority.

## ‘Park It’ Notes

- Swimming pool of Olympic size could be built at Berkhamsted cricket club
- Re-designate Chilterns young riders Motocross bike track at Dickshill Woods. Shootersway, Berkhamsted to leisure use from agriculture – has been leisure use for 14 years.
- Reinforce “character areas” and possibly review existing areas that are being eroded.
- Transport/Communication in town – There is only 1 crossing route in Berkhamsted across the railway and canal that is not restricted by width, height or weight, i.e. Billet Lane. Station (Brownlow Rd) = height, New Road = height, Gravel path = weight, Ivy House lane = width, New Road Northchurch = to Dunstable only (no local connection).
- Separate policies for garden in-filling, removing criteria for maximising use of land etc.
- High Street – length of A4251 from Castle Street to PO needs to be emphasised as town centre. Could use coloured tarmac to emphasise – existing block paved bumps only have short life due to lorry traffic
- Save the employment at BFI, allow the expansion
- Give more weight to Biodiversity corridors in planning decisions – protection etc.
- Outward development of town – A41 bypass forms a new ‘natural’ Southern boundary for town. Area between Kingshill Way/Shootersway therefore presents itself as an easy place for development, due to fields, copses and general areas being “trapped” by the bypass and other boundaries.
- Ensure the Collegiate school is required to share facilities with town more and at a lower cost to community groups
- Small developments could include affordable housing e.g. 4 for sale = 1 affordable.
- The Greenbelt needs to be shared! (shouldn’t need to be affluent to see it)
- More provision for live work units
- More policies to protect the green linear park of canal
- Manor Street – please return the building for the use of Berkhamsted/Northchurch elderly
- Affordable housing – no more flats for families, no children in flats, small children need gardens.
- Accommodation – developers will want to build more expensive properties not affordable or sheltered housing.
- Ashlyns area – stop the ‘rat-run’ through this area and complement ‘residents parking’ in car parks within the area.
- Manor Street social services site. No housing or flats – area already too dense – should be care home for the elderly – something for the community.
- Ensure outdoor sports facilities and fields are designated in the space allocation process – already in short supply. Any further population explosion will exacerbate.
- Garden in-fill – do not complain if you have done it!



- Ensure facilities at Berkhamsted Sportspace are not changed from 'sport' to 'leisure' as is currently under review.
- Give more weight to supplementary guidelines in planning policies
- North Central Berkhamsted redevelopment to include affordable housing.
- Old Berkhamsted laundry if redeveloped as housing, approximately 50 jobs gone.
- Keep BFI
- Lifts in flats – with an ageing population, lifts are essential.
- These Ordnance Survey maps are out of date, e.g. the Cricket Club (20 years old) is not shown!
- Be courageous in making development decisions, i.e. local policies are important and should not be given second order to national density guidelines.
- Review the conservation area as a matter of urgency
- Manor Street future must still include elderly day care centre facility
- Build a swimming pool centrally. Return Lagley Meadow to green space – see covenant.

## **Other Comments**

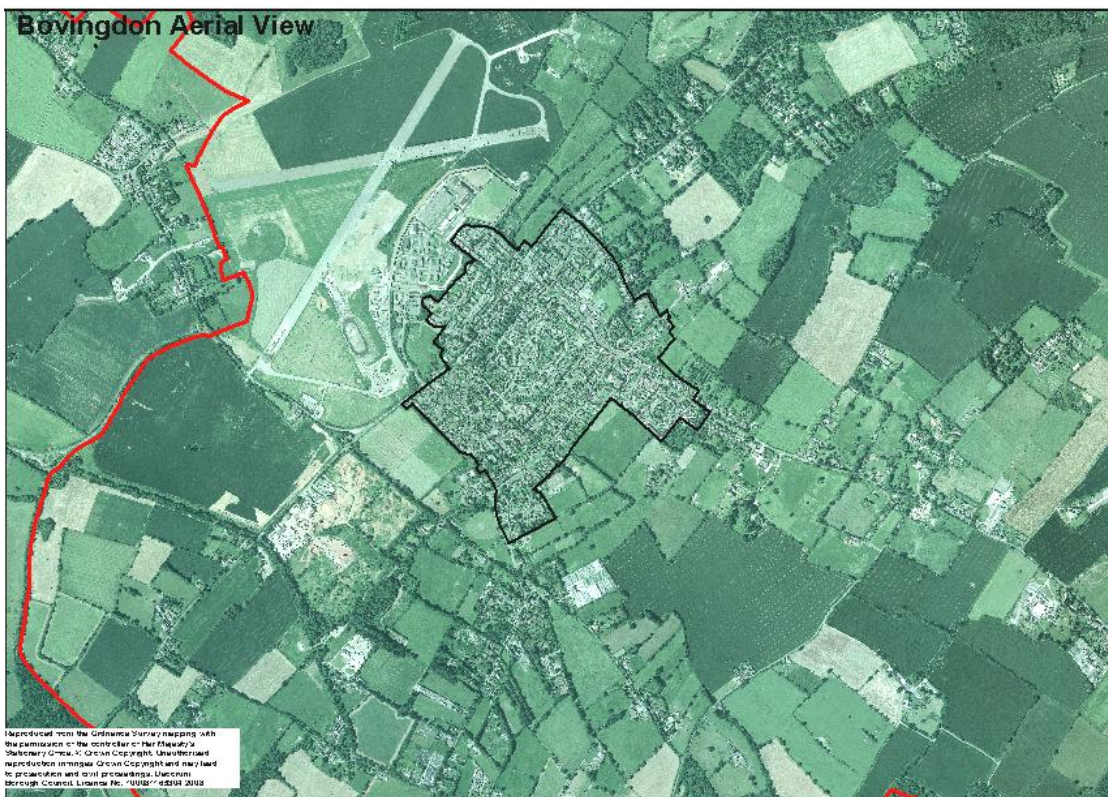
- Need to consult with travellers/commuters using Berkhamsted railway station

## List of Attendees

Kevin Gladwell  
Denise Delderfield  
Clair Muir, Swan Youth Project  
Dean Simpson, Berkhamsted Collegiate School  
Tracey Evans, Berkhamsted Collegiate School  
Caroline Bailey  
Dr Theresa Finn  
Lesley MacDonald  
Graham Cox  
Ron Turner  
Patrick Lepper  
Tony Statham, Berkhamsted Citizens Association  
Gordon Bluck, Berkhamsted Citizens Association  
Richard Sears, British Film Institute  
Simon Newell, Chiltern Young Riders  
Cherry Martin, Egerton Rothesay School  
John Bowcock, Egerton Rothesay School  
Colin Ivey  
Mr G Lanchin  
Cllr Nick Tiley, DBC  
Cllr Ken Coleman, BTC  
Cllr Lindy Foster, BTC  
Dr Laurence Handy, BTC  
Paul Beard  
Julian Dent  
Cllr Giles Batchelor, Northchurch PC  
Geraldine Corry, BTC  
Ted Dyer  
Patsy Blackmore  
Mick Thompson  
Ashley Clancy, Berkhamsted Collegiate School  
Cllr Jonathon Mole, DBC  
Cllr Ian Reay, DBC  
Cllr Julie Laws, DBC  
Bob Chapman, HCC  
Russell James  
Karl Stonebank, DBC  
Martin Hicks, HCC  
Emma Adams, DBC



## 2. Bovingdon Place Workshop



**Held: 4<sup>th</sup> September 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 could be discussed within an allotted time the participants were split into 2 groups answering relevant topics.

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

Group 1 covered Questions 1, 2 and 4.

Group 2 covered Question 3.

Group 3 covered Questions 5 and 6.

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

Group 1 answered Questions 1 and 4.

Group 2 answered Questions 2, 3 and 8.

Group 3 covered Questions 5, 6 and 7.

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

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

Any other comments made during the event or listed on the 'Park It' board are reported under 'Other Comments'.

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

# Group Session 1 - Your Place

## Group 1

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

### Answers

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

Comments from rest of group:

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

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

- N/a

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

### Answers

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

Comments from rest of participants:

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

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

### Answers

- Affordable housing
- Smaller housing
- Key worker

Comments from rest of participants:

No additional comments

## **Group 2**

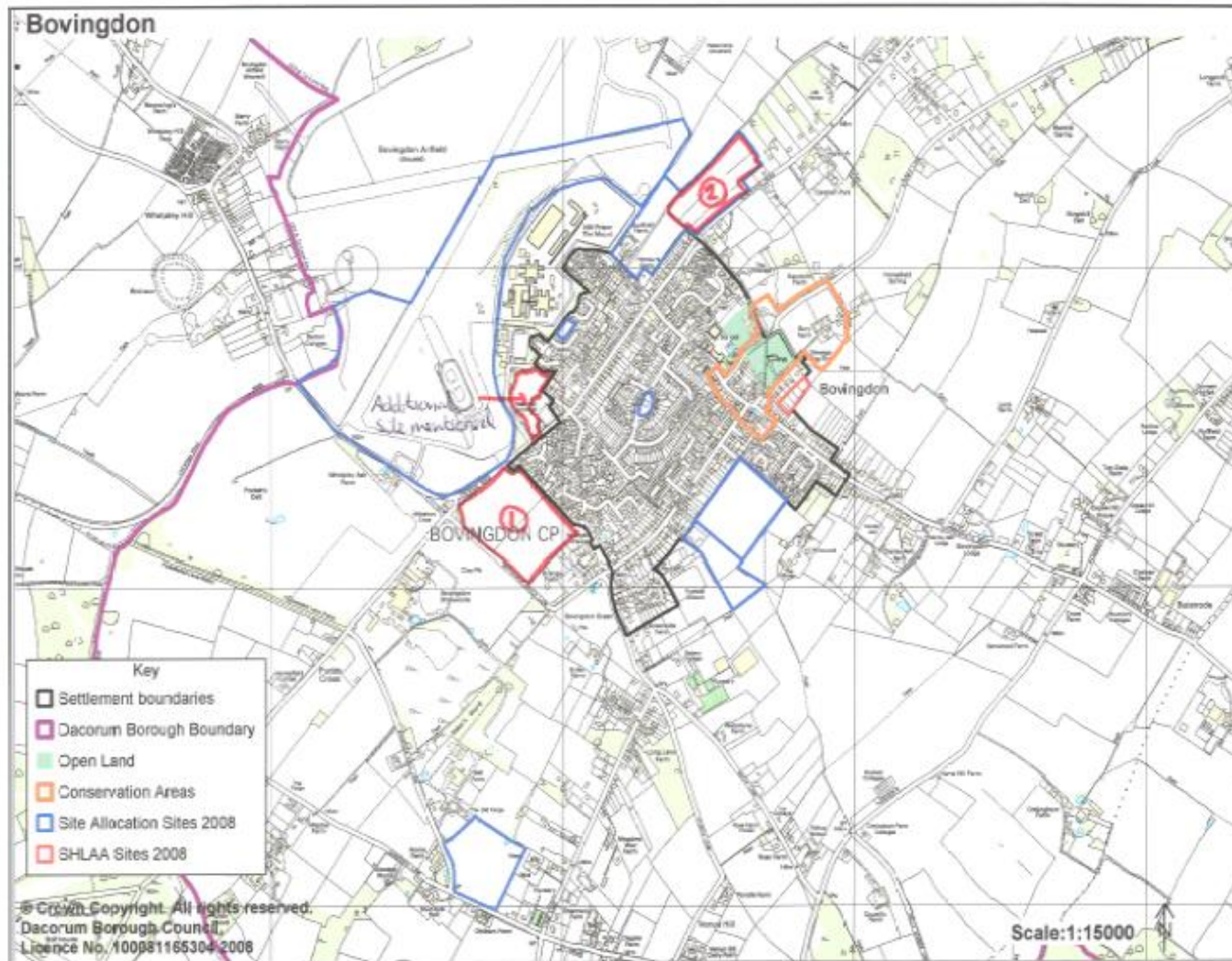
### **3. Where are the best sites (for development)?**

#### **Answers [See Figure 1 also]**

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

Comments from rest of participants:

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



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



### Group 3

5. We are required by Government to provide sites for gypsies and travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria<sup>1</sup>

(a) Which of these options do you prefer?

(b) Are there any other sites either within or on the edge of the town / village that we should consider instead?

#### Answers

(a)

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

(b)

- D16 was preferred out the sites put forward but difficult access.
- Locating the Gypsy and Traveller site on the Airfield would be the preferred site. Would like it further away from the village (See Figure 2 below).

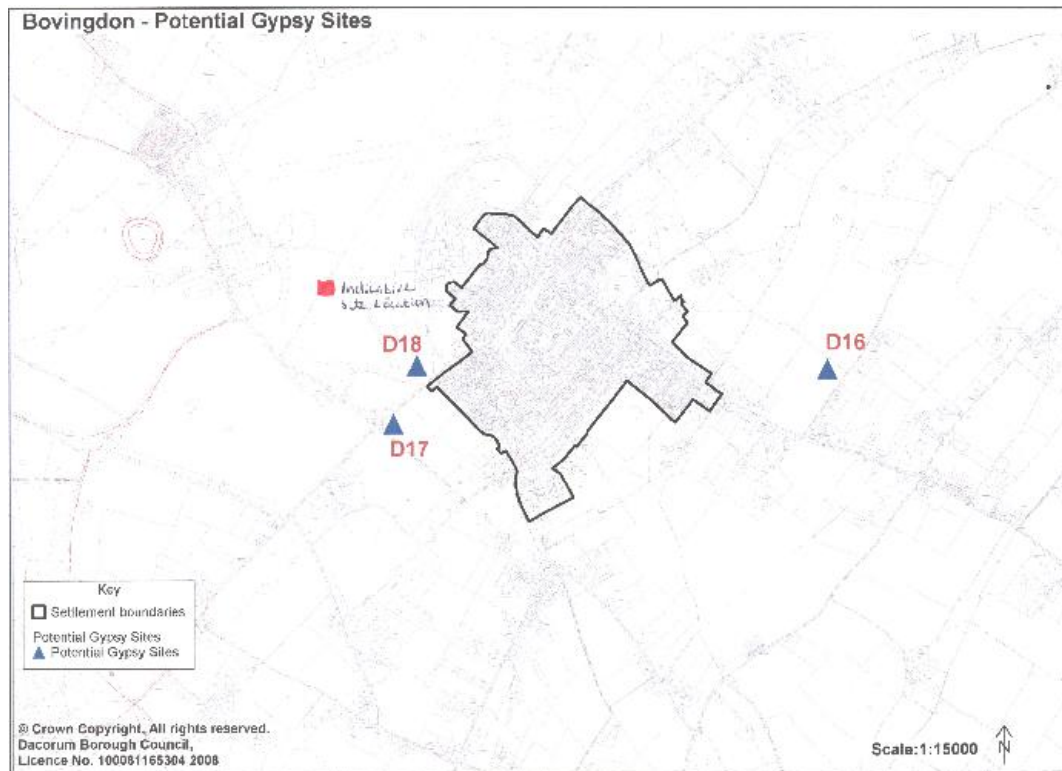
Comments from rest of participants:

- Ideally none.
- Overcrowded schools.
- The sites are privately owned.
- Near existing housing which is of concern re house prices and amenity.
- Airfield would be the best site as it is used for show people over the winter period. However, there are concerns regarding the infrastructure of the site.
- Understand that provision is required but not on our doorstep.
- Not acceptable. Do not want a site.
- Questions hang over the total numbers of sites that are needed over the Borough. Clarification is sought.

---

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

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



6. **The High Street has an important role to play in meeting the needs of the local community. It is important that the High Street not only continues to meet current needs but is able to respond to future requirements. There maybe a need for additional shops and restaurants.**

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

**Answers**

**(a) and (b)**

- Improve street furniture.
- Bollards outside school could be changed to something else. Still need to prevent parking.
- Important to remember pedestrians
- Don't want yellow lines on the High Street.
- Congestion and parking along the High Street are problematic. Need to have a car park. #
- Supermarket not needed.
- Petrol station would be welcomed.
- Lorries in the village is of concern.
- Need some method of stopping large vehicles coming through the High Street. Perhaps a one way system.

- Village covers most shopping needs.
- Playground for under 3s
- Proposed Tesco site could be used for a car parking. #
- Would like a place to meet in the High street.
- Would like a study of the High Street to establish what is needed.

Comments from rest of participants:

(a)

- Improve street furniture.
- Would like a petrol station.
- Congestion is a massive issue.
- Need some shops to keep the village alive.
- Traffic calming would be useful.
- One way system could work.
- Would like a playground for the under 3s.

(b)

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

## **Group Session 2 – Your People**

### **Group 1**

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

#### **Answers**

##### **(a) and (b)**

- Slight problems with teenagers as there are no places to go.
- Some teenagers travel in and intimidate people
- Reported crime is actually quite low. Lower than it was but must not get complacent.
- Trespassing and arson at the Brickworks but not in recent years.
- Community policing is good and approachable. Local PC got to know youths.
- Need things for older people to do.
- Some littering
- Residents feel safe day and night.
- More when weather is pleasant.

Comments from rest of participants:

##### **(a)**

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

##### **(b)**

- Keep policing at current levels.

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

#### **Answers**

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

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

Comments from rest of participants:

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

## **Group 2**

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

### **Answers**

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

Comments from rest of participants:

None

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

### **Answers**

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

Comments from rest of participants:

- Would like some allotments.

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

**Answers**

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

Comments from rest of participants:

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

**Group 3**

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

**Answers**

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

do not want the Green to change.

Comments from rest of participants:

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

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

**Answers**

- Less fuel use if there was better management of the high Street. #
- Maintaining green areas.
- Airfield to help deliver sustainable measures/
- Better bus services. #
- Restrict back garden development.
- New tree planting. #
- Sustainable drainage systems (SUDS).
- Developers should contribute more.
- Greening of the High Street. #

Comments from rest of participants:

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

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

**Answers**

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

- Enhance the airfield.

Comments from rest of participants:

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



# Visioning Priorities

## Priority 1

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

## Priority 2

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

- **Priority 3**

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

**Priority 4**

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

**Priority 5**

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

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

## Analysis of Priorities

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

**Table 1: Analysis of priorities**

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

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

The categories in the table are a representation of what was raised on the

priority boards, for example the 'improve High Street' category incorporates all responses relating to High Street improvements, e.g. High Street enhancement, maintain character and function of High Street and preserve village character – better management of High Street.

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

## **'Park It' Notes**

Airfield site for housing and improving landscape and biodiversity

## List of Attendees

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



### 3. Countryside Place Workshop



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Held: 25<sup>th</sup> September 2008

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## The Workshop

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There was an initial presentation setting the context, which was followed by 2 group sessions. Each of these group sessions covered a range of questions covering the following broad issues:-

- Rural Housing Provision
- Local Businesses
- Farming
- Tourism
- Protecting and Enhancing the Landscape
- 'Horseyculture'
- Tackling Climate Change
- Local Facilities

In order that all of the questions could be discussed within an allotted time the participants were split into 4 groups answering relevant topics. There was some duplication of topic areas (and hence questions) between groups.

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

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

Any other comments made during the event or listed on the 'Park It' board are reported under 'Other Comments'.

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

# WORKSHOP SESSION 1

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## Group 1

### Rural Housing Provision

1. Do you think it is important to encourage people, and in particular young people, to stay living within rural communities?

(a) If NO, what are your reasons?

(b) If YES, how much of this population should the rural villages accommodate?

### Answers

Yes #

- what do you mean by 'young people'?
- need to recognise that there are differences in the nature of villages
- it is important for diversity / future generations #
- one dominant age group can lead to pressure on infrastructure
- young people still live with parents (national problem)
- young family wishing to return to villages later in life need to be accommodated
- importance of better public transport
- need to consult young people themselves #
- danger of villages being "commuters" only

2. Do you think there is a specific need for particular types of accommodation within the rural area?

### Answers

- affordable housing waiting list i.e. for those who do and don't live in the village
- what is meant by affordable housing and need for high quality scheme/sympathetic to area
- need for key worker housing
- importance of being able to save for a house
- "ring fence" affordable housing
- lack of local facilities in the village
- different life-cycle stages result in different housing needs
- maintain identity/character of area
- concern for village becoming a dormitory
- no village "heart"
- risk of unauthorised traveller encampment (they need to be accommodated as well)

**3. How should we choose sites for housing in the rural parts of the Borough?**

**Answers**

- what control will we have with sites?
- need to relate sites to infrastructure e.g. schooling, health / medical facilities
- must not create enclaves – need to ‘pepper pot’ affordable housing provision
- must not swamp villages
- must limit the impact on landscape, character of village and local heritage

**Group 2**

**Rural Housing Provision**

**1. Do you think it is important to encourage people, and in particular young people, to stay living within rural communities?**

**(b) If NO, what are your reasons?**

**(c) If YES, how much of this population should the rural villages accommodate?**

**Answers**

Yes

- have we asked young people?
- what’s pushing young people out?
- many have a gap – they leave and then come back?
- what about ‘older’ young people?
- transport issues are important i.e. buses

**2. Do you think there is a specific need for particular types of accommodation within the rural area?**

**Answers**

Housing type – needs to be affordable housing for young families

- Important to keep young people and families so schools remain viable
- Challenge percentages of affordable housing in developments
- Work with Registered Social Landlords (RSL to facilitate single unit take-up within developments

### 3. How should we choose sites for housing in the rural parts of the Borough?

#### Answers

- Little Gaddesden – the site is the Village Green! (If it wasn't the location would be perfect)
- Little pockets – need to overcome resistance from Registered Social Landlords (RSLs) to taking up small sites
- Restrict post-development extensions of properties – via legal agreements

#### Criteria for choosing sites

- walking distance from facilities – schools, village shop
- on a bus route
- near other houses – to help create communities
- consider inclines (for walking) and traffic volumes
- don't 'join' villages
- had a Housing Needs Survey done
- 6-10 units is acceptable
- does it have to be mixed tenure i.e. private and affordable? (being aware of stigma)

## Group 3

### Local Businesses

#### 1. What problems do local businesses and services face in villages and the wider rural area? How can we help address these issues?

#### Answers

- Availability of Broadband connections – poor quality and speed (Great Gaddesden, Chipperfield and Flaunden specifically mentioned)
- Availability of low cost housing – especially rented (not shared ownership) #
  - lack of young people to work
  - companies are reliant on those who commute in from Dunstable, Luton etc.
  - loss of employee potential
- High cost of open market housing
- Need Council housing
- Aldwyck Housing Association – examples of small scale provision in Tring Rural Parish

- Lack of local co-operative grain store – nearest is in Cambridgeshire
- Bank support required
  - where do staff come from?
  - increases costs
- Nature of rural businesses has changed
  - no longer such an agricultural focus
- Rural transport (lack of) #
  - relationship between farming and landscape
- Distance travelled to processing facilities (i.e. there are no abattoirs in Hertfordshire) #
  - grazing sheep – help protect landscape
  - timber processing facilities – helps protect landscape
- Decline in supporting infrastructure. # Planning needs to support these associated uses (within rural areas) via
  - broadband
  - Post Offices etc
  - agricultural facilities
- Influence policy i.e. Post Offices etc.
- Loss of Post Offices has impact on other rural businesses i.e. banking facilities
  - How much do hobby farmers contribute to economy?
  - Need to encourage livestock farming

## Farming

### **2. How can we encourage farming to adapt? What sort of uses should be promoted as part of farm diversification?**

#### **Answers**

- New farm buildings often generate local objections
- National policies have an impact i.e. set-aside
- Farmers' Markets are not that significant, but help focus on LOCALLY PRODUCED FOOD, which is very important to promote #
- Publicity for Farmers' Markets
- Local Authority run markets are the most successfully generally (like in East Herts). #

- Markets show inter-relationship between towns and villages with countryside
- Control the weather!
- Genuine farmers v others who own land in rural areas
  - encourage “genuine” farmers, not lorry companies etc.
  - diversification can be negative as not always support the agricultural business
  - subsidies are greater in France
  - abuse of Development Control system causes problems
- “Good” diversification needs to support agriculture/rural businesses to encourage the right activities #
- What do we mean by ‘rural business’?
- Enforcement of illegal activities is crucial. Prompt action is required and more money needs to be spent on this #
- How deal with buildings at end of their practical life? i.e. 1960’s buildings are often too small now

## Group 4

### Tourism

#### 1. What sort of tourist facilities should we encourage in the countryside?

##### Answers

- Car parks / countryside Park & Ride / public transport
- Issue of road structure for access
- Economically led – alternatives have to be more profitable for farmers than wheat. Need to think about increasing employment for local people #
- Utilising redundant buildings #
- Utilising gardens / historical buildings
- Need to educate people about the countryside (how to respect it) #
- Possible Facilities

- Fishing
  - Off roading
  - Golf courses
  - Adventure farms
  - Youth hostel
  - Riding stables
  - Bike hire
  - Tea shops / cafés / toilet facilities / bins #
  - B&Bs #
  - Camp sites #
  - Narrow boats / marinas
- These need to be on maps and signposted.

**2. Should visitor numbers at popular locations such as Ashridge be controlled? If so, how?**

**Answers**

- Do country “parks” protect open countryside?
- Does Ashridge have a problem? Yes – slow erosion
- Potential controls
  - cordon off area for periods of time #
  - increase car park prices? – then need to control irresponsible parking
  - dedicated buses running to specific areas – and change routes to control usage #
  - improve/increase profile of other existing local area – more publicity #

## WORKSHOP SESSION 2

---

### Group 1

### Protecting and Enhancing the Landscape

1. Does the map show all of the most sensitive landscape areas? If not, please mark on the maps any areas that we have missed.

#### Answers

- Are we talking about LANDSCAPE or BIODIVERSITY? #
- Map identifies best quality of landscape for biodiversity
- Need to look at –
  - sensitivity
  - vulnerability
  - urban fringe
  - honey pot site e.g. Ashridge
- Key areas at County level
  - Why not the upper and lower Bulbourne
  - Black Poplar area missing
  - Boxmoor Trust land missing
  - Protection of amenity spaces is important #
  - Should woodlands be protected?
  - Flaunden

*(See annotated map in Figure 1)*

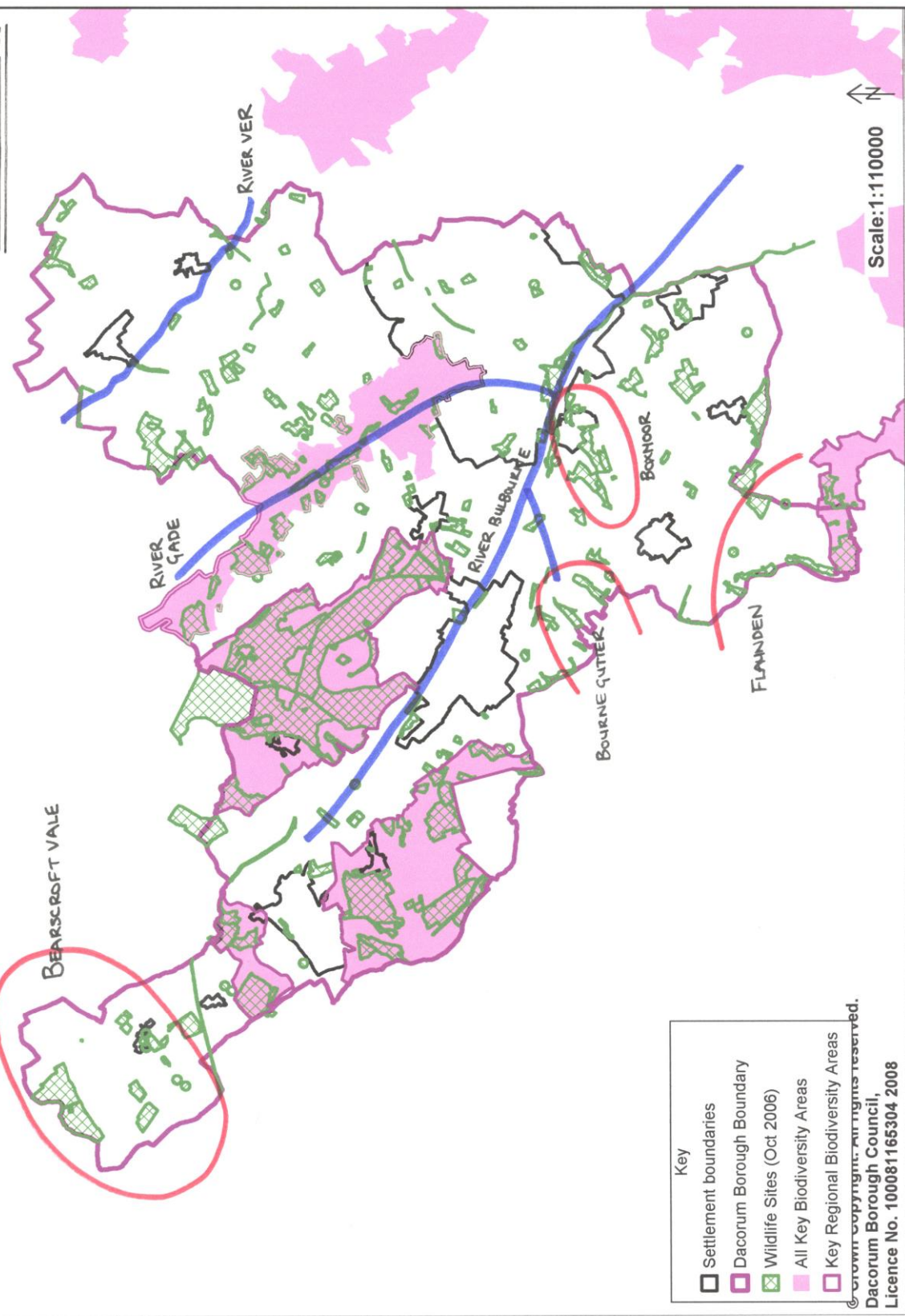
- Note that it is NOT a sensitivity map
2. Are there any particular areas of the countryside that are especially in need of environmental improvements?

#### Answers

- River corridors are key #
  - the rivers (overgrown, litter, dumping, maintenance)
  - low flow of rivers/protect against over extraction #
  - intrusive development along river valley
  - currently no vision for rivers (e.g. Hemel Hempstead town centre)
  - encourage use of rivers
  - co-operation over river maintenance and adjacent development



Dacorum Wildlife and Biodiversity Sites



**Key**

- Settlement boundaries
- ▬ Dacorum Borough Boundary
- ▨ Wildlife Sites (Oct 2006)
- All Key Biodiversity Areas
- ▩ Key Regional Biodiversity Areas

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Figure 1

- Countryside on edge of settlements #
- Can't control everything (land privately owned!)
- Canal
  - under utilised resource
  - important wildlife corridor
- Need the support of landowners
- Keep the countryside alive – via leisure uses and amenities

**3. What other key features do you think should be preserved and enhanced within the villages and/or wider countryside?**

**Answers**

- preservation rather than innovation
- historic gardens are important
- building within garden plots can impact upon character of landscape and lead to damage #
- protect green space in villages and/or identify new spaces
- protect countryside – use brownfield sites for new amenities e.g. areas in Apsley #
- no statutory protection of historic landscapes
- mineral extraction
- dumping sites / areas affected by fly-tipping – currently enforcement is weak
- MORI survey linked to landscape character study (re-visit this for info)
- VISTAS important as a category #

**Group 2**

**Protecting and Enhancing the Landscape**

**1. Does the map show all of the most sensitive landscape areas? If not, please mark on the maps any areas that we have missed.**

**Answers**

- Hedgerows
- AONB
- Historical landscape
- Conservation Areas
- Footpaths
- Canal
- Reservoirs

- SSSIs
- Chalk streams & grasslands
- Woodlands

Map needs more detail

**2. Are there any particular areas of the countryside that are especially in need of environmental improvements?**

**Answers**

- urban fringes – carry out a study
- Hertfordshire’s woodlands (extend AONB survey)
- unknown – assessment needed to define improvements
- consult with Natural England
- consult on Dacorum Open Space Study (tie all relevant studies together and consult) #
- Chalk streams
- Wildlife strips not adequate
- Green Belt – regard as a local resource when considering planning issues

**3. What other key features do you think should be preserved and enhanced within the villages and/or wider countryside?**

**Answers**

- If sites are provided then we need to protect them from the demand you have created! #
- Footpaths, – byelaws, Countryside Code, landowners responsibilities
- Archaeological sites etc
- Manage the use – e.g. bridleways #
- Education – e.g. appropriate footwear, provide (through Dacorum Digest?) #
- If rights of way not up to standard it encourages diversions, which results in damage to further areas
- Linear walks with sightseeing bus
- Village greens / Commons / open access land
- Refer to Parish plans, village design statements etc
- Tree planting – management
- Churches and churchyards
- Woodland (although sometimes landowner resistance). Good management of tree planting needed
- Unlisted but still historical and integral to the area
- Consider industrial heritage in development planning
- Don’t take eye off open countryside in all this (avoid ‘creep’) – buffers and linkages

- Large space for wildlife
- Horseculture

## Group 3

### 'Horseculture'

#### 1. Should 'horseculture' be more strictly controlled, and if so, how?

##### Answers

- Issues
  - Sub division of fields
  - Affects management of fields – either monoculture of grass or land taken over by problem species such as Ragwort
  - Some good – can tie in well with farming, so a form of diversification #
  - Some bad – hedgerow loss etc #
- 'Ramshackle' appearance is more natural than if landscape is too pristine
- Need to encourage young people to ride therefore need grazing for horses #
- Must distinguish between impacts in AONB versus the Green Belt (the former is more sensitive)
- Soil conditions and economic conditions are natural controls
- May slow down due to economic decline?
- Accept it can help wider local economy – i.e. sell feed etc. #
- OK on low grade grazing land
- One of the reasons people come to the countryside
- Needs to be controlled strictly in AONB – due to landscape quality. Need to control less strictly in Green Belt? #
- Key = quality of how its done and how it fits in with surrounding landscape #
- Cumulative issues – needs to be controlled #

- Need to ensure appropriate location of stables i.e. near bridleways
- Bridleway network is limited in Borough – improve and formalise?
- It is an economic use for small fields that are no longer viable for other agricultural uses.

## Tackling Climate Change

### 2. What impacts do you think climate change may have on the landscape and how should we respond to these changes?

#### Answers

- Landscape - especially trees / woodland
  - impact on trees esp. Beech Trees #
  - very sensitive to drought Oak etc. affected by new insects etc. that survive due to temp changes
  - Beech trees planted to serve furniture industry – should we replant with Beech or other species now?
  - Beech monoculture isn't actually natural.
  - Look at trees that can be used for wood fuel in rural and urban area, but avoid too many conifers etc #
  - 'thinnings' – used as wood chip
  - Good to produce wood locally,
  - Need to manage landscape properly. i.e. positive management.
  - Need to look at fuel poverty issues
- Buildings
  - need to be well designed in terms of eco credentials
- Crop changes #
  - due to climate change
- Transport
  - encourage public transport
- Water availability #
  - flooding, water table, more unpredictable and extreme conditions
  - open space is key to helping ensure water available
- Maintain and encourage woodland cover
  - via new development
- Biomass / District Heating schemes in new sites #

- good for new development at Hemel
- Link areas together to increase biodiversity #

**3. Are there any locations where you think we should encourage renewable energy generation? If so, what type(s) of renewable energy are suitable?**

**Answers**

- 2 issues
  - a) Retrofitting at local level
  - b) Big commercial enterprises

We need to do both #
- Old Cement works at Pitstone
- Windfarms – problems due to visual impact on AONB and insufficient wind
- Good “feed in” tariff would encourage generation
- Micro-generation can have implications in terms of its visual impact
- Solar panels are ok if they fit in with character of area / building
- Need to ensure people have the information to make rational decisions
- Ground source heat pumps are good as they are invisible once installed #
- Need to help community centre and village halls to use sustainable fuels #
- Leadership by the district #
- Rainwater harvesting
- Biomass
- Coppiced woods
- Support local people who want to be self-sustaining

## Group 4

### Local Facilities

**1. Is there a shortage of any key facilities and/or services in the rural areas? If so, what are these shortages and where?**

#### Answers

- Yes
  - Post Offices #
  - Buses – getting to doctors #
  - Hospital – reasonable access (distance and transport)
  - Fire station
  - Policing #
  - Drain cleaning
  - Repairs to (all) rural roads
  - Reliable electric and gas supply
  - Parking (2+ car household)
  - Mains drainage
  - Community gathering area (sport and leisure)
  - Defence of local pubs / shops
  - Schools over-subscribed – and first choice availability and transport
  - Doctors, dentist and surgeries (transport to)
  - Graveyard (Chipperfield)
  - Always need a Church (and Church Hall)
  - Facilities for children
  - Parish Councils with more power

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

#### Answers

- Needs of elderly not being met
  - Those with cars can cope, those without cars have problems
  - Post Offices
  - Lack affordable accommodation
  - Access to Bank / Post Office / services
  - Need to have a community focal point
  - Sheltered/Warden Assisted Accommodation – which can release housing for families etc.
  - More bungalows – accessible housing
  - Need shop
  
- Young people

- Need more starter homes / affordable accommodation #
- Somewhere to meet and something to do
- transport to get to other facilities / friends
  
- Ideally a village will have
  - Pubs
  - Churches
  - Schools
  - Village Greens
  - Village Hall
  - Cricket Pitch/Sports Facilities
  - Awareness of historic assoc./canal/common etc.
  - Individual character
  - Style and location



## Visioning Priorities

---

### Priority 1

- Renewable energy
- Face the fact of climate change and plan for it – woodland management, water, harvesting, transport, etc. No Heads in the Sand!
- Protect greenfield sites
- Value the countryside and protect it
- Conservation and enhancement of the Chilterns AONB
- Method of favouring affordable housing in rural villages
- Landscape conservation without comprising areas outside key areas
- Managed diversification of farmland to maintain the rural landscape
- Take into account historic (heritage) assets which are essential to distinctive local character
- Green Belt – Protect to maintain separation function
  - Enhance its value and promote them e.g. access
- Strengthen importance and protection of AONB – valuable resource for everyone in Dacorum. 17,000 new homes will put it under severe pressure.
- Protection of rural shops, pubs, Post Offices, ability of elderly to access hospitals etc.
- Conserve nature and extent of existing AONB
- Support and encourage compatible, harmonious low cost housing development in villages
- Prevent sale of Green Belt land in plots
- Create amenity land from brownfield sites
- Vision for the Gade Valley
- Support of farming for local food production
- Deliver affordable housing (with others)
- Consultation
- Better access to healthcare and other essential facilities from villages
- Keeping rural areas rural – keeping character of areas
- Do not bypass Parish Councils
- Increase awareness and protection of historic designed landscapes and avoid incursions into these and other landscapes from building or other development
- Prevent erosion of village life – increase priorities (financial support) e.g. loss of Post Offices, loss of buses
- The Council must 'opt in' to the new sustainable Communities Act processes, when invited to do so in October.
- Rented accommodation in villages to encourage young people to stay
- Leadership re climate change and alternative heating
- Local provision of agricultural and forestry infrastructure
- Encouragement of rural businesses
- Encouragement of micro-schemes of affordable houses

- District heating schemes for new developments – using bio-fuels/ground source heat.
- Rural housing relevant to local need

## **Priority 2**

- Climate change and food - crops
- Keep housing/other building development sympathetic to the existing environment (ref. South Hill Church site)
- Small appropriately sited amounts of affordable rural housing
- Restrict density of any new dwellings
- Sheltered housing
- Rural exceptions housing sites – local houses for local people
- Landscape – better protection for landscape outside AONB
  - stronger planning guidance in landscape assessment SPG
- Support and encourage rural (social) enterprises that feed the local economy and community i.e. local accommodation for visitors, etc.
- Keep green urban space in villages
- Assessment of the potential of the rural/urban fringe
- Recognise relationships between land use, infrastructure and biodiversity and landscape
- View applications separately in AONB with presumption against approval
- Transport infrastructure to small villages
- Encourage small scale, well designed and well integrated affordable housing (for young, old, key workers)
- Affordable housing with public transport links
- Provision of more suitable housing for the elderly in rural areas
- All new builds from now on must be energy self sufficient
- Educate and inform the public of their responsibilities when accessing the rural areas
- Provide (encourage) alternative means of access to the countryside (buses/cycles, visitor accommodation)
- Preserve identity of villages
- Encourage the development of low cost housing
- Enforce your planning policies and decisions more effectively so there is a level playing field
- Sustainability e.g. developing woodlands/plantings for sustainable funds
- Refine Green Infrastructure / Open Land work identifying opportunities for enhanced links and buffers
- Identify key Vistas
- Maintain Green Belt and limit incursions into it with housing and therefore avoid linking up towns and villages

## **Priority 3**

- Prevent urban sprawl and linking of villages
- Build homes that people choose to live in rather than accept because they have no alternative

- Maintain diversity of countryside and recognise role of farming / land management
- Don't build without the infrastructure to support it
- Consider all issues raised and integrate them into Council thinking
- Biodiversity
  - Better management of area
  - Better linkages
  - Increase overall area of higher biodiversity
- Education of local communities to countryside issues
- Local development prioritised if providing employment / housing / opportunities for local people (not just families)
- Tying all the new and old strategies together rather than re-investigating
- Rural transport and infrastructure
- Avoid urban creep and creep of equestrian and other development in the countryside
- Promotion of areas other than Ashridge
- Canal and towpath as wildlife and cycling corridor
- Support the agricultural economy when possible – they are the managers of the countryside
- Encouraging biodiversity in the countryside must always be a priority
- Help to main schools, churches, sports facilities in rural areas
- Young people – bored need transport to activity areas
- Rural transport study for modal shift
- More leisure activities promoted and sited in villages
- Protect vistas and improve river valleys
- Control of new developments
- Educate people as to how/why countryside works (involve schools etc.)
- Protect countryside & promote enhancement and wildlife

#### **Priority 4**

- Preservation of biodiversity
- Maintain higher quality landscapes and recognise role of less strictly managed land
- General consideration for rural enterprises – diversification is key but should be appropriate
- Prosecute those who drop litter in the countryside
- Accommodation – bungalows and maisonettes
- Support and enable individuals/landowners to adopt sustainable options – energy, transport, community sharing
- Identify key landscape character areas
- Preserve village boundaries
- Use Chilterns AONB as an example of good practice and use their studies as a basis for your policy
- Listen to the parishes and the organisations involved with the countryside
- Balance between preservation and requirements for visitors
- Continue feedback on developments to delegates
- AONBs must be preserved
- Support of farmers market

- Work with partners to secure external funding for Green Infrastructure developments
- Balance biodiversity with people – people need green habitats (e.g. sports fields) too.
- Protect the Green Belt rural industries
- Preserve, promote and educate about our rural sites – walks, etc.
- Affordable housing - find mechanisms for provision that is not tied to market housing provision
- Allowing villages to be all age places

### **Priority 5**

- Keep all of us in the loop involved
- Recreation - promote health benefits and therefore give greater value  
- promote access in area close to towns
- Woodland management needs to be done alongside industry/supply needs to develop sustainable woodland economy for rural areas
- Water use
- Rural Area needs to grow organically not by allowing development of a scale out of proportion to the size of the village
- Encourage responsible use of our countryside
- Thanks for listening to Parish Councils
- Hospital and transport
- Promising amenity green-space in and around settlements
- Use brownfield sites whenever possible to prevent encroachment into the countryside
- Keep schools and nursery provision in the rural areas
- Public open space linked to villages and smaller settlements
- The Council must show leadership in promoting sustainable communities
- Look innovatively at urban fringes
- Set up (encourage) local forum for countryside issues

## Analysis of Priorities

The following table groups the key priorities according to what was written on the priority boards at the end of the workshop. 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.

The table highlights that most people felt that providing affordable housing of an appropriate type and size for the area was the top issue affecting the countryside.

Support for rural businesses, including farmers was the second priority. The need to protect and enhance the AONB and the provision of, and access to, rural facilities and services also scored highly.

**Table 1: Summary of Priorities**

Issue	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Score*
Affordable housing of appropriate type and size for the area	6x5	6x4	1x3	2x2	-	<b>61</b>
Support for rural businesses, including farmers	4x5	1x4	1x3	3x2	1x1	<b>34</b>
Provision of, and access to, rural facilities and services	3x5	1x4	1x3	-	2x1	<b>24</b>
Protect and enhance the AONB	3x5	1x4	-	1x2	-	<b>21</b>
Maintain character of rural landscape	1x5	1x4	2x3	2x2	-	<b>19</b>
Maintain and enhance public engagement and consultation processes	2x5	-	-	2x2	3x1	<b>17</b>
Provide for needs of young and/or elderly	-	1x4	3x3	1x2	-	<b>15</b>
Protection of the Green Belt	2x5	1x4	-	-	-	<b>14</b>
Support, educate and inform the public and landowners about rural issues	-	1x4	2x3	2x2	-	<b>14</b>
Encourage renewable energy	2x5	1x4	-	-	-	<b>14</b>
Address the issue of climate change	2x5	1x4	-	-	-	<b>14</b>
Ensure adequacy of rural infrastructure provision (including public transport)	-	1x4	3x3	-	-	<b>13</b>
Protect local character	1x5	2x4	-	-	-	<b>13</b>
Prioritise use of brownfield sites	2x5	-	-	-	1x1	<b>11</b>
Protect and enhance historic heritage	2x5	-	-	-	-	<b>10</b>
Protect and enhance existing greenspaces	-	2x4	-	-	1x1	<b>9</b>
Value the countryside and encourage responsible use	1x5	-	1x3	-	1x1	<b>9</b>
Control density and scale of new development	-	1x4	1x3	-	1x1	<b>8</b>
Protect and enhance biodiversity	-	-	2x3	1x2	-	<b>8</b>

Identify and protect key vistas	-	1x4	1x3	-	-	<b>7</b>
Enhance the rural / urban fringe	-	1x4	-	-	2x1	<b>6</b>
Enforcement	-	1x4	-	1x2	-	<b>6</b>
Leadership of Council and promotion of good practice	-	-	1x3	1x2	1x1	<b>6</b>
Develop a vision for the Gade Valley	1x5	-	-	-	-	<b>5</b>
Support the new Sustainable Communities Act	1x5	-	-	-	-	<b>5</b>
Balance conflicting needs and demand i.e. biodiversity and recreation	-	-	-	2x2	1x1	<b>5</b>
Prevent merging of settlements	-	-	1x3	1x2	-	<b>5</b>
Recognise the inter-relationship of landscape, land use and biodiversity	-	1x4	-	-	-	<b>4</b>
Sustainability	-	1x4	-	-	-	<b>4</b>
Link existing strategies together	-	-	1x3	-	-	<b>3</b>
Promote sites other than Ashridge	-	-	1x3	-	-	<b>3</b>
Promotion of canals and rivers for wildlife	-	-	1x3	-	-	<b>3</b>
Green Infrastructure	-	-	-	1x2	-	<b>2</b>
Water Use	-	-	-	-	1x1	<b>1</b>

\* 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.

## Other Comments

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The following two points were placed on the 'Park It' board:

- Nobody mentioned the issue of TRANQUILLITY and the need to protect 'good' areas from more visual and audible intrusion.
- Please keep workshops focussed.

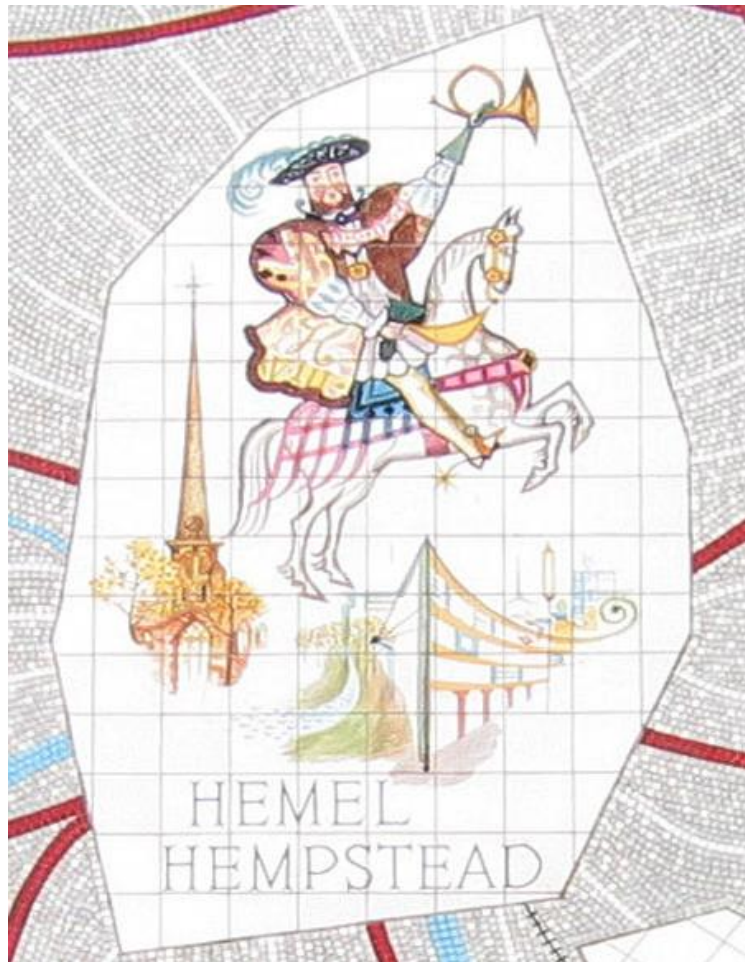
## List of Attendees

Alison MacDougall	Nettleden, Frithsden and District Society
Mrs Sylvia Fitzwilliam	National Womens Register
Victoria Hopkirk	Piccotts End Residents' Association
Norman Jones	Hertfordshire County Council
Councillor Mike Bradshaw	Chipperfield Parish Council
Vivian Adams	
Louise Archer	
Abby Fermont	Tring Rural Parish Council
Matthew Wood	Hertfordshire County Council - Property
Elizabeth Hamilton	Nettleden, Frithsden and District Society
Lizzy Savage	Dacorum Borough Council – Environment & Sustainability Officer
Colin White	Chilterns Conservation Board
Kate Batt	Hertfordshire County Council – Historic Environment
Fiona McWilliams	Little Gaddesden Parish Council
Andy Hardstaff	Hertfordshire Countryside Management Service
Carol Lodge	Herts and Middlesex Wildlife Trust
Mick Thompson	Ashridge Management College
Pamela Esom	Flaunden Parish Council
Councillor David Davies	
Francoise Culverhouse	Piccotts End Residents' Association
Dawn Slade	Tring Rural Parish Council
John Hunt	Hertfordshire County Council
Emma Norrington	Groundwork Trust
Mrs Gill Moon	St Johns Church, Great Gaddesden
Phil Pennington	Boxmoor Trust
Kate Harwood	Ashridge Management College
Anna Barnard	Potten End
Matthew Mardling	Hertfordshire Countryside Management Service
Jez Perkins	Hertfordshire Countryside Management Service
Mark Staincliffe	Development Management – Dacorum Borough Council
Councillor Louise Archer	Little Gaddesden Parish Council
Councillor Alan Fantham	Northchurch Parish Council & Dacorum Borough Council
Councillor Colin Peter	Dacorum Borough Council
Nicholas Halsey	Country Land and Business Association
Martin Hicks	Hertfordshire Biological Records Centre
Ian Richardson	Boxmoor Trust
Fiona McWilliams	Little Gaddesden Parish Council
Marion Baker	Dacorum Environmental Forum





## 4. Hemel Hempstead Place Workshop



**Held: 4<sup>th</sup> December 2008**

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## Introduction

There was an initial presentation setting the context for planning in Hemel Hempstead, which was followed by 3 group sessions covering the topics 'Your People', 'Your Place', and 'Growth in Hemel Hempstead'. Each of these group sessions covered a range of questions. In order that all of the questions could be discussed within an allotted time the participants were split into 8 groups answering relevant topics. The first group session was split as follows: Groups 1 & 5 covered Question 1 & 2; Groups 2 & 6 covered Questions 3 & 4; Group 3 & 7 covered Questions 5 & 6; and Groups 4 & 8 Questions 7 & 8. During the second session people moved round in order that skill and knowledge were applied to relevant topics. The second group session was split as follows: Groups 1 & 5 covered Question 1; Groups 2 & 6 covered Questions 2; Groups 3 & 7 covered Questions 3 & 4; and Groups 4 & 8 Questions 5 & 6. All of the groups remained the same for the final group session, where each group answered the same question about the growth of Hemel Hempstead.

After the participants had answered their questions, the groups had to determine and identify the most important responses made (the hash mark # highlights an important issue). A nominated person or the facilitator from each group recounted the question and the most important issues to all of the participants in the room. The other groups were then given an opportunity to add any further responses. The responses that were given by the workshop participants are given in Sections 3 to 5 of this report. Answers to the questions have been collated and noted underneath relevant questions (and will therefore include more than one groups' answers), apart from answers given to Group Session 3, Questions 1 (b) and 3, (1) and (2). Answers to these questions are shown per workshop group to help with the analysis of the answers given.

Workshop participants were also asked to write their top 5 priorities for the Borough on 'post it' notes and then to place them on the Priority Boards 1 to 5, Priority 1 being the highest. These are identified under 'Visioning Priorities'. An 'Analysis of Priorities' attributes points according to a sliding scale of points for each priority i.e. 5 points for priority 1, down to 1 point for priority 5.

Any other comments made during the event were listed on the 'Park It' boards and are reported under 'Other Comments'.

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

## **Group Session 1 - People**

### **Groups 1 & 5 - Existing Issues 1**

**Q1A) What problems do you think your town has with crime or anti-social behaviour?**

#### **Answers**

- Perception is worse than reality
- Hemel Hempstead town centre is not as bad as Watford
- Open space (Boxmoor, Apsley Church) is often a place where youngsters meet up
- Leisureworld is not a problem, as it provides youth with entertainment or somewhere to go
- Criminal damage
- Vandalism – may be helped by if various services were linked together – youth clubs, children’s centres, pre-schools, etc.
- Most is caused by ‘youngsters’ – and this could be attributed to ‘parenting’ issues
- Grovehill/Highfield local shopping areas are the most deprived areas in the Borough and houses a significant proportion of single parents
- Litter in neighbourhood centres
- Stone throwing at cars
- Schools work closely with Police at primary schools – does this continue at secondary school level? It needs to.
- Litter from Sainsburys around Sainsburys, Apsley and the canal area
- Graffiti is not such a big issue for schools or buses in this area
- Big issue with drugs
- Disaffected youths – problem is lots of facilities available but there is a lack of will to use them i.e. adventure playgrounds
- Some facilities for youths have problems with youths intimidating other youths

**Q1B) How can these be improved upon?**

#### **Answers**

Need to focus on:

- Youngster and related issues
- Parenting
- Various services working together e.g. children’s centres and pre-school
- CCTV monitoring at Skate park and other areas
- Developer contributions could fund CCTV
- Linking up services
- Housing Associations need to work closely with Police to address issues
- Issues in Woodhall Farm relate to Gypsy & Travellers, some criminal activity and intimidation has been experienced.
- Additional sites in the Woodhall Farm area will exacerbate problems
- Less educationally orientated after school care/facilities provision would be better – most youth facilities like guides or scouts are too educational and

- do not appeal to young people.
- Parents must be held responsible for their children's actions.

**Q2) What key social and community facilities/services are we deficient in and where?**

**Answers**

- Centralising/co-ordinating CCTV
- Health – Watford hospital is too close to football ground so when Watford Football club play it's hard to get to
- When the growth takes place, match housing with new social and community facilities
- Hard to influence the types of facilities brought forward – more community involvement is needed.
- Joined up working with regards to different community facilities instead of similar range in every neighbourhood.
- Youth workers are required in community facilities to provide guidance and interaction
- For new areas: sufficient range of community buildings i.e. community hall, school, park etc
- Post Offices are closing in some areas
- Linking services to new areas – gives a sense of belonging and a sense of community
- Generally good sports facilities, however outdoor swimming pool opening hours need extending
- Woodhall Farm – Community Centre Full, no other facilities. “Needs a heart” in terms of facilities. Adults need support too – as root cause of problems.
- Hospital provision
- Faith groups need a ‘shared space’ – not a Church ) Town Centre  
- open to all to use ) Community space  
to replace Pavilion
- No faith groups have a big enough space at the moment
- Public transport is the key to accessing facilities – co-ordinate buses and trains - need to keep all key routes

**Groups 2 & 6 - Existing Issues 2**

**Q3A) What problems do local businesses and services face?**

**Answers**

- Overloaded water and transport infrastructure in Hemel Hempstead which has a knock on effect to businesses
- We need a better roads and road linkages in Hemel Hempstead
- Limited public transport
- M1/M25 complex commuting and road system – problems locally around Maylands
- Retail regeneration changes are needed
- Sports facilities are needed

- People, who have short journeys to work, still drive to work!
- Encourage businesses to the area which are appropriate to local employment needs.
- Remember 'green agenda'
- Local supply of labour for business expansion is required
- Skills required should be linked to the education agenda
- Health – Hospital provision is needed (polyclinic not general hospital)

### **Q3B) How can we help address these issues?**

#### **Answers**

- Congestion – Access and new roads should be built into development, and accommodate different types of transport; also suitable for emergency vehicles
- Consider identity of the town in the long term – i.e. is it industrial, residential etc.
- Maybe we could target economic sector in neighbourhood development and plan to make multi-use community centre facilities available to schools.
- Anticipate social needs and infrastructure – whole picture of the settlement as a location – i.e. congestion, local landscape, retail etc. housing quality and costs
- Deliver a much better quality of life for residents of Hemel Hempstead
- Car parks are too congested at local shopping centres and are therefore not as accessible as they could be.
- Commitment to retention of local shops following expansion and development
- Plan for library expansion including local neighbourhood facilities
- Linked local facilities
- Roads – widen Redbourn Road
- Northern Bypass – No! loss of green belt
  - Improve public transport and links
  - Need hospital – A & E facility. This facility must be accessible
- Do our views actually matter?
- We need a culture change – get out of cars use: Park and Ride, green travel network, address illegal parking on green space
- Strong neighbourhood/town centres
- Maternity care
- Understand more about what people want and the real issues – what are the options? – Do we know enough?
- Further education provision
- Area based/needs based support in local area is required

### **Q4 A) Are there sufficient indoor and outdoor sports facilities and or open space?**

### **Q4B) If not, where and how can we help address these issues?**

## **Answers**

### **A) and B)**

- More green space is required, especially in Hemel Hempstead town centre, Maylands Business Park and Apsley.
- Need to improve Nickey Line to link to other green spaces old and new.
- Netball facilities for adults – maybe use of school facilities out of hours
- All weather pitches
- Private schools need to share facilities
- Make all facilities accessible such as footpaths and cycle tracks
- Potential loss of playing fields
- Expansion of schools may result in loss of onsite pitch provision, which is not ideal – need to ensure school facilities benefit the whole community i.e. swimming pools, sports halls and playing fields
- Concern about density increase creating a lack of social cohesion
- Is green space promoted on site?
- Need quality youth facilities
- Green space needs to be planned into expansion
- Allotments are needed

## **Groups 3 & 7 - Future Housing Issues**

**Q5 - Do you think there is a particular need for any specific types of accommodation within the town?**

### **Answers**

- There is a very high demand for additional rented social housing #
- It is important to recognise the need for people to have a choice. In addition people also need accommodation for visitors and family to stay.
- The needs of homeless must not be overlooked.
- There is a need for some form of intermediate housing and provision for key workers e.g. shared ownership.
- Some housing with shared communal facilities is needed. For example 'cluster flats'.
- Should investigate the scope for house and flat sharing.
- More houses needed rather than flats.
- More terraces with small gardens are required.
- Cheaper, more affordable market housing is desperately needed #
- Ground floor flats should have gardens. Top floor flats should have roof gardens.

**Q6 - We are required by Government to provide sites for Gypsies and Travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria<sup>2</sup>**

**(a) Which of these options do you prefer?**

**Answers**

- Any site should not be located at the entrances to the town.
- Should not consider SA20 and SA21 or D1 and D2.
- SA16 is near an under-subscribed secondary school

**(b) Are there any other sites either within or on the edge of the town that we should consider instead?**

**Answers**

No comments

**Groups 4 & 8 - Future needs of People**

**Q7A) What do you think are the future needs of children, teenagers, families and the elderly for Education, Health, Culture and Religion?**

**Answers**

- Safe areas to play
- Neighbourhood scale of growth is easier to plan for (needing a minimum of 1,000 dwellings for a new primary school)
- It brings other facilities – health, community centre, and they are easier to fund, because for example there would be a critical mass of local charges raised through s.106 agreements.
- An overall strategy is needed for phased infrastructure delivery, alongside housing
- For the elderly the level of care needs improvement. There is a concern over the continuity of care between organisations
- Open space (undeveloped)
- Healthy lifestyles – sport and recreation
- Access to services they want
- Joint working – all services
- Theatre/concert hall – bring in new things
- Adequate pre-school provision
- Facilities for teenagers (12 – 18 years) at reasonable price
- A range of educational provision – vocational small secondary schools
- Provision of services during school holidays
- Given the means to live more sustainably – make it easier for people

**Q7B) How can these be addressed?**

**Answers**

- Provision of education – primary schools and secondary schools, pre school parenting advice and networks
- Heart of town belonging to a community, not just shops
- Addition of structural architectural interest



- Better integration of Old Town and New Town centre
- More sustainable employment
- No more cheap shops – investment brings more affluence to Hemel Hempstead and better shops

**Q8A) How can you or town development help us respond to issues of climate change?**

**Answers**

- DBC should extend recycling to commercial (i.e. non-domestic) waste. The group noted that DBC was responsible for collection, but HCC was the waste authority. The initial priority should be given to collections from schools, because of the link to education.
- By recycling/managing construction “waste”
- Modular construction techniques can use sustainable recyclable materials
- Buildings (including schools) need to be more energy efficient – not just legal requirements – be more aspirational “greenest town in .....
- Thermal insulation initiatives should be pushed more
- Attract high tech industries – innovative solutions
- Trams – could be serviceable along roads with steep hills to the town centre
- Emphasis on long life of goods and repair – favouring industry that replicates this
- Buildings – long life, materials
- Waterhouse Square – opportunity for leadership on climate change issues and renewables
- Policies adopted to encourage people to be green e.g. Park & Ride, Schools., GPs
- More space for allotments
- Accessibility of places that people need to go to
- Transport provision to Watford Hospital
- Tree planting – shade (not summers)
- Cooling of buildings (not air conditioning)
- Warmer evenings – people more active at this time, open space provision

**Q8B) Are there any locations where you think we should encourage renewable energy generation?**

**Answers**

- Consider incineration and renewable energy generation (combined heat and power) when planning new neighbourhoods and with the regeneration of employment areas
- Note that a critical mass is in important for incineration of non-recyclable waste. HCC is likely to be looking for 1 facility in the county
- A new hospital is to be planned – a great opportunity for PCT to be “green” as well as looking after health.
- The HCC Waste Strategy has areas of for search for waste transfer areas in the west and east of the country, with a centrally located incinerator for Hertfordshire as a whole
- Building appropriate technologies in all plans

- Ground source heat pumps under landscaped areas of Council offices/flats
- Neighbourhood schemes e.g. community energy recovery from waste, new neighbourhoods should be self sufficient

## **4. Group Session 2 - Place**

### **Groups 1 & 5 - Town Centre**

**Q1A) We have prepared some draft policies for the town centre (your facilitator will show you a summary of these). In light of these policies, how else can the town centre be improved?**

#### **Answers**

- Enhance river and green corridor running through Town and out either end
- Must join up the different areas of redevelopment/improvement
- Reversing the view of building on Waterhouse Street looking over the Water Gardens.
- Town centre at moment is disjointed – we want it to have more specific areas with identities and for them to be joined up
- We have an opportunity to develop the gateways, and get rid of the current windswept feel
- Vision for HH centre must be a realistic goal to work towards and be in line with the overall vision for Hemel as a whole
- Welwyn Garden City has a really good feel to it and has stood the test of time – is always vibrant without being packed. We should try and make Hemel town centre have similar qualities
- Norwich also good e.g. of mix old and new
- Disabled access – bus services – to bus stops. Parking issues at Waterhouse St. – bus access, need to have bus access to town centre
- Create a welcoming and safe town centre in evenings
- Mixed use buildings
- Integration between 3 areas

**Q1B) What and where are the key features to be preserved or enhanced?**

#### **Answers**

- Heritage – lots of listed buildings that should be preserved
- Difficult to maintain Old Town and people to use it
- Marlowes and Riverside have taken focus away from Old Town
- Hard to balance – helping the town remain distinctive and attracting the big name retailers
- We should maximise opportunities for sustainable development through: SUDS and electric car charging points
- View of Gadebridge Park and Church spire from Marlowes
- Integrate Old Town into new development improvements to Queensway – re-enhance listed buildings – currently town centre not obvious
- Better pedestrian access between Old Town and Marlowes
- Transport option to and from one end of town to other – shoppers' train? bicycle
- Pavilion is missed

- Good public houses to be achieved
- Exemplar green town status to be achieved

### **Q1C) How can this be achieved?**

#### **Answers**

- Choice of shopping is key attraction
- Integration of public transport is a key factor, as is owning a car
- Town centre has to be a place people want use from 9-8 not just 9-5
- Get vehicles out of the town centre
- Need better public transport from neighbourhoods close to the town centre as people won't walk both ways due to the hills
- Need to link train station with town centre and Maylands
- Home zones – shared space for cars and pedestrians – would make town more pedestrian friendly and allow vehicles to use town centre
- If strip of land on east of HH comes forward – Brent Cross or Milton Keynes direction – then residential development along here may encourage new shoppers into Hemel Hempstead town centre
- SUDS should be used as much as possible to provide water to use for watering/grey water uses
- Safe, properly managed, well lit town centre
- Improve parking – parking obscures views currently
- Better access from train station to town centre and enhance station
- Maylands employees travel into town, so improve facilities and public transport in Maylands area

## **Groups 2 & 6 - Neighbourhoods**

### **Q2A) What are the key features to be preserved or enhanced in our neighbourhoods?**

#### **Answers**

- Sustainable pattern of development – don't need to drive
- Post Office (loss of!)
- Local shops (retention)
- Need for public transport links
- Good play facilities (regular maintenance) – quality of play space, quality of equipment – not maintained
- Maintain open space – well used and self policing
- Diversity of housing – not as many flats, mix of housing important
- Local shops no more closures  
having to walk further  
breaks up community
- Community facilities – managing building space and activities and resources
- Ensure built environment promotes a sense of community
- Churches could have wider “multi-cultural” role – shared i.e. attached to community centre in Grovehill. Sense of community is vital. Could include

- local Police presence to counteract with anti social behaviour
- Local shopping facilities help create a community “Heart” they need to be walkable (rather than having to drive to larger shops and fight for parking. Post Office is a very important local facility.
- Noticeboards to advertise local activities exist, but need to be more obvious
- Smaller scale parks – we should not concentrate on providing larger areas such as adventure play facilities. Play spaces need to be: easy for all to walk to, well maintained (maintenance is an issue that needs addressing). Consider locking spaces at night to reduce problems.
- Children’s play areas and open space for informal use are important
- Make neighbourhood centres more attractive i.e. more greenery and less ‘harsh’ in appearance
- Signage is generally poor and could be improved
- Publicity for neighbourhood facilities is often poor. Need to advertise better
- Need to encourage walking but also address dangerous parking and accessibility conditions i.e. queues into Chaulden shops

**Q2B) How could neighbourhoods be improved and made more attractive?**

**Answers**

- Providing youth/elderly facilities
- Flexible community facilities
- Cost issues of facilities
- Facilities are underused and need more promotion
- Personal management and involvement in decision making
- Promoting a sense of community
- Provision of cemetery space – no bus service to the cemetery
- Community leaders needed
- Public transport – subsidy important, frequent service and cost!
- Maintenance of play equipment
- Getting children involved in projects and delivering new facilities – local ownership
- Lower rents in local shops to deliver more affordable produce/services in local centres
- Problems replacing closed Post Offices
- Churches are well used i.e. Adeyfield Church
- Flexible church space
- Additional church/place of worship needed in neighbourhoods
- Make more attractive – greenery esp. tree planting – need to look at “greening” the environment in the context of climate change (shading, i.e. importance of species, choice of tree etc.)
- Higher density development around local centres would help encourage walking etc.
- Gateways to town need to be better landscaped
- Signs directing people to local shopping centres need to be better

- Ensure town centre shops complement local centre provision i.e. make sure town centre has space to provide key shops
- Encourage people to shop locally
- Library – small scale ones in all neighbourhoods
- Good case study is in Japan where people have to register their cars in order to park. This helps reduce parking problems

### **Groups 3 & 7 - GEAs – Maylands Business Park, Paradise and Two Waters & Apsley**

**Q3A) There is currently a spread of employment areas in Hemel Hempstead. Should we retain a spread of employment areas?**

#### **Answers**

- The type of business that goes into employment areas is important and can have an impact on the land requirements. For example. Larger storage areas can replace a precious high employment use.
- Should look to retain a spread of 'pockets' of employment around the town but accommodate large developments at a single location (Maylands).

**Q3B) For those that are retained how could they be improved or enhanced?**

#### **Answers**

- Office and retail developments should be closer to where people live.
- Public transport needs to be improved to employment areas.
- Make employment areas more attractive.
- Provide leisure and social facilities.

**Q4A) Maylands Business Park has been suggested as an area for additional future expansion. Do you agree with this?**

#### **Answers**

- There needs to be control over the types of businesses to be attracted #
- Need to improve the centre of Maylands making it more attractive to users.
- Need to consider the effect of Buncefield on the expansion of Maylands.
- Should look to expand to the east (towards the M1) if we are looking to provide a prestigious hub.
- Should include Breakspear Park and the Gateway in any expansion.
- Need regular, local bus services that are aligned to businesses' work times (especially in the evening) #
- Need to improve the network of green foot/cycle ways #
- Should look to install good design and landscaping principles. Small details make a difference #

**Q4B) If not where else could be considered?**

- No comments given.

## **Groups 4 & 8 - Open Space**

**Q5) What are the key features of open space to be preserved or enhanced (open space includes: parks, gardens, amenity green space, green corridors, cycle paths, outdoor sports facilities and play areas, allotments, cemeteries and churchyards)?**

### **Answers**

- New woodlands/trees should replace lost woodlands/trees
- Keep all of the open space
- Buffer zone to surround expansion containing woodland/green space and protected by a charitable trust
- Bunkers Park to be protected
- Featherbed Lane site not to be developed
- Protect (Home Wood and land adjoining) and expand the green corridor following Two Water/Boxmoor/Apsley
- Maintain permeability through the town and along green corridors, inter-linking existing and new parks
- Enhance existing green space and ensure new development has new high quality green space to support new residents
- Stress importance of Gade Valley and Bulbourne Valley
- Maintain green street scene with verges and trees etc.
- Preserve nature corridors
- Preserve and invest waterways/towpaths, Grand Union Canal and rivers and wetlands
- Value amenity green space within housing areas and community
- Appropriate use of green space
- Make Jarman Park more attractive
- Green space should include planting
- Bio-diversity

**Q6A) How could open space be improved and made more attractive?**

### **Answers**

- ensure accessibility i.e. public transport
- avoid suburban clutter on boundaries to countryside and views
- manage green space (dog waste) (litter) to ensure multi-functionality
- move with the times – review suitability, community preference and need give variety and diversify
- Preserve access to high quality countryside (avoid suburban clutter)

**Q6B) Is additional open space needed? If yes where?**

### **Answers**

- New green space needs to be retained in proportion to new building
- Dog walking and footpaths
- Churchyards
- Allotments
- Outdoor sports space

- Need to make pathways “safe”
- Place to “escape”
- Diverse open space
- Additional open space proportional to development
- Make the most of the footpaths
- Allotments - do we have sufficient?



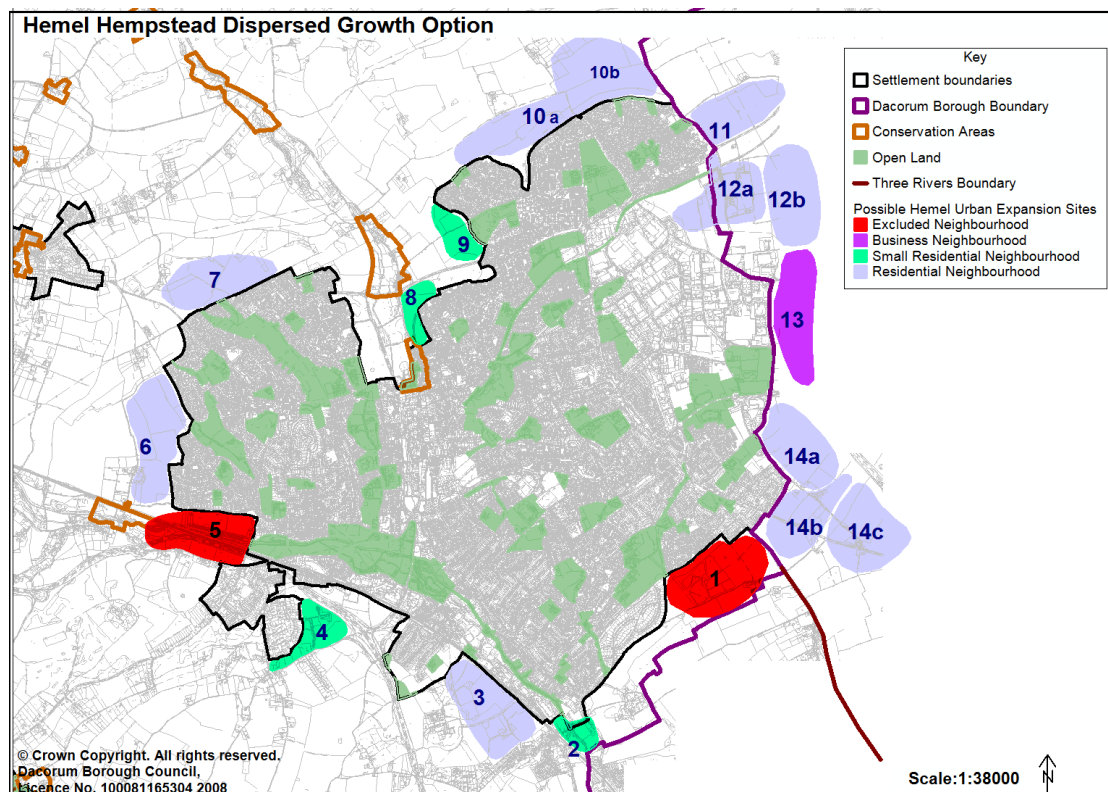
## Group Session 3 - Growth of Hemel Hempstead

### All groups - growth strategy question

Three ideas for strategies for the growth of Hemel Hempstead are going to be discussed today. The comments that are made during the workshop will help to develop our thinking for growth strategy options. Participants were advised that the finalised options would be consulted on publicly during summer 2009.

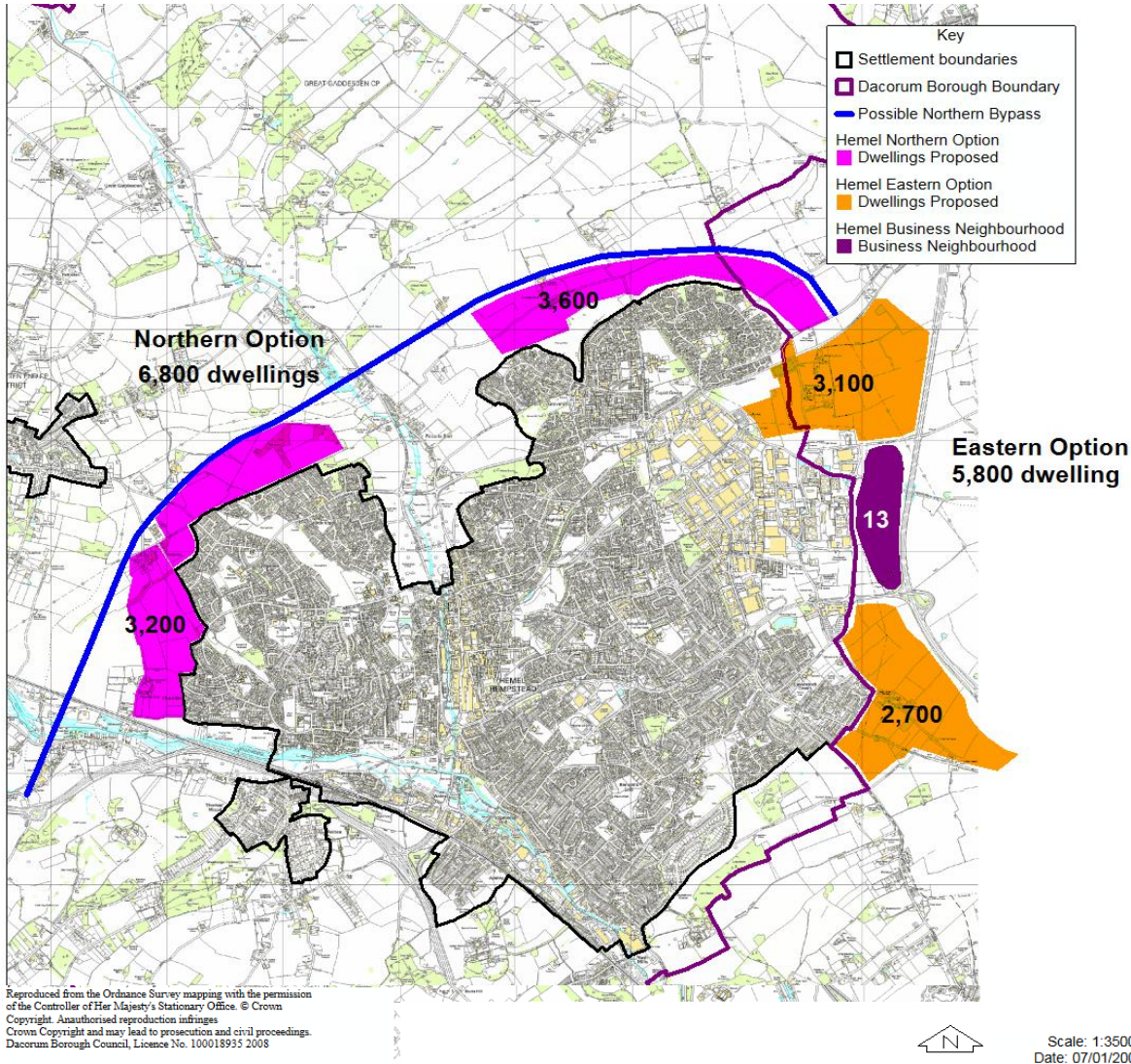
**Q1A) During the presentation on growth you were shown 3 strategies for growth: Eastern, Northern and Dispersed. What are the advantages for each of the strategies, and why?**

**Figure 1 - The Dispersed Option with site reference table below**



Site Ref.	Location
1	Bunkers Park
2	Nash Mills
3	Shendish
4	Felden
5	Boxmoor
6	Pouchen End
7	Gadebridge North
8	Old Town
9	Marchmont Farm
10 (a+b)	Grovehill and Woodhall Farm
11	Holtsmere End
12 (a+b)	Wood End Farm
13	Breakspear Way
14 (a+b+c)	Leverstock Green

**Figure 2 - The Northern and Eastern Options**



## Answers (refer to Figures 1 and 2)

### Eastern option

#### Advantages:

- There are good opportunities to extend Bunkers Park and develop green lungs.
- There is excellent access to areas of employment.
- Good road access.
- All options need to be 'self-sufficient'.
- Location for reserve site for secondary school – would fit with Eastern option
- School would fit with Eastern option
- Needs solution, could focus efforts on one area
- Larger – better shopping facilities
- More flexibility for school provision - could deliver all needs on one site
- Flat area
- Accessible to motorways
- Accessible to employment
- District heating for employment and residential area
- Increases land area of Buncefield
- Eastern option – communications linked to employment zone are good
- More funding for infrastructure
- Better served neighbourhood centres - multipurpose
- Ability to design direct public transport
- New neighbourhoods – so opportunities for place shaping
- Short journey to work in Maylands
- Preferred to Northern Option because: Huge cost of northern link road/bypass mean it would not be viable/realist to provide; and a bypass would also require a huge green belt area.
- Need to link location of housing and employment to reduce need to travel etc.
- Several other locations too far from the main employment area, Maylands
- Sites (11 & 12 a + b) are likely to generate less local opposition
- M1 marks a clear boundary for an expanded town
- Sites (10 a + b) are prime farmland – so should be avoided
- Sites (6 + 7) - attractive areas so should be avoided
- The M1 is fast and has good accessibility to Maylands
- Accessible motorway to the north via the M, which is a direct route to Buncefield and Maylands for business purposes
- East could be attractive option

#### Disadvantages:

- Accessibility to train station
- Sites (11), (12 a + b) would result in M1 junction problems
- A motorway near residential development may be a problem
- There is likely to be noise from the M1.
- Why long squashed settlements when we could have one new town?
- New transport infrastructure
- Bovingdon Airfield – Develop on it!

- Possibility of favouring it over town centre redevelopment and investment
- Noise from M1 – buy good transport links
- Presence Buncefield Oil Terminal

### **Northern option**

Advantages:

- Utilises current capacity in local schools.
- Could enhance the area.
- Could introduce more facilities.
- Traffic problems on St. Albans Road
- NE reasonably close to M1, Maylands and existing schools (established secondary schools)
- NW has a reserve site for school playing fields: NW closer to HH train station
- Traffic effects varied, but problems on Redbourn Road
- Northern bypass (but we won't get it).
- Infrastructure (sewage works network location)
- Too far from trunk road, would damage landscape of high value
- More funding for infrastructure
- Better served neighbourhood centres – multipurpose
- Ability to design direct public transport links
- New neighbourhoods – opportunities for place shaping

Disadvantages:

- There is difficult road access.
- Need to create a new community.
- Ecological constraints exist in the area.
- New transport infrastructure
- Possibility of favouring it over town centre redevelopment and investment
- Bypass opens possibility for new urban boundary

### **Dispersed option**

Advantages:

- Different areas should take the 'pain' – so prefer a dispersed approach to sites
- Dispersal option for sustainable – sustainable options
- Would help to 'spread the load' around the town.
- Can create links to canal.
- Link possibly to existing infrastructure but hard to plan/manage
- Link to M1, Maylands, existing school, but no new infrastructure at Leverstock Green, Grovehill, Grovehill/Woodhall Farm/Holtsmere End/Wood End Farm
- Preferred new option NE - (10 a+b), (11) and (12 a+b)
- Lower impact on infrastructure – less costly
- Retain community identity and concept
- Reduces impact on individual communities
- Lower local impact but hard to manage creeping development
- Traffic congestion would be less concentrated

- More deliverable

Disadvantages:

- Dispersed may have a smaller impact but there will be a pressure on bus services
- More rat running
- Unlikely to support new road building
- Difficult road access to north and west areas.
- Limited utility (water) provision in southern areas.
- We want low density development
- Some areas have poor access e.g. (10 a+b); other areas have good access but have already congested routes (12a + b)
- (13) would be ideal if Buncefield was not there
- (4) would be a low density development as is close to existing low density
- Need big blob to get funding for neighbourhood e.g. (12a +b)
- (8 & 9) are close to existing infrastructure
- Eastern option has good links to M1 but has problems with linking to rest of town
- (3) is a congestion nightmare, especially given manor estate development
- Eastern option may lead to the blurring of boundary between HH and St. Albans: St. Albans is growing towards Hatfield etc.
- (6) is possible for development due to existing roads
- Worse public transport service than larger areas

**Q1B) Which strategy do you prefer and why?**

**Answers**

*Group 1*

- Cannot pick one
- Explore the option of a new town as opposed to adding on to edge of Hemel
- (11 & 12a+b) would be quick to deliver and slightly better than others as it has a road running through it – but it is already congested

*Group 2*

- Northern or Eastern preferred because of links to M1 and new road infrastructure required

*Group 3*

- (First) Eastern, (Second) Dispersed, (Third) Northern – Eastern is preferred slightly more because of the advantages.

*Group 4*

- Eastern area is preferred.

#### *Group 5*

- Undecided – both schemes have strong advantages and disadvantages. Eastern favoured over Northern Option but issues over boundaries. Northern Option has a better balance with the town centre. The Eastern Option has transport links but the M1 is a barrier, although this option has less environmental impacts

#### *Group 6*

- Dispersal would ease pressure approach on infrastructure, but not solve the infrastructure problem
- Look at potential for housing sites south of Bunkers Park?
- Look at gypsy & traveller provision as part of new neighbourhoods in preference to edge of existing residential areas
- (3), (4), (6), (11), (8), (12b) and part (12a) – preferred sites as part of a 'dispersed growth' pattern

#### *Group 7*

- Northern option is the least preferred. There are concerns because the area is so large. There needs to be careful planning of the area.
- Dispersed option has some merit.

#### *Group 8*

- Eastern & Bovingdon

### **Q2 What specific elements of infrastructure are needed to make your preferred strategy work?**

#### **Answers**

- Improved roads and access.
- Hospital. Particularly additional maternity facilities.
- More employment.
- More shops.
- More pubs and restaurants.
- Better provision in schools.
- Need better access to 'cultural facilities'. Including links to education and other authorities in the region.
- Increase library provision.
- Need places of worship particularly a mosque.
- More community centres.
- Improved water supply.
- Drainage
- Social and community facilities associated with neighbourhood principles
- Build infrastructure first, then develop housing
- Get rid of the blobs and have a new town
- (11) is next to Redbourn Road so infrastructure is there, but it is already very congested so would be made worse
- A northern bypass may contain the town
- Water/power
- Health – access to all hospital facilities

- Fire station
- Road capacity – link to M1 – northern and eastern options
- SE – bypass to Leverstock Green
- Better local road network, although there are constraints to achieving this
- Buffer zones to create separate community/communities
- Health, education and shopping
- Transport in all forms, including “green” transport
- Option of small new village, near Redbourn though there are issues about transport links and the impact of the existing centre (at Redbourn)
- Term ‘village’ to replace neighbourhood (would give an extra focus to facilities and the centre)
- Good tree planting to screen development
- Train link
- Employment opportunities
- Eastern Option – favoured over Northern option but issues over boundaries
- Northern Option – better balance with town centre
- Eastern Option – transport links, M1 barrier, environmental – less impact
- Need good linkages to the town centre
- Dispersed option does not need huge road infrastructure i.e. bypass
- Each neighbourhood needs a ‘heart’ i.e. central community facility
- Road safety – creation of “home zones” are a very important consideration
- Shendish – access over railway is potentially problematic – new bridge is needed
- (11) & (12) – there are issues with M1 junction (already a problem) (11 is least problematic) for DBC – though not for St Albans due to landscape quality
- (6) has good connections to railway station at Apsley
- Need to look at ease of delivery across different administrative boundaries i.e. St. Albans
- Water (sewage)
- Transport links to station and centre - tram?
- Economic centre
- Viable local centre
- Community ‘heart’
- Bovington – secondary school, incorporate G & T site, incorporate open space
- Eastern and Bovington – sports facilities, country park, Breakspear Park, new general hospital, old hospital should become a cultural centre
- Nickey Line
- Transport routes – non car and extended through to the station through the hospital
- Wind farms
- Sewage works
- New roads and Park & Ride
- Water (drinking)
- District heating
- Social and community facilities
- Schools
- Local centres

- Libraries
- Health care
- Identity – community/neighbourhood
- Green space and allotments

**Q3 We may need to provide more land,**

- **Firstly – to make up the numbers by using one of the smaller sites, and**
- **Secondly – to meet regional planning demands by using more of the blue blobs**

**We therefore need to ask about your priorities:**

**(1) Which of the smaller sites would you choose to develop first in order of priority (green blobs)?**

**Answers**

*Group 1*

- First priority - Green blobs: (8 & 9) – accessibility to Link Road
- Second priority - (4) Concerns low density levels
- Third Priority - (2) Is feasible but would be contentious

*Group 2*

- (8) or (9) - Old Town or Marchmont Farm

*Group 3*

In listed order:

- Old Town/Fletcher Way (part of right hand site)
- (2) Marchmont Farm
- Waterhouse Square
- Sappi – Nash Mills
- Felden

*Group 4*

- First priority - (9) Resisted but thought inevitable
- Second priority - (2) Assuming green corridor maintained
- Third priority - (4)
- (8) – **Never**, due to impact on woodland (Howe Grove)

*Group 5*

- First priority - (4) Bad public transport – buses;
- Second priority - (8 & 9) Favoured (8 more)

*Group 6*

In listed order:

- (2) Nash Mills – extension of what is being proposed at Sappi graphics and extension of the Gade Valley.
- (8) Fletcher Way would be a logical extension.
- (9) Grovehill and (4) Felden. There would be no impact on valley side.



*Group 7*

- First priority (4), second (8) and third (2)

*Group 8*

- First priority - (8) Close to Old Town, rejuvenation, Access to Link Road
- (4) good communications, small, no facilities existing
- (2) good communications, Apsley Station, local facilities
- (9) Existing structural road

**(2) Which additional two neighbourhood areas would you choose, in order of priority (blue blobs)?**

**Answers**

*Group 1*

- (11 & 12a+b) would be quicker to deliver or new town

*Group 2*

- Eastern Option – firstly, Holtsmere End – secondly, (10a+b) – Woodhall Farm, Grovehill
- North East Option – Leverstock Green (14a +b)

*Group 3*

- (3 & 11)
- Not Shendish because Apsley has had a lot of development already. Unless there is a link to Manor Estate.

*Group 4*

- First priority - (6) Transport – Station
- Second priority - (10b) Local to most development further from Gade Valley/AONB

*Group 5*

- (3) close to station, for employment Eastern & (3)
- (14b) Have good public transport links with St. Albans
- Northern + (14) – Transport
- Eastern + (3) + (10) (parts)

*Group 6*

Did not have enough time to complete

*Group 7*

- Shendish, (12 a+b) and (11), and possibly (14 a+b+c)

*Group 8*

No answer

# Visioning Priorities

## Priority 1

- No northern bypass
- Better transport options into town centre
- Improve Public Transport – cheaper (prioritise subsidies), better routes (improve links with neighbourhoods and outer villages, and more services per route.
- Hospital including A&E
- Non car transport
- Retain and enhance local distinctiveness, which relates to biodiversity, landscape, the built environment, sense of community, economic character (i.e. retail, manufacturing etc.)
- Social family housing with gardens and suitable community housing for the elderly.
- Dealing sustainably with waste
- With increasing population, retention of hospital or a new hospital is a must.
- Town Centre soft play area (came out in consultation with all Children's Centres areas.
- Responding to climate change in terms of energy.
- Education – no more school closures, any new houses must have supporting school places or new schools.
- Schools (locations/size/facilities).
- Development of connecting green areas linked with new town centre.
- Responding to climate change in all activities and developments
- Development cannot take place near the Old Town – no schools or food stores.
- To provide supporting infrastructure (roads, schools, medical facilities, water availability before (NOT AFTER) housing availability).
- Reconsider whole strategy in favour of building new village/town of 13,000(?) homes plus infrastructure e.g. on land opposite Herts showground.
- Plan for reduction of car use and increased local services and improved public transport.
- Protection of Gade and Bourne River valleys in AONB
- Landscape
- Design of new localities – careful design around a centre with shop/post office, pub or equivalent, community hall and faith centre, play area – Green and junior school.
- Protect green corridors and ensure structural build for wildlife in place as part of development.
- A place people are proud to live in.
- Take advantage of what is possible now (college?) – don't wait and delay until overall plan is agreed
- Minimise adding to traffic congestion on southern side of town – it's already unbearable.

- Look after existing neighbourhoods with a clean and safe agenda.
- Improving public transport
- Planning of development to facilitate good public transport
- Strong, vibrant town centre
- Ensure that new development brings recreational/cultural enhancements to neighbouring (i.e. existing) areas.
- Infrastructure (particularly roads are well thought out proactively and not left to drift as secondary requirements.
- A “fine weave” for the town, i.e. not huge big new areas.
- Protect Green Belt designations.
- Utility services (particularly water and sewage) are not only ensured by the developer/provider but take into consideration of upgrading current facilities.
- Speed of redevelopment of town centre – Hemel Hempstead needs some heart and soul.
- Provision for places of worship
- Lobby Government for them to re-instate full service hospital.
- Most new housing at Bovingdon airfield
- Take advantage of what’s possible – build a new college
- Hospital not GP surgery
- Moving Gypsy & Traveller sites away from Woodhall Farm.
- That any development has to be seen to consider the aesthetics of the rest of the town (valley etc.). This enhances the town and its attractiveness to new people and businesses.
- Seek to develop a well-balanced town re: all functions. I know this is very general but sometimes developments can ‘unbalance’ an area.
- Ensuring the right supply of affordable housing, for purchase and rent.
- More analysis of growth directions.
- Gypsy & Traveller sites should not all be put in Woodhall Farm area, but spread around fairly.

## **Priority 2**

- Protect Local Nature Reserve, wildlife corridors
- Be radical about green approach.
- Seek to ensure high calibre design in all matters is achieved not the cheapest but the best.
- Lots of affordable housing
- No Northern By-pass
- Preserve areas of natural beauty such as Ashridge.
- “Whatever” and “wherever” local public transport must be included for all areas – and not only available but must be affordable to the users on a long term usage customer.
- Put new development where it will have least environmental impact.
- Hospital, including A&E and maternity.
- Investing in sports facilities
- Good accident & emergency centre in Hemel Hempstead.
- Ensure any new development(s) are “integrated” with the areas/communities they will border.

- Old hospital site – new cultural centre.
- More growth close to town centre area.
- Protect, preserve and improve current green space.
- Provision for young people aged 12-18.
- Providing better subsidised public transport.
- Provision of affordable housing.
- Realistic infrastructure delivery plan.
- Make Hemel Hempstead a happy mix of first generation New Town and “exemplar” in sustainable urban extensions (use other examples nationally and internationally).
- Responding to climate change in terms of water
- Not to over-develop Hemel Hempstead east area.
- Improvement of existing road systems
- Community spirit.
- Green corridors and pathways between residential centres
- Old town should be one way (going north).
- Include sufficient open space within new development and use as opportunity to redress quantity deficiencies in wider neighbourhood.
- Joined up thinking and finance provision – schools (junior/infant), local health centre/hospital, post office & shop as community hub.
- Restore full hospital with A&E.
- Far better policing with more presence in and around neighbourhoods. Hemel Hempstead really must have its own central police station!
- Sustainable design.
- Reducing the need to travel from Hemel Hempstead for work, leisure, shopping etc.
- Build complete neighbourhoods.
- Special needs care and respite for families integrated into the community.
- Youth provision developed for the borough to avoid problems.
- Community facilities e.g. for youth and childcare special needs.
- Focus on local neighbourhoods and communities and build up from there.
- Open spaces/play areas – keep them available and well maintained.
- Education/schools – adequate sites re: provision.
- Provide more sustainable transport links – especially to railway stations.
- Maintain and enhance all green infrastructure – including spaces and corridors at different levels of resolution.
- Provide church/community buildings when planning new ‘areas’. – faith groups are not able to afford land and buildings but could be community facilities.
- Open Space – retain and improve/extend, should be public open space (parks, allotments, playing fields). Not stadiums.
- Go for the easier choices to facilitate progress e.g. willing landowners rather than compulsory purchase.

### **Priority 3**

- ‘A town for life’, old peoples homes closed down and replaced by flats.
- Redevelopment and enhancement of the canal environment to allow greater access to the canal from surrounding areas.

- Enough and good quality doctor surgeries.
- Stimulate local employment opportunities
- Reduce reliance on private car.
- Restriction of car usage.
- Keeping grasslands.
- Protect green wedges and continuity into open countryside.
- Affordable housing – not rented/housing association but for those on low/middle income.
- Put a hold on the expansion until central government accept an expanded town needs a proper hospital.
- Put people at the centre of decisions if difficult options need to be delivered.
- Well designed neighbourhoods.
- Protect and enhance all green spaces.
- Careful decisions made in Gypsy and Traveller sites.
- Breakspear Park – new hospital site.
- Transport links.
- Innovative new high density housing near to town centre.
- Encouraging and working along the “green” agenda.
- Providing community services in areas, particularly Woodhall Farm.
- Provide more affordable facilities for young children and teenagers.
- Look at large scale development, not lots of smaller ones.
- Community facilities (including special needs).
- Schools (local) – investment in facilities to share with community.
- Town centre crèche for under 4’s while parents shop.
- Energy efficiency
- Health facilities – children need to be seen quickly in an emergency.
- Ensure planning/provision links with Hertfordshire County Council etc. e.g. around providing community facilities that are fully resourced.
- Libraries
- Encourage sense of “belonging” and community through parents and local facilities.
- Seek significant contributions to improve existing green spaces as part of development.
- To avoid, where possible, high levels of housing density.
- No development along the Gade or the Bourne.
- Council houses
- Complete review of the road infrastructure to “even out” over busy roads and repair them properly.
- Improve housing mix – no more flats, more small/affordable family houses with private gardens, more elderly accommodation but not flats, i.e. areas of bungalows thus retaining independence.
- Include green buffer zones between existing and future large developments.
- Ensure development is functional and provides a good quality of life, this includes environmental and social infrastructure, such as shop, school and leisure.
- Preserve areas of natural beauty i.e. Bunkers Park

- Inclusive provision
- Keep heavy traffic out of town.
- Dispersal of sites to ease burden on existing infrastructure.

#### **Priority 4**

- Provide theatre, cultural centre in town centre.
- School provision (high quality)
- Promote walking instead of traffic.
- Priority for building housing.
- Find a new identity for the town centre
- Town Centre housing
- Necessary improvements to infrastructure to cope with growth.
- Provide a better more exciting town centre
- More neighbourhood enhancement
- Eastern route for housing and accessibility
- To prevent overcrowding and too dense housing solutions.
- Avoid lopsided 'growth' and stress importance to easy access to the town centre and railway station.
- Provision of attractive town centre
- Existing and new neighbourhoods have real "heart".
- Preserve green open spaces.
- Improve and co-ordinate public transport.
- 'Green lungs', easily accessible should be a priority, but include leisure use – not just open field and not just football.
- Sustainable development socially & environmentally.
- Care for the elderly facilities
- Keep Bunkers Park
- Public transport more affordable and more frequent.
- Developments should be predominantly houses rather than flats.
- Good schools and elderly provision in all new developments.
- Re-think how to run community centres.
- Plan in opportunities for local people to grow/produce local goods that are used/sold locally.
- Transport and infrastructure, quality and affordable.
- Elderly facilities (places to meet etc.); homes for life.
- New roads through estates to have significant verges & trees- replicate character of High Street Green, Leverstock Green etc.
- As far as possible preserve Green Belt.
- Ensure development itself is of a high standard and quality – give new communities a sense of pride and interest in Hemel Hempstead.
- Enhance open land and green belt areas. Let's get Hemel Hempstead back to being a place to be proud of.
- Saving energy
- New college on edge of Hemel Hempstead– not an extension. Its own identity and facilities surrounded by open land.
- A greener environment
- Improved urban design.
- Minimise impact of new development on existing neighbourhoods.

## Priority 5

- Make Hemel Hempstead a more impressive & inviting town.
- Health provision
- Address the transport issues.
- Improve current neighbourhood facilities i.e. police, environment
- Provide commonly needed facilities within walking distance of most users.
- Promote and put into place all forms of renewable energy.
- Locally make a real push for better cycling and walking opportunities and better access to them in the cause of health, sustainable transport and leisure & recreation.
- Investing in schools.
- Consider carefully attracting specific type of new business.
- Minimise impact on the Green Belt and re-use of brownfield sites.
- All towns (not just Hemel Hempstead) to play their part in delivery of growth.
- Town centre housing
- Developments to be as green as possible.
- Schools.
- Define good quality space. Quality not quantity.
- Dacorum or Herts Bank.
- Libraries – secure either new sites or contributions to improvements to existing ones.
- Seek to reduce congestion, which may result from increased pressure on existing transport routes and modes. Encourage innovative transport solutions for work, shopping and leisure.
- Provide for all ages in all areas.
- Recycling – from business and schools.
- Improved landscaping – not just leftovers.
- Better road development to Maylands to avoid congestion in Leverstock Green.
- Think varied housing – not just one-bedroom flats – family homes, elderly houses (small bungalow with garden) – not high density for profit.
- Housing, infrastructure, health, congestion and regeneration.
- Local employment.
- Sufficient schools to give all pupils the best start, also increase their sense of belonging to and being proud of their town.
- No loss of schools or health facilities – retain these within the urban area.
- Resist incremental loss of green space through small-scale developments around the periphery of existing provision.
- Provide direct access to Maylands from motorway slip roads.
- Image of Hemel Hempstead to be enhanced, which can be achieved through good community facilities
- Access to and by emergency services.
- Early years local education/support that really works for children and their parents.
- Gypsy & Traveller sites – consider existing unofficial sites as well as brownfield sites – spread out rather than concentrate – not at gateway to Hemel Hempstead.

## Analysis of Priorities

The priority summary table below groups the key priorities according to what was written on the Priority Boards 1 to 5. 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 public transport service, links and affordability	6x5	5x4	2x3	4x2	1x1	<b>65</b>
Protect and enhance existing wildlife corridors, greenspaces, nature reserves, AONB, SAC and provide joined up green corridors through the town centre	2x5	5x4	5x3	2x2		<b>49</b>
Provide suitable affordable housing for the demographic range with a mix of type and tenure	3x5	2x4	3x3	3x2	3x1	<b>41</b>
Sustainable design of new neighbourhoods – to include shops, pub community hall/faith, Post Office centre, play area, green and school	1x5	5x4	3x3	1x2	1x1	<b>37</b>
Retention of or new hospital with full facilities – A&E and maternity	4x5	2x4	1x3		2x1	<b>33</b>
Provide supporting infrastructure alongside development - including upgrading existing	3x5	3x4		2x2	1x1	<b>32</b>
Provide sufficient accessible open space to readdress shortfalls and maintain existing		4x4	2x3	3x2		<b>28</b>
Responding to climate change	2x5	1x4	2x3	2x2	1x1	<b>25</b>
Planning new schools in line with growth	2x5	1x4	1x3	2x2	4x1	<b>25</b>
No new large areas of development seek to develop a balanced town for all functions	2x5	1x4	1x3	1x2		<b>19</b>
Make HH a place people are proud to live in with a 'sense of belonging'	1x5	1x4	1x3	2x2	2x1	<b>18</b>
Provision for young people in the Borough		3x4	1x3			<b>15</b>



(12-18)						
Strong vibrant town centre – speedy redevelopment	2x5			2x2	1x1	<b>15</b>
Improve existing neighbourhood facilities	1x5		1x3	2x2	1x1	<b>13</b>
Build a new college	2x5			1x2		<b>12</b>
Special needs care and respite for families		2x4	1x3			<b>11</b>
Retain and enhance local distinctiveness	2x5				1x1	<b>11</b>
New Strategy for growth – new town opposite Herts showground or Bovington airfield	2x5					<b>10</b>
Move proposed Gypsy and Traveller sites away from Woodhall Farm	2x5					<b>10</b>
Protect the Green Belt	1x5			2x2	1x1	<b>10</b>
Growth close to town centre		1x4	1x3	1x2	1x1	<b>10</b>
Protection of landscape	2x5					<b>10</b>
No Northern Bypass	1x5	1x4				<b>9</b>
Provision for places of worship	1x5	1x4				<b>9</b>
Be radical about green approach in development		2x4			1x1	<b>9</b>
Integrate new development with existing communities		2x4				<b>8</b>
Improve traffic congestion in the south of HH	1x5				2x1	<b>7</b>
Finance provision for necessary infrastructure and to improve existing facilities		1x4	1x3			<b>7</b>
Seek to ensure high calibre design		1x4		1x2		<b>6</b>
Complete a review of the road infrastructure to improve congested areas and keep heavy traffic out of town			2x3			<b>6</b>
More analysis of growth direction	1x5					<b>5</b>
Dealing sustainably with waste	1x5					<b>5</b>
Town centre soft play area	1x5					<b>5</b>
No development near the Old Town	1x5					<b>5</b>
Improve policing in neighbourhoods		1x4			1x1	<b>5</b>
Avoid high density housing			1x3	1x2		<b>5</b>
Facilitate development without compulsory		1x4			1x1	<b>5</b>

purchase						
Improve the housing mix – more houses less flats			1x3	1x2		<b>5</b>
Include green buffer zones between new and existing neighbourhoods			1x3	1x2		<b>5</b>
New cultural centre at Hospital site		1x4				<b>4</b>
Seek low environmental impact from new development		1x4				<b>4</b>
Invest in sports facilities		1x4				<b>4</b>
Old Town High Street should be one way (north)		1x4				<b>4</b>
No stadiums		1x4				<b>4</b>
Put people at the centre of development planning			1x3		1x1	<b>4</b>
Provision of libraries			1x3		1x1	<b>4</b>
Provide sufficient doctor's surgeries			1x3			<b>3</b>
Restriction of car usage			1x3			<b>3</b>
Hold development until government addresses full hospital needs			1x3			<b>3</b>
Consider Gypsy and Traveller sites carefully			1x3			<b>3</b>
Breakspear Park new Hospital site			1x3			<b>3</b>
Look at large scale development not small scale dispersed approach			1x3			<b>3</b>
Town centre crèche for while parents shop			1x3			<b>3</b>
Ensure planning provision links with HCC			1x3			<b>3</b>
Promote walking, cycling and to improve health, sustainable transport and leisure and recreation				1x2	1x1	<b>3</b>
Provide theatre/cultural centre in town centre				1x2		<b>2</b>
Eastern strategy for housing and accessibility				1x2		<b>2</b>
Stimulate local employment opportunities and specific businesses					2x1	<b>2</b>
Rethink how to run community centres				1x2		<b>2</b>
Plan for allotments and opportunities for people to sell their goods				1x2		<b>2</b>

locally						
Improve landscaping design - new roads to have significant verges and trees				1x2	1x1	<b>3</b>
Improved urban design				1x2		<b>2</b>
Re-use brownfield sites					1x1	<b>1</b>
All towns to receive a share of housing growth					1x1	<b>1</b>
Define quality space					1x1	<b>1</b>
Dacorum or Herts Bank					1x1	<b>1</b>
Encourage innovative transport solutions					1x1	<b>1</b>
Recycling business and school waste					1x1	<b>1</b>
Better roads in Maylands					1x1	<b>1</b>
Resist incremental loss of green space through small scale development					1x1	<b>1</b>
Provide direct access to Maylands from M1 slip way					1x1	<b>1</b>
Access to and by emergency services					1x1	<b>1</b>
Early years support for children and parents					1x1	<b>1</b>
Gypsy & Traveller Sites - Consider existing unofficial Gypsy and Traveller sites coming forward as well as brownfield					1x1	<b>1</b>

\*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 table highlights the top 5 priorities suggested by workgroup attendees. The top priority for Hemel Hempstead and the Borough is for an improvement to public transport. This includes improving links to places, improving frequency of services and making the service more affordable. The second priority is to protect and enhance all green wildlife spaces and green corridors, including linking up existing green corridors through the town. The third priority is to provide suitable affordable housing for the demographic range with a mix of type and tenure.

Sustainably designed neighbourhoods were also sought for the growth strategy, which should include a variety of shops, services and facilities for children and young people as well schools. Provision of appropriate infrastructure alongside new development was also an important consideration, including upgrading any existing infrastructure.

## Other Comments

An attendee suggested we make available the Dacorum Environmental Forum Water Group's web address to all of the attendees to raise the awareness of water issues within the Borough. The web address is as follows:

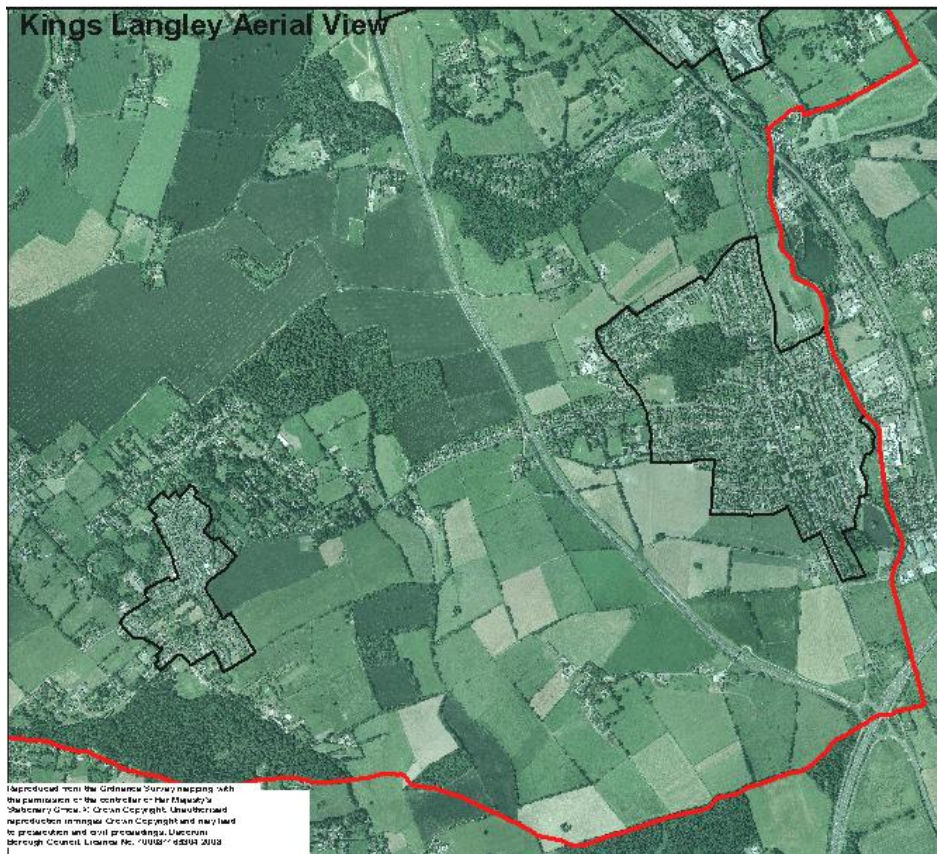
<http://www.dacenvforum.org.uk/defwg/>

## Attendees

Mr	John	Allen	
Mr.	Lillian	ANDREASEN	WOODHALL FARM COMMUNITY ASSOCIATION
Cllr	Brian	Ayling	
Ms	Terri	Bailey	PIXIES HILL JMI SCHOOL
Mr.	John	Baldwin	Leverstock Green Village Association
Ms	Anna	Barnard	Nettleden with Potten End Parish Council
Mr	BOB	BENNETT	HEMEL HEMPSTEAD COMMUNITY CHURCH
Mr	Paul	Biswell	ASTLEY COOPER SCHOOL
Mr	Stewart	Blake	Lime Walk Primary School
Mr	Tim	Bourne	Church of England
Ms	Jacqui	Bunce	East & North Herts & West Herts PCTs
Mr	Philip	Bylo	St Albans District Council
Mrs.	Claire	Covington	
Mrs.	Francoise	Culverhouse	Picotts End Residents Association
Mr	George	Edkins	HIGHTOWN PRAETORIAN HOUSING ASSN
Mrs.	Yvonne	Edwards	
Mr.	GRUFF	EDWARDS	THE CONSERVATION SOCIETY (HERTS)
Mr	Julian	Groves	West Herts College
Cllr	Fiona	Guest	Chaulden & Warners End Ward
Mrs.	Pam	Halliwell	DBC
Mr	Roger	Hands	BOXMOOR TRUST
Mr	Andy	Hardstaff	CMS
Mr	Paul	Harris	FOE HEMEL HEMPSTEAD & DISTRICT
Mr	Ross	Herbert	
Mr.	Martin	HICKS	HERTS BIOLOGICAL RECORDS CENTRE
Ms.	Victoria	Hopkirk	Picotts End Residents Association
Mr.	Nick	Knox	ARRIVA THE SHIRES
Mr	Peter	Lamprill	
Mr.	Peter	Lardi	Longdean Park Residents Association
Mrs.	Margaret	Lewis	Brockwoods Primary School
Mr.	David	Mahon	Hemel Hempstead Police Station
Mr	Paul	Mason	British Waterways
Mr.	Clive	Matthews	Community Safety and Crime Reduction Unit
Cllr	Mike	Moore	
Cllr		Pedlow	
Ms	Sue	Prowse	
Rev.	John	Quill	Church of England
Mr	Graham	Richardson	HEMEL HEMPSTEAD COMMUNITY CHURCH
Ms	Elizabeth	Rushton	West Herts College
Ms	Ann	Ryan	
Mr	Khalid	Sadiq	Lime Walk Primary School
Miss.	Lizzy	Savage	
Mr	Mervyn	Sellick	Picotts End Residents Association
Mr	John	Silvester	
Rev.	Norman	Spink	Churches Together

Mr	Phil	Stanley	
Mrs.	Chris	Taylor	
Cllr	Nick	Tiley	
Ms	Mandy	Wharfe	WESTBROOK HAY SCHOOL
Cllr	John	Whitman	
Ms	Sarah	Wiles	West Herts Hospitals
Mr	Roy	Wood	HEMEL HEMPSTEAD LOCAL HISTORY SOCIETY
Mr.	Matthew	Wood	HCC CORPORATE SEVICES
Cllr	Colette	Wyatt-Lowe	

## 5. Kings Langley Place Workshop Report



**Held: 19<sup>th</sup> September 2008**

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## Introduction

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 could be discussed within an allotted time the participants were split into 3 groups answering relevant topics. The first group session was split as follows: Group 1 covered Questions 1 and 2; Group 2 covered Questions 3, 4 and 5; and Group 3 covered Questions 6, 7 and 8. The second session was split into a similar format: Group 1 answered Questions 1, 2 and 3; Group 2 answered Questions 4, 5 and 6; and Group 3 answered Questions 7 and 8.

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

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

Any other comments made during the event or listed on the 'Park It' board are reported under 'Other Comments'.

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

## Group Session 1 - Your People

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

### Answers

(a)

- Scooter riding along the towpath #
- Teenagers congregating at the Common/Green Park which leads to vandalism, graffiti and anti-social behaviour
- Large numbers of school children are intimidating
- Most people feel fairly safe #
- Work with an anti-social behaviour officer is important
- Levels of crime are low/static #
- Vandalism of cars in car park

(b)

- Improve youth facilities (not always appropriate)
- Encourage schools to get young people to participate in more sports
- Partnership working
  - schools/police
  - community support officers #
- Kings Langley Sports actively encourage young people in sports
- Underage drinking (stricter control)
- Introduce CCTV (car park, High Street, Green Park) # (No. 1)
- Develop Telephone Exchange site for residential which would improve the area and its safety
- More investment in youth clubs
- Better consultation with young people
- Church youth co-ordinator/liaison
- More visible policing/community police officer #
- Restrict access onto towpath for motor bikes #

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

### Answers

- Banks required #
- More parking around The Nap/north end of High Street #
- Retain Post Office #
- A free cash point is needed #
- Retain High Street shops

- Reduce business rates to encourage High Street shops #
- Delivery vehicles for Flower Shop poor
- Bus service to Abbots Langley is insufficient
- No NHS dentists
- Haverfield Surgery – improve parking
- Road maintenance poor #
- Cycle parking is needed

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

**Answers**

- Poor public transport #
- The station is outside of Kings Langley
- Need for a mini-bus service to get into Kings Langley
- Parking is a problem for locals, the car park at the doctors surgery gets full very quickly #
- Parking rules should be enforced #
- Kings Langley is hilly so people are less inclined to walk
- There's only 1 supermarket in Kings Langley
- Locals would like to be loyal to local shops but it's very easy to get to Sainsbury
- Elderly people's dwellings are in poor locations
- Motorcycle parking is not needed at community centre – takes up 2 parking spaces – same for recycling bins.

**4. Do you think pedestrian linkages to and from the village, open space and local facilities need to be improved?**

**Answers**

- Towpath in Kings Langley is in poor condition – it is a pedestrian only route, but is difficult for the elderly to use #
- Overhanging hedge in Blackwell Road (and lamp post)
- All paths should be well lit at night #
- Vegetation makes it darker at night #
- Lack of signage: visitors would not know how to get to parks and open spaces.
- Woodland at the Common is not very accessible but is important to keep as is local beauty – a short trail through the wood would increase its accessibility
- Need more amenity areas (although some people thought there were enough)
- Residents of Kings Langley would not cross over to Primrose Hill

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

**Answers**

- Allotments
- Making better use of Canal (improve the quality of the towpath)
- Wildlife trail on areas on the Common
- Protect historic buildings #
- Wayside Farm should be retained
- Hill Farm should be retained
- Choice of shopping is limited
- Bank needed
- Need to keep post office #
- Need to keep local school (growth area) #
- Hill Farm may be a problem to the school if it is developed for housing
- Need to preserve Kings Langley Station #

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

**Answers**

- The youth club might not be what the kids want
- Lack of sports facilities – lack of public tennis courts
- Schools provide some shared space
- Encourage angling on the canal
- Children's centre – under 5s only
- Emphasis at the community centre is currently only for older people
- Kids hang around shops etc #
- Need an informal space for them to gather – eg a juice bar? – needs to be open in the evenings
- Canoe centre
- The canal is on the border of TRDC and DBC – don't miss it out #
- Difference between organised facilities and informal – kids don't always need organised activities #
- Need to focus activities at key times of year – i.e. school holidays
- Dual use hall considered by Parish Council (at school) about 10 years ago #
- Towpath – not good for access (pushchairs etc) – IWA are a pressure group concerned with access.

**7. How can your village help us respond to the issues of climate change?**

**Answers**

- Renewable Energy Systems (RES) is located near village (at Old Ovaltine Farm) and has/does the following: #

- Sells electricity to the National Grid
- Good exemplar projects
- An educational role
- The new development at Jubilee Walk has solar panels and good double glazing and insulation.
- New development needs to include all of the above #
- Need an integrated strategy, rather than looking at it on a house by house basis
- Canal path improvement will encourage cycling but it is no good just improving small stretches #
- Secure cycle parking would also encourage cycling
- Encourage walking to station
- Bus fares are expensive for short journeys compared to long journeys
- Could provide free bus travel to kids (or other incentives) but who would pay?
- Downturn in economy will encourage us to be more energy efficient, although this may only be short term
- Must educate people – but can't be a nanny state #
- Energy efficient compliances etc.

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

**Answers**

- Open space #
- Historic look of High Street #
- Shopfronts need to be in keeping with character
- Views
- Railings – unique to Kings Langley #
- Primary School – survey showed 90 species of plants (native) in grounds
- Canal is an important wildlife link
- Signage needs to be maintained. There is too much in some places and not enough in others (i.e. footpath links) #

## Group Session 2 - Your Place

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

### Answers

- **Yes #**
  - Young people are diverse group with different needs
  - Important for young people to stay as they contribute to village life #
  - Need for balanced population #
  - Survive or die – the residents recognised the need to accommodate some growth in order to remain a vibrant village
  - Low availability of affordable housing
  - Encourage young people to participate in village life
2. **(a) If NO to Question 1, what are your reasons?**  
**(b) If YES, how much of this population growth should the village accommodate?**

### Answers

- (a) not applicable
- (b)
  - Yes, but limited growth #
  - Balance needs of all groups
  - Requires stability, but balance growth
  - New development should be sympathetic to the village and its character #
  - Capacity in primary schools must be considered
  - Right facilities for young people should be provided to encourage them such as cheap bus/mini bus service
  - Limited growth – need to maintain village character #
  - Affordable housing (but not blocks of flats) #
  - Must be distinctive
  - Avoid coalescence #
  - Don't sacrifice all local employment (i.e. Sundarlands Yard) [balance] #
  - Encourage home-working
3. **Which of the housing sites shown on the map provided do you think are the best sites for new housing and why?**

### Answers

- KL/H8 - too large  
- but smaller parcel could be rounded off

KL/H8a – potential for affordable housing site. However, previously been highly protected because of Green Belt Land.

KL H4 – concerns as sympathetic to waterways. Also may lead to merging of Kings Langley with Nash Mills.

The groups also wrote some comments on a map which are included at the end of this section. A map similar to that which the groups annotated is shown in Figure 1, with the potential housing sites discussed by the groups outlined in red.

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

**Answers**

- 1-2 bed starter homes (private and housing association)
- Affordable housing should be for local young people (Local Ties)
- Sheltered accommodation within the village (must be of a reasonable size – the units within Willow Edge are too small)

**5. What changes would you make in your village to make it a more attractive place to live?**

**Answers**

- Regular maintenance eg. Grass cutting, Church Yard – War memorial and railings and most open spaces within Kings Langley
- Improve traffic within Kings Langley High Street – down grade from A road
  - Road humps with restrictions
  - Surface of the roads
- Poor state of the verge (By football ground)
- Planting trees
- More plants/hanging baskets
- Improve Home Park Link roundabout
- Improve parking by college
- Welcome feature to Kings Langley
- Semi pedestrianise with cobbles on street (similar to Berkhamsted)
- Quaintness
- Define Boundary

**6. Which of the housing sites shown on the map provided do you think are the best sites for new housing and why?**

**Answers**

KLH8 – West side and south east side – access to M25 rest of Farmland to be preserved.

KLH1 – Yes – does away with industrial area access. Potential site for affordable housing for local people.

KLH4 – south has good access – keep football club. Southern and northern ends only. (Should be a parking area rather than housing).

KLH10 – Affordable housing for young people. Very close to motorway – noisy. Historic constraints.

KLH5 – Been developed already, no more housing!!

The group also wrote some comments on a map which are included at the end of this section. A map similar to that which the groups annotated is shown in Figure 1, with the potential housing sites discussed by the groups outlined in red.

- 7. The High Street has an important role to play in meeting the needs of the local community. It is important that the High Street not only continues to meet current needs but is able to respond to future requirements. There may be a need for additional shops and restaurants. On that note:**
- (a) How could your High Street/village centre be improved over the next 20 years?**
  - (b) How can these improvements be achieved?**
  - (c) Is there currently a local need for a supermarket in Kings Langley, and if not, do you think there will be in the future?**

## **Answers**

### **(a) and (b)**

- The main problems are high levels of traffic # and heavy lorries driving fast # through village – caused by sat nav. Local people can't even cross the road at times, there is congestion. Need deterrents such as cameras #.
- 1 hour parking isn't a problem
- Delivery vehicles and dust carts double parking are problems #
- Lorries have to drive through the village in order to service it
- Shops often open and then close shortly afterwards
- There are no banks – Abbots Langley has 2 banks and other good shops
- There is concern about the post office potentially closing
- Over-signing v under-signing leads to confusion
- The lighting is ok
- Do not want a supermarket



(c)

- Do not want a supermarket #
- It is important to retain the village shops in order to keep the village thriving #

**8. Which of the housing sites shown on the map provided do you think are the best sites for new housing and why?**

### **Answers**

Rectory Farm – No industrial site

Rear of Watford Road site – could it be capable of more development? (is about the maximum scale we'd aim for)

Do not want much development, and didn't want to comment on any sites without more info/site visit so have drawn up some criteria for assessing sites:

- Keep village compact #
- Don't join with Hemel #
- Smaller sites better than all in one lump #
- Want the minimum number of houses possible #
- Infill can be less bad – provided it is well designed
- Build smaller units for young families #
- Smaller houses are needed – especially affordable housing #

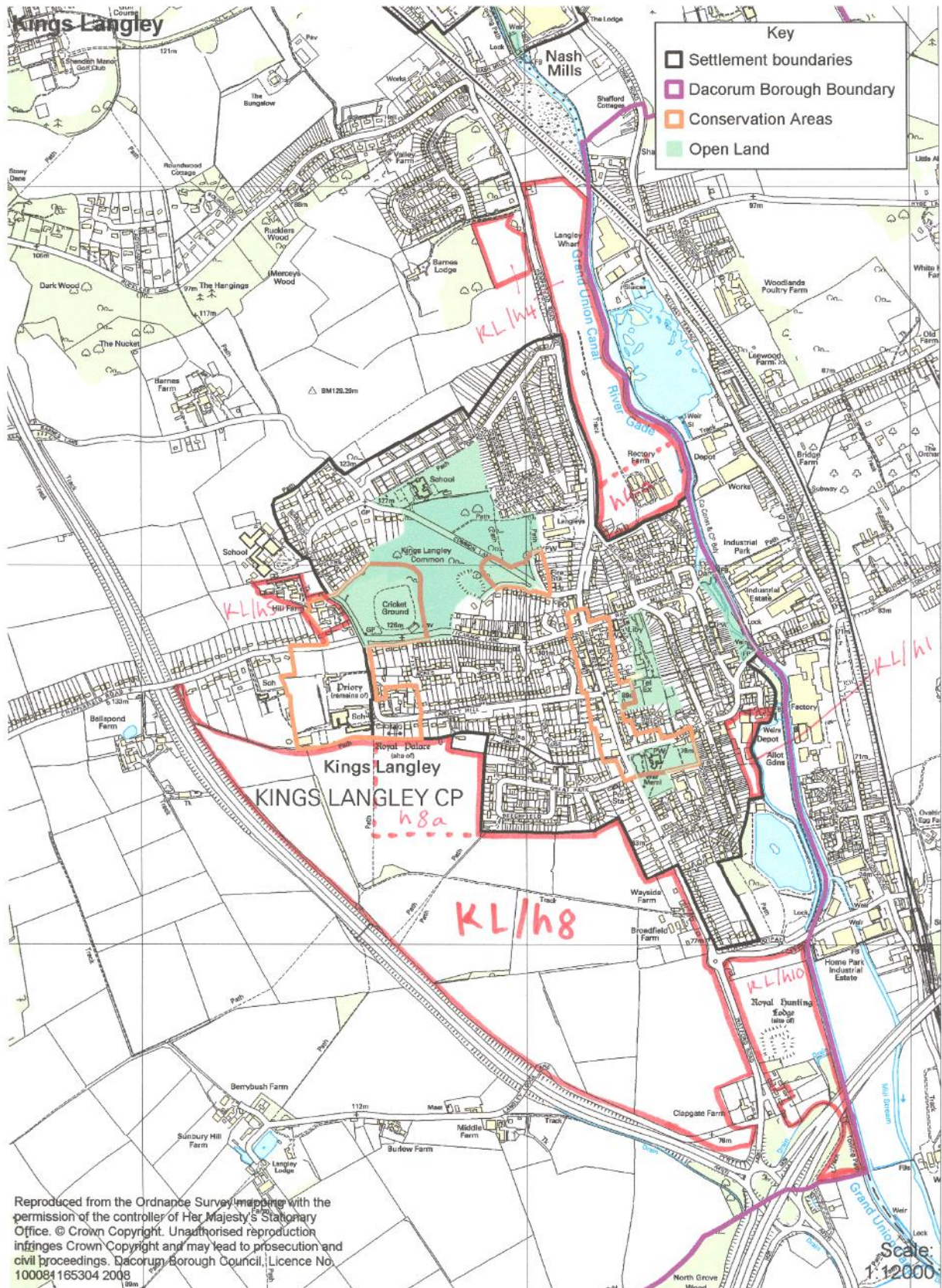
### **Best sites for new housing**

Although each group made comments about which of the housing sites they preferred, some people preferred to annotate the maps provided with the potential housing sites marked on. A summary of comments from all groups written on the maps is given below:

- KL/h1 (Sunderlands Yard) could be an acceptable site for a development of affordable housing.
- KL/h4 represents an important gap between Hemel Hempstead and Kings Langley and should remain undeveloped, although it may be acceptable to develop a small area towards the south of the site (shown as h4a on the map in Figure 1). There was a desire to keep the football ground (which is within site KL/h4), and the green space next to the canal. KL/h4 was also considered important as it is an area where the canal is open on both sides.
- KL/h8 is too large for all of it to be developed, a small portion of it, marked as h8a on the map in Figure 1, could be developed for affordable housing.
- KL/h10 was noted as a site of historic interest, and M25 (running through the southern end of it) as an important green belt boundary.

Figure 1 shows a map similar to that which the group annotated, it has the potential housing sites they discussed outlined in red, and a few sites they marked out shown by dashed red lines.

Figure 1



# Visioning Priorities

## Priority 1

- Retention and preservation of the character of the village
- Maintain open spaces
- Keep Kings Langley compact
- Overall traffic issues as raised by group sessions
- Public transport perpendicular to valley (St Albans & Chesham)
- Keep Rectory Farm industrial – use other industrial sites for housing
- Possible extension of hotel and car park may be needed for extra jobs
- High Street Traffic calming and improvements
- Undertake accurate assessment of housing type taking into account numbers, tenure and services to support them
- Extend The Nap car park to grass area at rear of community centre
- Protect and keep Kings Langley as a village
- Traffic problems must be resolved
- Keep Kings Langley a village
- Prevent coalescence (north and south)
- Environmental improvements – brighten up verges entering village with planting and trees
- Improve High Street traffic; i.e. Lorries to be diverted onto A41 bypass, also control speed of traffic with cameras
- Not too much housing development
- Preservation of “village” – not town
- Ensure any changes are in keeping with the current nature of the village; i.e. no higher than a traditional house – no 3 or 4 storey and above
- Restrict traffic through village especially with restriction to exclude heavy lorries

## Priority 2

- Smaller sites – not large estates (for housing development)
- Watch the ‘Villager’ newspaper for info
- Make the most of the towpath for cycling and walking
- Need more parking and more enforcement of parking restrictions
- High Street traffic calming and stop heavy lorries driving through
- Develop a clear sustainability strategy which considers education and practical exemplars
- Reduce traffic within village
- Provide somewhere for kids to go
- Retention of shops including banks/post office
- Stop heavy lorries driving through the High Street
- Protect Green Belt, but allow redevelopment of existing buildings in the Green Belt to same volume
- Canal access and towpath improvement
- No supermarket but need a bank
- Move forward attractiveness issues
- Improve facilities for teenagers to prevent vandalism
- Avoid coalescence with neighbouring Hemel and Watford even if it means

using land towards Chipperfield. Although it may not be sustainable, people do live there and manage now.

- Provision of homes for elderly
- Keep the attraction of living in the village stable and desirable
- Affordable housing

### **Priority 3**

- Keep Kings Langley compact
- Traffic calming in the High Street
- Traffic calming measures in the High Street
- Keep employment in the village
- Keep a well maintained village
- Public transport
- Address appearance of High Street and traffic calming measures
- Replace PCSO ASAP
- Affordable/starter homes for local people
- Sympathetic housing development
- Have small areas for housing development
- PCSOs/CCTV to deter anti-social behaviour
- Retain village character (through design and limited growth so it does not become a town)
- 2-3 bedroom houses only for families. To be built on small estates of 15-20 houses.
- Increased support for local shops and local businesses
- Keep Kings Langley image
- Maintain enough employment land for lower skilled/manual work
- Maintenance of roads
- Better use of school facilities

### **Priority 4**

- Control traffic speed
- Affordable housing for local young people
- Take appropriate measure to keep businesses and shops viable
- Improvements to pedestrian/cycle routes to open space (disabled/prams)
- Enhance towpath
- Retain the village – don't join with Hemel or Watford
- Keep Kings Langley compact with housing
- Keep enough variety of shops in High Street for 'critical mass'
- Retain and maintain open spaces and Green Belt
- Ensure sites of ecological/historical value are protected
- Stop building large houses – small affordable only
- Look after local businesses
- Encouragement of young people to live in village
- Small private housing for young families
- Provide affordable housing
- More policing of teenagers
- Reduce traffic

- Maintenance of Churchyard and war memorial
- Calm traffic through the centre by pushing most onto the by-pass

#### **Priority 5**

- More help removing litter and cutting back overgrown vegetation
- Provision of attractive and desirable housing for young and old
- New development to be dense and sympathetic
- Development of affordable housing
- Joint use sports facilities
- Provide affordable housing
- Improve facilities for kids
- No more large houses
- Use partnerships and planning gain to help/force partners to solve their problems
- Tow path is one of village's areas of interest – stop motorbikes etc
- Maintain footpaths by cutting back vegetation
- Traffic control

## 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
Traffic calming	5x5	3x4	3x3	3x2	1x1	<b>53</b>
Keep village compact / avoid coalescence	2x5	1x4	1x3	2x2	-	<b>21</b>
Help local shops/businesses	-	1x4	3x3	3x2	-	<b>19</b>
Keep KL as a village (i.e. not a town)	3x5	-	1x3	-	-	<b>18</b>
Affordable housing	-	1x4	1x3	3x2	2x1	<b>15</b>
Retain Village character	1x5	-	3x3	-	-	<b>14</b>
Canal/Towpath	-	2x4	-	1x2	1x1	<b>11</b>
Environmental improvements	1x5	1x4	-	1x2	-	<b>11</b>
Small sites for new housing rather than large estates	-	1x4	2x3	-	-	<b>10</b>
More police/PCSO presence/install CCTV	-	2x4	-	1x2	-	<b>10</b>
Parking (either more provision or better enforcement)	1x5	1x4	-	-	-	<b>9</b>
Ensure new development is in keeping with existing character	1x5	-	1x3	-	1x1	<b>9</b>
Improve facilities for young people	-	2x4	-	-	1x1	<b>9</b>
Public transport	1x5	-	1x3	-	-	<b>8</b>
Maintain open spaces	1x5	-	-	1x2	-	<b>7</b>
Not too much housing	1x5	-	-	-	-	<b>5</b>
Keep Rectory Farm industrial	1x5	-	-	-	-	<b>5</b>
Hotel may need extending to provide extra jobs	1x5	-	-	-	-	<b>5</b>
Carry out assessment of housing type needed and type of services to support them	1x5	-	-	-	-	<b>5</b>
Maintain village as desirable place to live	-	1x4	-	-	1x1	<b>5</b>
Make better use of school facilities	-	1x4	-	-	1x1	<b>5</b>
Enhance footpaths (cut back vegetation)	-	-	-	1x2	2x1	<b>4</b>
Watch the 'Villager' newspaper for information	-	1x4	-	-	-	<b>4</b>
Protect Green Belt	-	1x4	-	-	-	<b>4</b>
Provision of homes for the elderly	-	1x4	-	-	-	<b>4</b>
Maintenance of Roads	-	1x4	-	-	-	<b>4</b>
Encourage young people to live in the village	-	-	-	2x2	-	<b>4</b>
Protect sites of ecological/historic value	-	-	-	1x2	-	<b>2</b>
No more large houses	-	-	-	-	1x1	<b>1</b>
Use of partnerships/planning gain to help solve problems	-	-	-	-	1x1	<b>1</b>

\*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.

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.

The categories in the table are a representation of what was raised on the priority boards, for example the 'traffic calming' category incorporates all responses relating to traffic concerns, e.g. heavy traffic, lorries in the High Street, and traffic congestion.

The table shows that traffic calming through the village is seen as the top priority, followed by the desire to avoid the coalescence of Kings Langley with any surrounding settlements. Other aims considered important helping local shops/businesses, keeping Kings Langley as a village, rather than allowing it to become a town, retention of the village's character, and the provision of affordable housing.



## Other Comments

- Schools - possible expansion
  - access to all 3 schools via same roads
- Infrastructure – if we're having so much extra housing – particularly schools
- How will peak oil affect the viability of the community? Does Dacorum have a plan?
- From consultation with families – some parks are not in a good state of repair and are tired
- Station footpath is secluded and overgrown by hedges – don't feel safe
- Busy roads – difficult to cross, especially junction of Vicarage Lane and the High Street, especially for pushchairs
- Delivery Lorries, especially to the Rose and Crown park on pavement – blocking the way
- Mews style development of housing would suit Kings Langley.
- More should be made of the Church memorial – it should be made visible on the way into the village.
- Strong feeling against the linking of Kings Langley with Hemel Hempstead or Watford.
- Site KL/H8 is far too big for all of it to be developed, but it would be ok if some smaller areas along the edge were developed.
- Sunderland Yard suffers from heavy traffic, and associated dirt and dust. There were concerns about the loss of employment land associated with developing Sunderland Yard for residential uses, although it was suggested that if it did come forward Rectory Farm could be used for a small amount of employment uses as it has better access than Sunderland Yard.
- The High Street should be managed as a whole.
- Although there was a desire to provide affordable housing, it was felt that it should be targeted at key workers.
- Strong desire to keep the football ground.
- Meadowbank was cited as a good example of affordable housing.

## List of Attendees

Mr Danny Bonnett	Inbuilt & Renewable Energy Systems
Ms Sarah Royse	Inbuilt & Renewable Energy Systems
Mr Ken Satterthwaite	Inland Waterways Association
Mrs Sheila Satterthwaite	Inland Waterways Association
Mrs Ann Johnson	Kings Langley Residents Association
Reverend Gill Hulme	Kings Langley Methodist Church
Mrs Tri Sleat	All Saints Church
Cllr Mike Morton	Abbotts Langley Parish Council
Cllr Ivy Young	Abbotts Langley Parish Council
Mrs Shelley Hannaway	Willow Edge (Housing Assoc) (DBC Elderly Services)
Cllr Alan Anderson	Borough Councillor for KL Ward
Cllr Bob McLean	Borough Councillor for KL Ward
Cllr Donald Abbott	Kings Langley Parish Council
Ms Angela Welsh	Three Villages Children's Centre
Mr David Windsor	Kings Langley Community Association
Ms J Barton	Kings Langley Community Association
Mr Paul Dunham	Kings Langley Parish Council
Mrs C Green	
Ms Sue Swain	Hertfordshire Property (HCC)
Ms Sheila Abbott	Good Neighbours Association
Ms Mira Masters	Good Neighbours Association
Mr Stephen Clarke	Good Neighbours Association
Ms Hayley Martin	Premier Inn
Miss Joanna Bowyer	Three Rivers District Council
Mrs Briony Curtain	DBC (Development Control)
Miss Elizabeth Savage	DBC
Mr James Moir	DBC (Conservation and Design)



## 6. Markyate Place Workshop Report



**Held: 29<sup>th</sup> September 2008**

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## Introduction

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 could be 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 reported 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 village has with crime or anti-social behaviour?  
(b) How could these problems be reduced?

### Answers

(a)

- Young people and teenagers cause anti-social behaviour.
- Outsiders “visiting” to offend i.e. stealing number plates and increased car crime.
- Minor burglaries.
- Safe in daytime but the elderly feel intimidated at night.
- Vandalism of isolated areas – car park by doctors surgery.
- Windows are broken at the surgery and in the industrial area.

(b)

- More CCTV is needed particularly at the doctors surgery.
- Increased police presence.
- Need to engage with youth

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

### Answers

- Would like to have a swimming pool, skate park and a sports centre.
- Would like a secondary school.
- We do have a primary school, fire station, youth club, Football clubs, Cricket club and Cubs/Scouts/Brownies/Rainbows.
- Public transport to surround facilities/services needs improving.

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 is poor and needs improving.
- Need improved access to hospital particularly by public transport.
- Need to improve provision of leisure facilities namely sports and theatre.
- No public transport to Harpenden for school activities.
- There is a lack of burial space.

- There is no dentist.
- Doctor surgery needs substantial improvement. It currently serves a wide area and needs better facilities to meet demand. Increasing capacity and improving access are important.

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

**Answers**

- Need to increase parking provision for new developments.
- Need to improve parking situation in the High Street.
- There are too many cars parked in the village.
- Cars parked on the pavement is hazardous for pedestrians.
- Car ownership is very high in the village and adds to congestion.
- “Rat-run” village.
- Need to limit speed throughout village to 20mph. Perhaps create areas that are completely pedestrianised.
- Hicks Road Industrial Estate is dilapidated but should remain in its current use and not be lost to housing.
- The provision of health care in the village needs improving.

**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 village? If so, how and where should it be provided?**

**Answers**

- Need to increase the provision of allotments.
- Need to increase cemetery space.
- New recreation ground is needed especially if village grows.
- Need to increase the number of public gardens and flower beds.
- Need more public tennis courts and a bowling green.

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

**Answers**

- Need to improve local shopping facilities which will reduce the need to travel.
- Need to improve accessibility to public transport nodes.
- Perhaps installing a wind turbine and solar panels on the school and village hall would help.
- Need to provide subsidies to support grey water recycling.

- Grants should be available for renewable energy, water recycling and green roofs.
- Cheverells Green should be managed as a “common” for wildlife.
- More should be done to conserve hedgerows.
- More items should be collected for recycling (at the kerb) e.g. light bulbs, plastic trays and batteries.

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

**Answers**

- The doctors surgery, fire station and village hall would all benefit from improvement.
- St. John’s Church and other places of worship should be enhanced.
- 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**

- Create road humps on Buckwood Road to limit traffic travelling to/from Dunstable.
- Improve entrance from A5.
- Improve maintenance of green spaces, verges and hedgerows.
- Increase policing.
- Need better parking provision.
- Need to improve pedestrian safety in the High Street. However there is split opinion on the 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 to Question 1, what are your reasons?**  
(b) **If YES, How much of this population growth should the town / village accommodate?**

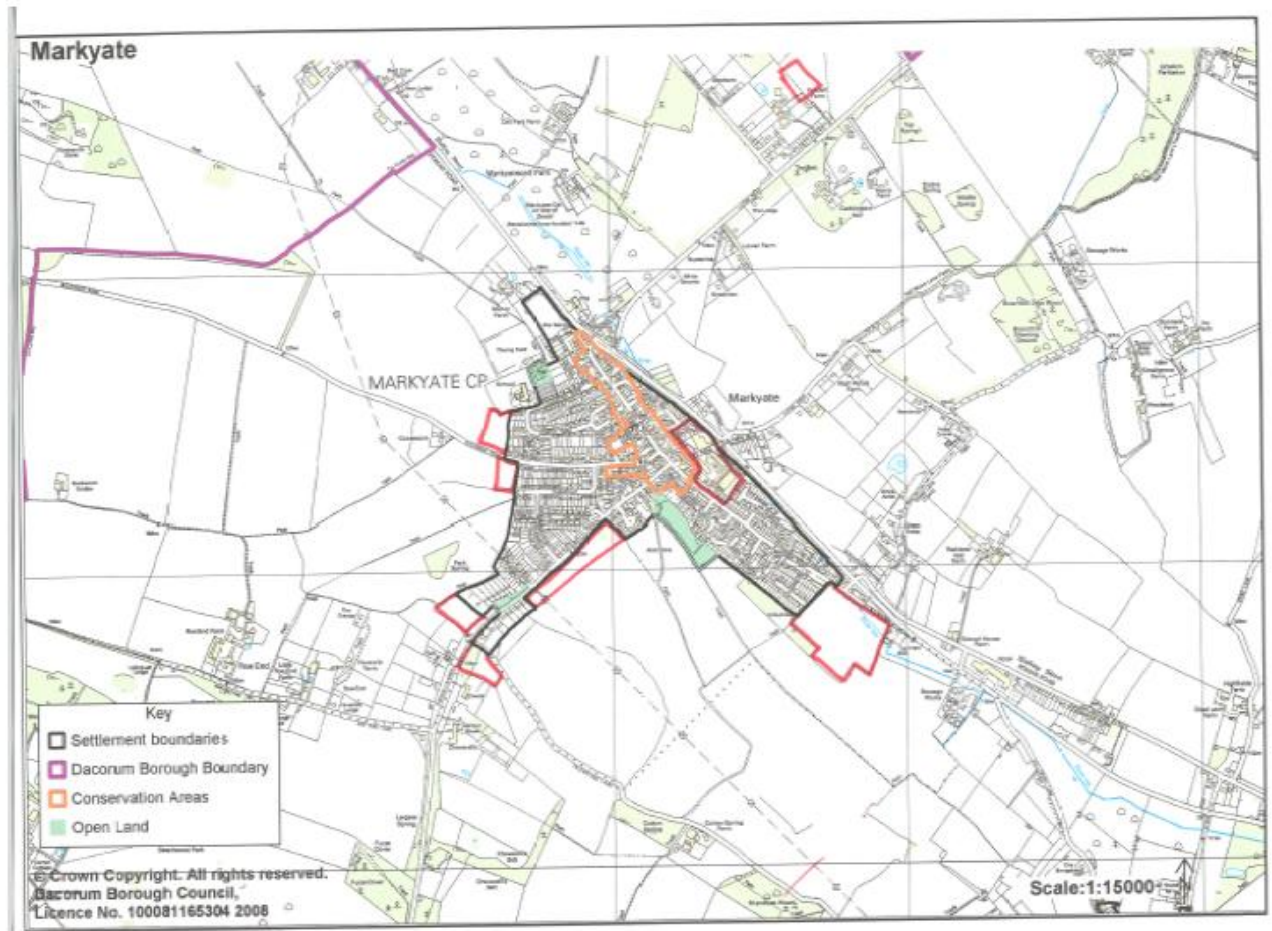
#### Answers

- (a) No comments
- (b)
  - Concern that people cannot afford to live in the village and whether they can find appropriate housing in the village.
  - Want population growth to maintain local economy and local infrastructure.
3. **The level of housing growth for Markyate represents 89 dwellings by 2031 to maintain the population and 222 dwellings to accommodate natural growth to encourage young people to stay in the village. 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 more appropriate to fulfil the level of growth desired?**

#### Answers

- There are access problems with MH4.
- We agree that 20 dwellings could be provided on the MH6/7 site.
- What would the GEA be redeveloped for? Difficult to judge as little is known about the proposals.
- MH2 is a good location for housing if the industrial area could be relocated to Mh4 or to the edge of the village.
- It is important to maintain the Doctor's surgery and some shops in the village.
- Do not want to lose the industrial area. It is important to keep small businesses.
- Re-locating industry to the edge of village would reduce traffic problems through the village.
- Mh/1/Mh/9 sites are too peripheral and would encourage people to travel by car.

- Density should be kept at 40 dph.



**Figure 1: Additional sites (marked in red) 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.
- Accommodation for single people.
- Flats. Although careful consideration needs to be given to accessibility particularly parents with children and the elderly.

5. We are required by Government to provide sites for gypsies and travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria<sup>3</sup>
- (a) Which of these options do you prefer?
- (b) Are there any other sites either within or on the edge of the town / village that we should consider instead?

### Answers

(a)

- Access to each site is poor.
- The access would need improving to both sites. D14 is currently a single track, which leads to the A5 (accident blackspot).
- Both sites are unsuitable.
- D13 – backs onto gun club which could cause problems.
- Gypsy sites that fall just outside the Borough surround Markyate. The cumulative impact needs to be considered.
- D13 ability to access the site is a concern
- D14 overlooks the whole village. There is also a small community there already. The impact on them needs to be considered.

(b)

- It is very difficult to make informed decisions because little is known on the actual requirements for a site. Do they need to be located in close proximity to particular services etc?
- Not much space within parish boundaries/village area.
- Can we make existing sites bigger to negate the need to find new sites?
- Markyate has poor access to public transport, schools etc.

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<sup>3</sup> These criteria included factors such as safe access to the main road network, being within a reasonable distance of schools and health facilities, avoiding harm to important wildlife designations, avoiding areas liable to flood and giving preference to 'brownfield' (previously developed) land.

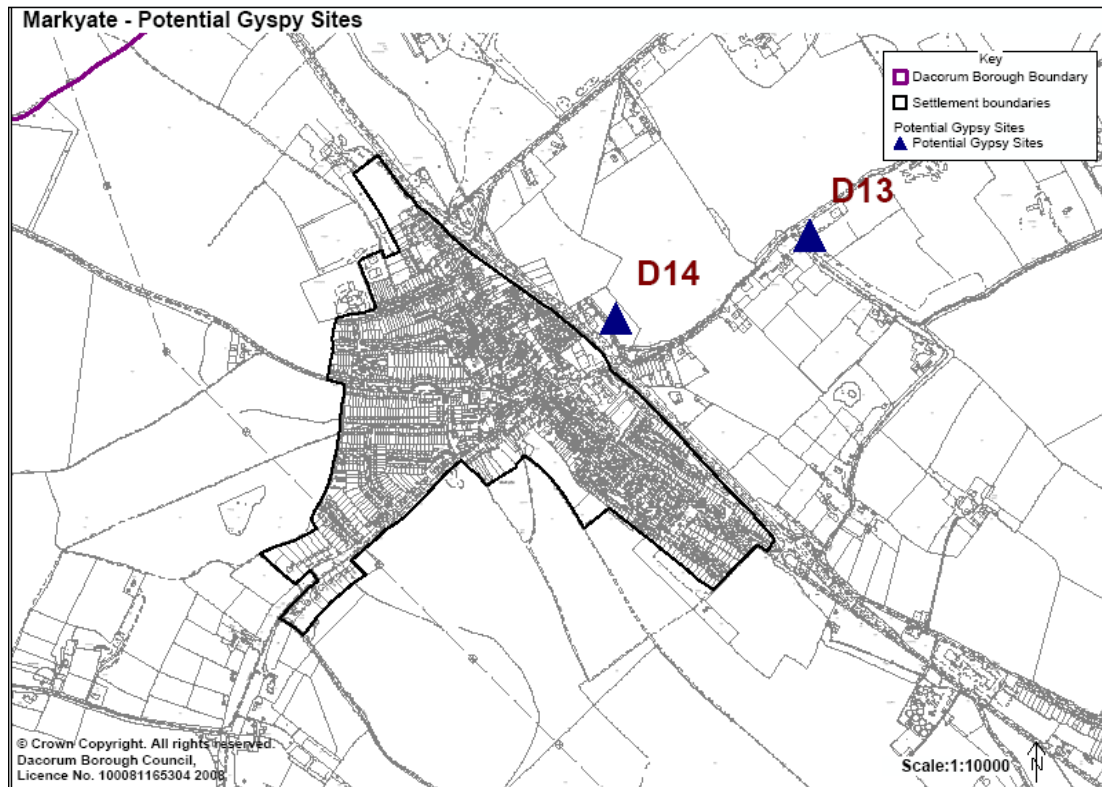


Figure 2: Gypsy and Traveller Sites near Markyate

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)

- Need to encourage more local independent shops.
- More support with business rates to help small businesses.
- Congestion (due to parking) needs to be improved.
- More needs to be done to enforce HGV routes as these are currently not enforced.
- Traffic lights would help reduce speed in the High Street.
- Congestion is a problem along Pickford Road.
- Signs and lights should be put on buildings.
- Investigate one way traffic along the High Street.
- Reducing the speed limit along the High Street would bring benefits.
- Install a speed camera or flashing sign to improve safety.
- Railings should be installed outside the Happy Shopper.
- The footpath on Buckwood Road should be highlighted.
- Developers should be contributing more to the provision of schools, village hall, all-weather pitch and a health centre.

# Visioning Priorities

## Priority 1

- Traffic and Parking control needs to be improved with pedestrian needs in mind.
- Improve transport/circulation within village and pedestrian safety.
- Improve road safety along the High Street, Pickford Road and Buckwood Road.
- Ensure that Buckwood Road infrastructure (Traffic calming, Junction improvements and drainage) is adequate and is in place before development begins.
- Improve the health centre.
- Reduce traffic through the village to improve safety along Buckwood Road and Pickford Road.
- Provide additional burial space.
- Allow sufficient new housing to maintain viability of local services (shops and schools etc). However, do not want to see increased density development.
- Ensure that housing development is phased over the LDF period to match forecast population change.
- It is important to maintain the vitality of the community in order to avoid Markyate becoming a dormitory town.
- Improve road system.

## Priority 2

- Improve public transport radically.
- New housing development to include off-street parking for one car for each anticipated adult resident.
- Improve pedestrian safety along the High Street.
- Provision for a health centre
- Provision for a health centre
- Improve infrastructure inline with expansion.
- Redevelop Hick Road site to improve local facilities (health centre).
- Need to improve accessibility of affordable housing to local people.
- Improve pedestrian safety.

## Priority 3

- Improve local health provision.
- Ensure that village facilities improve as more houses/dwellings are built.
- More visible Police presence in evenings.
- Provision of adequate parking in High Street and nearby roads.
- Improve public transport.
- Improve local health centre to offer multiple services like Antenatal, Dentist, Chiropody and small surgery.
- Improve prospects for first time buyers.

#### **Priority 4**

- Improve access to secondary schools for local children.
- Ensure that crime is kept at an acceptable level.
- Improve cycle paths.
- Increase police patrols (foot).

#### **Priority 5**

- More attractive High Street which is accessible for all
- Integrate school services with community needs.
- Ensure village discussion/input on decision for Gypsy site location.

#### **'Park it' Notes**

- Every sports provision is self provided and not from Dacorum Borough Council.
- Concerned with developers not building to approved plans and the lack of enforcement taken in response.

## 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 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, e.g. High Street enhancement, maintain character and function of High Street and preserve village character – better management of High Street.

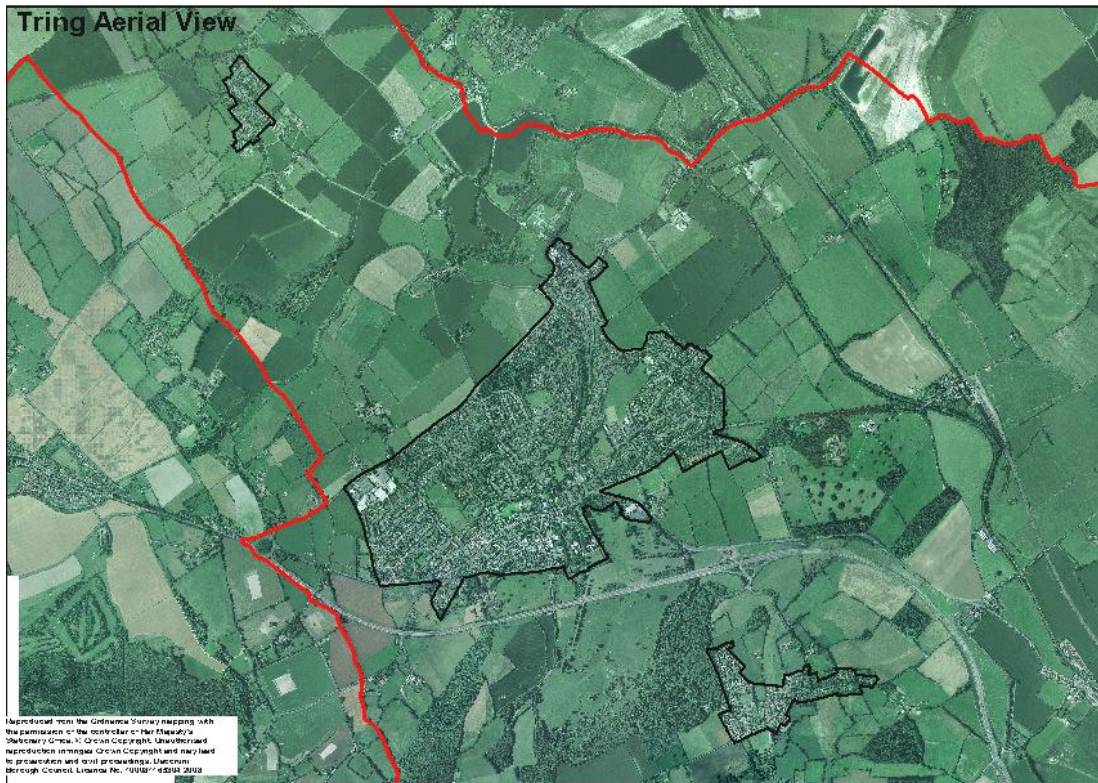
The table shows that improvements to health provision are seen as the top priority for the village, followed by the need for improvements to the High Street. Improving local roads, parking and public transport were also seen as important matters to address.

## 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 Ratsley	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



## 7. Tring Place Workshop Report



**Held: 11<sup>th</sup> September 2008**

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## Introduction

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 3 groups answering relevant topics. The first group session was split as follows: Group 1 covered Questions 1 and 4; Group 2 covered Questions 2,3 and 8; and Group 3 Questions 5, 6 and 7. The second session was split into a similar format: Group 1 answered Questions 1, 2 and 4; Group 2 answered Question 3; and Group 3, Questions 5 and 6.

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

Comments given for the top five priorities for Tring are identified in Table 1, 'Visioning Priorities'.

Additional comments made during the event or listed on the 'Park It' board are reported under 'Other Comments'.

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

## Group Session 1 - Your People

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)

- Reasonably safe place, not an issue
- Shop Lifting #
- Drug dealing in pubs
- Figures 'dumb down'
- Increase due to G&T- generic issues/problems, trouble outside Luton/Aylesbury
- Minor Crime
- Visibility of police important #
- Off-licence Miswell Lane and outside Tesco – anti-social behaviour
- Grove Housing area youth

(b)

- Not enough in Tring for children youth?
- Find out the needs of the young – speak to them
- Activities between 3.30pm to 6.30pm #
- Survey of Tring School needed
- Good mix of current facilities
- Need support/time of parents
- Internet café funding lost
- Problems booking halls- busy
- Turnover and population
- Visible policing #

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

### Answers

- Temperance Hall Christchurch Road – grant of £2K to help young people. It will be a youth centre for after school hours and community use during the day. Including PCs, coffee bar, etc. #
- Tring input of monetary funds
- High no. Of sports clubs that are well attended and attract outside people as well as from surrounding areas
- Old Church House accommodates youth activities
- Film Clubs – future, in existence but early days (maintaining interest may

- be an issue)
- Children's Centre – extended schools #
- Sports Clubs in Cow Lane

**3. Is there a shortage of any key facilities and/or services in the town? If so, what are they and where is the shortage?**

**Answers**

- Bus service (No. 387) must be kept - vital service for all (Tring & Villages). Need to increase quality and service of provision (HCC). #
- Proposed closure of cash office at Victoria Hall. Often Used by elderly whilst visiting lunch clubs. Knock on effect to lots of other services buildings etc. #
- Secondary school capacity – more houses = more schools #
- Increase facilities for elderly and preserve existing facilities
- Have and want to keep: Doctors, dentists and opticians

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

**Answers**

- Difficult access to Berkhamsted [*alternative location?*]
- Range and variety of shops is declining – maintaining range is important #
- Do local people use local shops?
- Availability of parking important #
- Friday market in decline!

**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**

- Tring Rural has enough open space to meet local need
- Because of the high proportion of young children we may need more facilities for children/teenagers in the future
- Low quality of open space
- One size doesn't fit everything
- Need for good basic facilities
- Miswell Lane recreational ground is very accessible and well used but has a privately owned part in the middle #
- Site T/h15 is currently an important open space
- New Mill is not well served for play areas #
- Cycle paths put forward by interest groups #

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

**Answers**

- Plans to close tip at Tring – strongly opposed people will have to drive a lot further to get rid of rubbish
- 387 bus is threatened with cuts and it serves the town and station
- subsidies for buses to be cut
- closure of 2 local post offices (Long Marston and Wilstone)
- All of the above imply more and longer car journeys #
- Retain and encourage local employment
- Use Coppice Woodland (Local) to produce some energy locally
- Oppose airport expansion
- Encourage greywater use and install on all new houses and renewable energy #
- Use local businesses to carry out national schemes like loft insulation
- Encourage use of local footpaths, cycle paths – difficult at moment to find safe cycle paths, may be more use of more permissive paths
- Whilst people want to support local shops, it is more convenient to shop once a week in one shop
- Street tree planting

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

**Answers**

- ‘Tring Together’ enhance conservation area and shop fronts #
- Conservation area review should have happened
- Green spaces should be retained and increased
- More focus on medieval heritage should be encouraged through workshops, schools and other opportunities #
- Market town character
- Retain existing character
- Restrict designs more through planning
- More local distinctiveness
- Tring Reservoirs very important but poor accessibility by bike

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

**Answers**

- Renovation of playgrounds
- Pavements – quality and access issues
- Keep flowers in beds and tubs around towns
- Encourage shop owners to maintain facades

- Improve access and signage to Tring Park
- Lighting – skateboard park and Brook Street but not intrusive to local residents #
- Car parking – need to keep free parking to encourage people to use the High Street #

## Group Session 2 - Your Place

1. **Do you think it is important to encourage people, and in particular young people, to stay in your town?**

### Answers

- Yes, vitality of town #
  - Loss of young
  - Affordability of housing
  - Leave town, then ageing population
  - Balanced population #
  - Primary schools need more capacity
  - Merging of schools if further decline
2. **(a) If NO to Question 1, what are your reasons?**  
**(b) If YES, How much of this population growth should the town / village accommodate?**

### Answers

(a) Not applicable

(b)

- Maintain character – stay small #
  - Sustainable Growth #
  - Issue around infilling – quality of development and character change
  - Sensitively done
  - Gradual growth OK #
3. **The population growth for Tring represents 564 (11Ha @ 50dph) dwellings by 2031 for static growth [i.e. no change in the population level] and 1,118 (22Ha @ 50dph) 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

Potential housing sites identified by the group are illustrated in Figure 1. This includes greenfield and brownfield sites. North/north west of Icknield Way was considered too beautiful to develop and some of the space is considered leisure space.



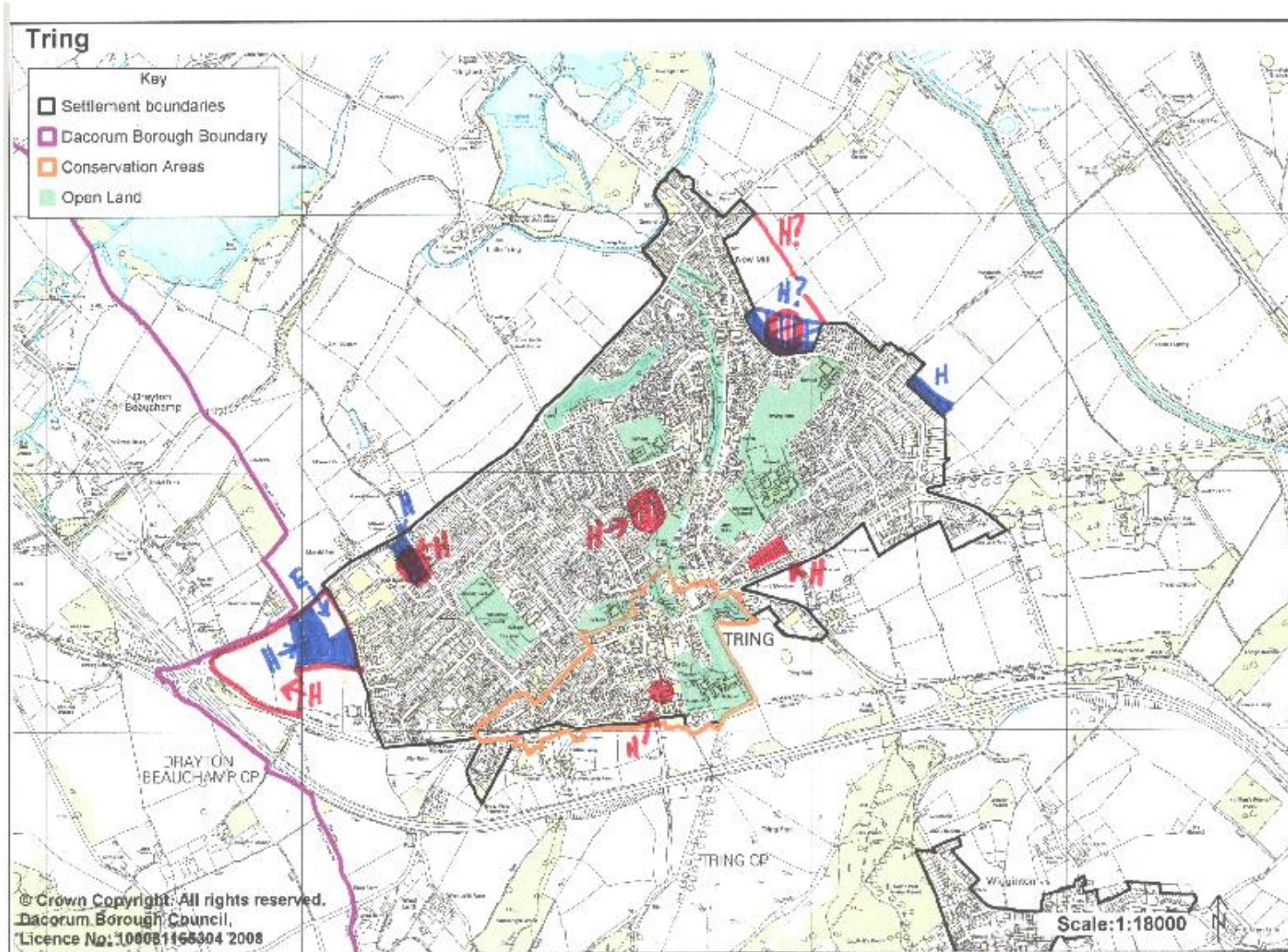


Figure 1: Sites noted from Question 3

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

**Answers**

- More affordable housing for the young
- Mix of tenure/house sizes
- Key worker housing
- Downsizing for elderly home owners – shortage of suitable accommodation
- Flats for single households
- Need more housing for ageing population i.e. independent and supported living
- HCC Extra-Care Housing

**5. We are required by Government to provide sites for Gypsies and Travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria<sup>4</sup>**

**(a) Which of these options do you prefer?**

**(b) Are there any other sites either within or on the edge of the town / village that we should consider instead?**

**Answers**

Figure 2 indicates the Gypsy and Traveller sites that were discussed.

(a)

- D11 is close to the industrial estate and so is slightly removed from residential
- Dependant on new housing sites
- Strong opposition to all – Town Council opposed initial study on Green Belt grounds – Town Council's has discussed this
- People will choose the sites furthest away from their homes
- Need to address the archaeology of a site before the site taken further
- The people of Tring don't want G&T sites, however D11 is the most practical option.

(b)

- Due to density of town little scope for sites within town
- If sites are out in the Green Belt people won't have access to facilities
- If in middle of nowhere, there is no way of monitoring size or behaviour
- Fear of crime (and experience)
- Terminology changes to the name Gypsy & Travellers
- Need by-laws so troublesome families can be ejected
- No other sites identified #

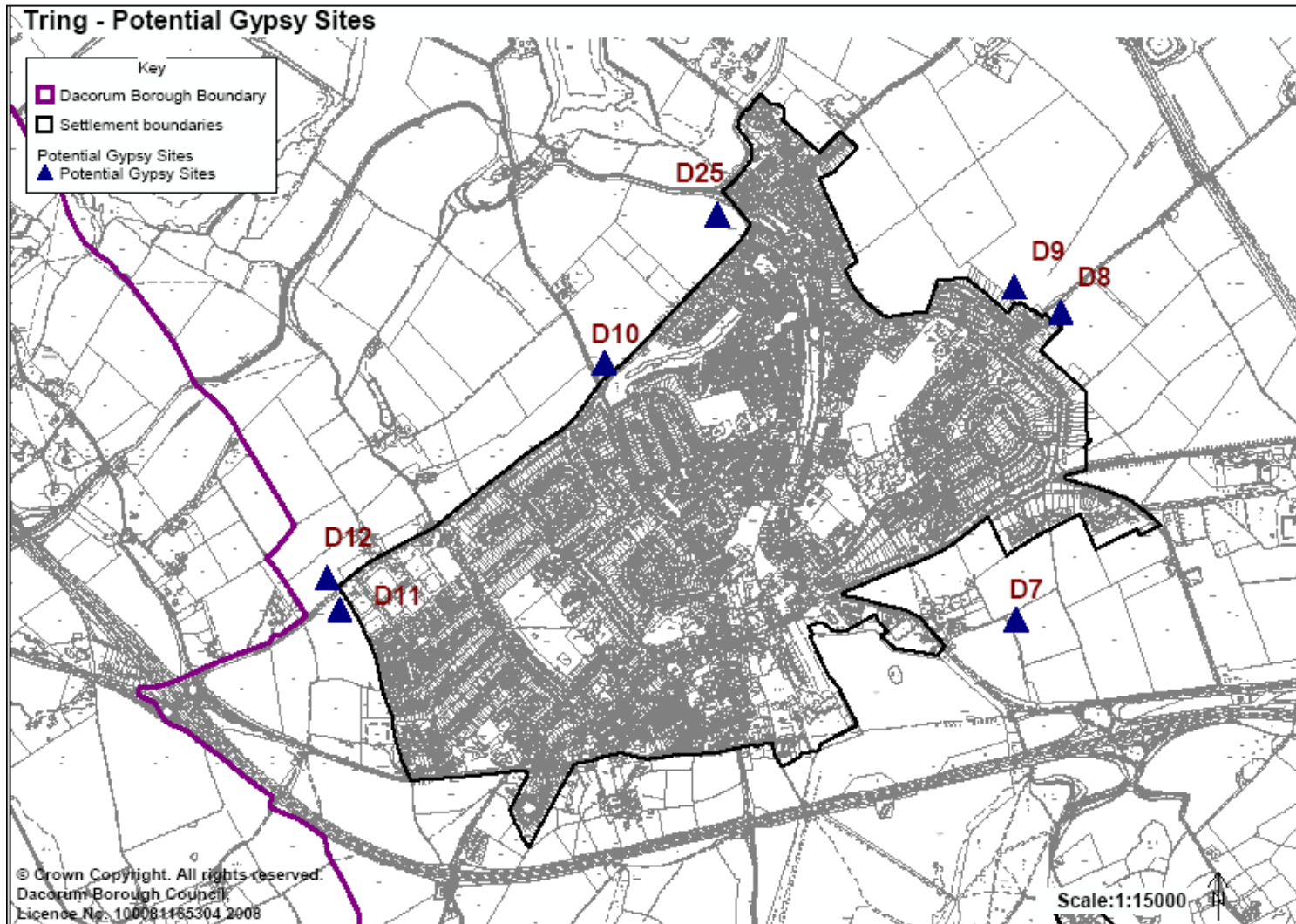


Figure 2: Gypsy and Traveller Sites identified in Technical Study by Consultants

6. (a) How could your High Street be improved over the next 20 years? What are the key problems that need to be resolved?  
(b) How can these improvements be achieved?

**Answers to (a) and (b)**

- Pedestrianise it (possibly 1-2 days/week ) – good for congestion and character
- Make sure repairs last, specifically the roads
- Not enough Shops
- Need more variety of shops
- Better stocked shops with more produce
- Empty shops
- Development of evening economy would be good
- Encourage local people to use local shops
- Encourage shopkeepers to maintain their facades
- Remember many listed buildings in High Street
- Size of unit - some too small for cafes etc.

# **Visioning Priorities**

## **Priority 1**

- Retain intrinsic character of this historic market town x2
- Improve the quality of local greenspace x2
- Better parking facilities and free parking hour maintained. Lift-up barriers and pay on exit, which will discourage people from rushing away x2
- Greater improved public transport
- Local facilities to enable Tring people to function in their own town.
- Accommodation for single people either elderly or single mothers.
- Retain the countryside around the town – this also means its functionality as well i.e. farming.
- More affordable housing to keep young families in the area.
- Keep current size/type of community – no major housing developments
- Evening economy – consider issues
- Gradual growth
- Maintain the present pattern of mixed land use e.g. mix of residential, retail, farming, sport, industrial commercial with adjustments to achieve better sustainability.

## **Priority 2**

- Wider variety of shops – no more hairdressers or estate agents
- Retain local services
- Retain market character and plan development to suit
- Improve quality of facilities for children and young people x2
- Facilities for young parents i.e. advice consultation parenting
- Preserve Green Belt around Tring
- Retain the vitality of the town – business shops, leisure opportunities, pubs and restaurants
- Encourage local business, especially shops
- An end to the constant erosion of existing facilities

## **Priority 3**

- Improve accessibility to countryside x2
- Keep free 1 hour parking
- Conservation Areas and listed buildings properly valued and supported
- Encourage voluntary support of sport and youth services
- Affordable housing for young people
- Affordable local housing young old first time buyers
- Improve facilities and opportunities for outdoor sport – rugby and football etc
- Promote range of population ages – to secure retain facilities for all age classes
- Improve public transport particularly to the railway station
- Keep new housing growth gradual not sudden new large estates

#### **Priority 4**

- Avoid large developments – maintain Green Belt
- Maintain facilities for people for all ages, youth clubs, medical and disabled facilities
- Modest growth providing opportunities for local people to remain
- Retain Historic character of the town – medieval and Rothschild base
- Reduce the need to travel for work, leisure and shopping
- Evaluate and debate potential development sites

#### **Priority 5**

- Maintain present parking system
- Maintain character of town and discourage urban sprawl
- Ensure future development is in keeping with local distinctiveness
- A local studies resource centre associated with local history museum
- Attractive accessible employment opportunities
- Improve biodiversity of green corridors

## Analysis of Priorities

Table 1 groups the key priorities according to what participants wrote on the priority boards. The number of times an issue was raised on each priority board is shown in the table: 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 local facilities	1x5	5x4	3x3	1x2	1x1	37
Affordable housing	2x5	-	2x3	-	-	16
Town parking	2x5	-	1x3	-	1x1	14
Retain town character	1x5	1x4	-	1x2	2x1	13
Encourage commercial enterprise and local employment	1x5	1x4	-	1x2	1x1	12
Retain the countryside or Green Belt	1x5	1x4	-	1x2	-	11
Keep town the same	2x5	-	-	-	-	10
Gradual growth	1x5	-	1x4	-	-	9
Improve public transport	1x5	-	1x3	-	-	8
Improve Greenspace	1x5	-	-	-	1x1	6
Retain the vitality of the town – leisure, shops and restaurants	-	1x4	-	-	-	4
Improve accessibility to the countryside	-	-	1x3	-	-	3
Value and support conservation areas and listed buildings	-	-	1x3	-	-	3
Modest growth for locals to remain	-	-	-	1x2	-	2
Evaluate and debate potential development sites	-	-	-	1x2	-	2

\*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 table highlights that most people felt that local facilities should be improved to make the town more self-sufficient. A wider variety of shops, services and facilities for children and young people were sought, including opportunities for more outdoor sport and a local studies resource centre associated with the local history museum.

Affordable housing was also a high priority for Tring, especially for single parents and the elderly, first time buyers and local young people.

## Other Comments

Additional comments from the participants were noted. These included:

- a need for secure parking facilities all over the town; and
- measures to deter hardstanding in front of drives.
- One Wilstone resident spoke in support of Gypsy and Traveller sites in the light of local personal experience.

## List of Attendees

Mr. Tim Amsden	Local History & Museum Society
Ms. Kate Batt	HCC Archaeologist
Cllr Mary Booth	
Ms. Sue Gore	Tring History Society
Mrs Pat Gray	Tring Access Committee
Mrs Susan Johnson	Tring Town Council Clerk
Ms Carol Lawrence	Tring Youth Project & The Crime Prevention Panel
Mr John Maitland	Tring Community Association
Mr Mel Matthews	Tring & District Chamber of Commerce
Mr Peter Hearn	Friends of Tring Reservoir
Mr Mike Thomlinson	Tring Rural Parish Council
Ms Helen Wells	Arts Educational School
Mr Matthew Wood	HCC Property
Cllr Nick Hollinghurst	
Claire Covington	Landscape & Recreation
Martin Hicks	HCC Ecology/Biodiversity
Paul Newton	DBC Development Control
James Moir	DBC Conservation & Design
Karl Stonebank	DBC LSP





## **8. Senior Voice and Community Groups Workshop**

**Held: 16<sup>th</sup> January 2009**

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## Introduction

There was an initial presentation setting the context for planning in Hemel Hempstead, which was followed by 2 group sessions covering the topics 'Your People' and 'Your Place'. Each of the group sessions covered a range of questions. In order that all of the questions could be discussed within the allotted time, the participants were split into 3 groups answering questions on relevant topics. The first group session was split as follows: Group 1 covered Question 1; Group 2 covered Question 2; and Group 3 Question 3. During the second session people stayed in the same groups and answered the same question about housing.

After the participants had answered their questions, the groups had to determine and identify the most important responses made (the hash mark # highlights an important issue). A nominated person or the facilitator from each group recounted the question and the most important issues to all of the participants in the room. The other groups were then given an opportunity to add any further responses. The responses that were given by the workshop participants are given in Sections 3 to 4 of this report. Answers to the questions have been noted per group underneath the relevant questions.

Workshop participants were also asked to write their top 5 priorities for the Borough on 'post it' notes and then to place them on the Priority Boards 1 to 5, Priority 1 being the highest. These are reported under 'Visioning Priorities'. The 'Analysis of Priorities' attributes points according to a sliding scale for each priority, i.e. 5 points for priority 1, down to 1 point for priority 5.

Any other comments made during the event were listed on a 'Park It' board and are reported under 'Other Comments'.

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

# Workshop 1 - Your People

## Group 1 – Facilities and Services

**1a) What facilities and services should be accommodated in local centres, residential development and town centres?**

### *Local Centres*

- Day Centres in all areas; and
- Enough space for GP surgeries to expand, or new sites to enable easier access to Doctors/Practice Nurses.

### *Residential Development*

- need for better road access (Woodhall Farm, Manor Estate mentioned);
- wider roads in new and existing neighbourhoods would help improve bus access and other service vehicles; and
- cars should be limited to parking off road or on one side of the road only.

### *Town Centres*

- an integrated transport system is needed especially in HH town centre with good bus links, a bus station, and links to the railway stations; #
- frequency of bus services is important (Arriva need to ensure timetables are adhered to – no service runs should be kept);
- dial-a-ride is important; and
- removal of acute Hospital services to Watford provides a few problems for this district: there access issues getting to Watford via the car or public transport; there is an increasing population with growing needs; and precedence shows that Hemel will be the largest Herts town without an A & E department;
- in terms of a “new site” for Hemel Hospital – ensure space for expansion (and bringing back of A & E and other services).

**1b) If there are deficiencies in existing areas, how do you think they can be tackled?**

- extra facilities in Gossoms End;
- by providing accessibility to local shopping areas/cultural leisure facilities, such as community centres in walking distance; #
- additional sports/leisure provision for areas outside HH, Berkhamsted and Tring;
- make better use of canal/rivers for informal leisure use;

- policing of 'blue badge'/disabled parking spaces to avoid misuse and more control over who is issued badges;
- improved accessibility to facilities, such as Jarman Park/Sports Centre by public transport; #
- more sports/leisure facilities in HH town centre;
- income gap may grow if people cannot afford to travel to different areas of the Borough; and
- challenge to accommodate needs \* of disabled people (including young ones) and elderly often housebound people.  
\* leisure, stimulation, basic needs

## **Group 2 – Design and Renewables**

### **2a) How should we integrate new housing and employment with new communities?**

- New housing should have a neighbourhood centre with facilities such as shops and a community centre #
- Wide roads with adequate off-street parking #
- No 'Cul-de-Sacs'
- Family homes with garages #
- Support to Park & Ride
- More public transport with access for the disabled and pushchairs
- Strengthen public transport links to Watford General Hospital with frequent and low cost services
- Manageable green space and gardens
- Family Accommodation (not flats)
- Not flats for the elderly, but housing that is integrated into the community and close to community facilities
- Elderly people need bigger rooms
- Better pedestrian access to community facilities
- Varied choice of design – traditional and modern
- Designed for security

- Sensory lighting, toilets and taps
- Downstairs W.C
- Use of natural light in homes
- Energy efficient homes

**2b) What do you think are the most important things to take into account in designing new buildings?**

See above

**2c) What types of renewable energy should be encouraged in development?**

See above

### **Group 3 – Recreational and Open Space**

**3a) Are there any recreational deficiencies in the Borough? If so what and where?**

Yes

- Cultural and community facilities in the Borough #
- Access to swimming facilities for the disabled is poor
- Replacement Pavilion #
- Deficiency in parking at community meeting places #
- Cycle ways deficiency in Tring & Borough. More cycle ways are needed to encourage cycling to school and healthy lifestyles
- A separate sports centre for Tring
- Key playing space for young children is missing in Tring (like Canal Fields, Berkhamsted)
- Wheelchair access is poor in the Borough #
- Allotments needed – dotted around settlements rather than larger sites #

- Green spaces to be included in new development – soft landscaping is missing in new development #

**3b) What changes do we want to see with our open spaces in the Borough?**

- Parking by open spaces
- Retain flowers and flowerbeds around the towns/villages #
- Improve maintenance of roads and pavements in the Borough i.e. litter, dog mess and glass #
- Do not build on open space #
- Disabled access to open space
- Play areas
- Additional allotments
- Do not merge settlements i.e. Berkhamsted and Bourne End #

## Workshop 2 - Your Place

All of the groups answered the same question:

### How and where do we accommodate all of this growth?

#### *Group 1*

- HH – avoid developing in the river valleys
- Berkhamsted/and smaller settlement – Green Belt provides a valuable area of open space for the town (because of local deficiencies of open space this land should not be developed)
- Prevent coalescence of settlements, and keep as much of the Green Belt as possible
- Consider less attractive areas of GB
- HH options – focus on (1) Pouchen End and (2) East Hemel
- Very important to ensure adequate infrastructure – is there an optimum size?
- Minority view – northern option with access essential to the northern by pass

#### *Group 2*

- Should be phased
- Proper infrastructure should be in place
- Facilities more important than location BUT Green Belt should be protected
- Preserve separation of communities
- Housing should be close to employment (e.g. Maylands)
- Prefer Eastern [Hemel Hempstead] option
- Need good transport links

#### *Group 3*

- Growth option for Hemel – northern or dispersed
- Infrastructure, community facilities and local centres for new neighbourhoods are vital
- Support a new road, whether northern bypass or another road



## Visioning Priorities

### Priority 1

- Provision of an integrated traffic system and utilities, with 7.5 ton limits in new areas
- Avoiding building too near to Buncefield
- Public transport – e.g. Hop on Hop off bus (free preferably) – going to major areas e.g. shopping/leisure/station etc
- Consult older people for their needs
- Phase areas of development
- Adequate infrastructure is needed including transport, health, schools and community
- Dacorum/Hemel Hempstead Acute General Hospital is needed to serve the district now and in the future
- Provide good public transport to serve the existing area and new development i.e. an increase in bus services is required
- Provide adequate disabled access
- Provide a Hospital and appropriate health services
- Existing Hospital services should remain open
- Large community centres are needed for a variety of functions (offices, etc.)
- Access – in general for the disabled, mums with children etc. (buses, cycle route etc.)
- Better use of Gossoms End (Elderly Care Unit) Day Centre in Berkhamsted
- A better transport system
- Family homes with gardens are essential to help combat childhood obesity
- Community halls/concert halls should be included for all social in future developments
- No building near Buncefield
- No extension to the Green Belt around Berkhamsted – it is accepted that Berkhamsted is under served with recreation space within the town
- Affordable housing provision
- Retain green spaces – to lift the spirits and keep the flowerbeds throughout the Borough
- What has happened to all the shops in Hemel Hempstead? Maintain a variety of occupied shops
- Pavilion replacement - large meeting place for 400+ people with cultural entertainment space
- New growth areas to include community infrastructure
- What about the hospital, is it going?
- Blue Badge Council should be able to check how many BB holders there are and Dacorum should provide enough parking spaces for them.
- A Hospital with full facilities such as A&E, operating theatres and adequate parking
- Urgent Regeneration of “Old Town” and new “Civic Centre” with Transport Centre, major cultural facility, health facility, education facility, leisure centre (not more housing)

## Priority 2

- Save Hemel Hospital – travelling from Tring to Watford is too far
- Provide a residential home for elderly persons sensitive to cultural needs
- New housing needs to include not just a proportion of social housing, but also a proportion of houses with wider doorways and corridors, rooms large enough for a wheelchairs turning circle, and large bathrooms to accommodate hoist facilities needed for disabled children
- Pavilion – access to cultural events
- Good public transport to all parts of Dacorum
- Build new communities with facilities, rather than “adding on” houses without facilities
- Adequate infrastructure
- Enough activities for young people which are sensitive everyone’s needs
- Health, schools and community infrastructures must be provided in new areas
- Preserving Green Belt e.g. Bulbourne Valley
- Multi-cultural centres and community meeting places
- Better bus services and reinstatement of Park and Ride
- Developments to be in keeping with the character of the local area
- Social care facilities available throughout the borough (HH, Berkhamsted, Tring and villages)
- More parking
- Retain green spaces where practicable
- Local Hospital
- Allow for future development but keep open space as it is a good quality of Hemel
- Prefer West rather than East development areas in HH
- Northern area for small buildings etc. i.e. bungalows/small flats
- Maintain green area between settlements
- Accessible local transport includes Park and Ride
- Develop new Civic area
- Health (hospital) and community support systems – (vital if 17,000 new homes to be built)
- Hospital – Hemel needs its own hospital and have more centres for walk in and out doctors

## Priority 3

- Remember older housebound people when planning new and existing estates
- Parking, road links commuting facilities
- Good access and transport
- Affordable reliable public transport
- Decent transport
- Improve public transport system especially Tring and the villages. Tring to Aldbury and Wigginton bus is under threat of termination
- Good primary health care for all residents old and young

- New build to concentrate on East of town – up to Motorway – plus smaller amount West of town also avoid flood plains, brownfield areas to be investigated
- Houses to be built
- Accelerate program of Civic Zone Development
- Northern option 3,200
- Principle – negate the concept of NIMBY – i.e. don't let it sway the decisions (in relation to Traveller Sites)
- Transport links to be in place to cope with new build – include cycle ways
- Consultation with older people re. their community
- Cultural centre
- Better health facilities
- Follow the rules of the Sustainable Communities Act to keep services as local as possible
- Eastern area through to Western
- Well managed open spaces with access for all must be a condition of all new development
- Disability access to community and leisure facilities as well as open spaces. Important to consider wheelchair users who do not use standard NHS size wheelchairs, and also mobility scooters. The nature of the surface on paths is important too! Wheelchairs and pushchairs do not move well on stone/shingle!
- Space for people parking at health care premises including hospital;
- Transport – more frequent transport throughout the whole borough
- Affordable housing

#### **Priority 4**

- Security safety and policing, cleaner town
- Better internal design of housing – find priorities of various age groups
- Ensure adequate community facilities that cater for all the community
- Maintain accessibility in all existing and install in new neighbourhoods
- Provide easily accessible schools, community centres, concert halls etc. – need for transport
- Facilities – community, shops and schools – leisure social service provision
- Town appearance important – design to avoid concrete boxes and Water Gardens to be upgraded (litter collections improved)
- All areas should have small shopping amenities
- Look to the future:- encourage healthier lives by: more cycle ways, more allotments, easier access to green areas i.e. parking, wheelchairs & buggy access
- Development to East and West of HH – 2 larger developments
- Integrated transport facilities including cycle ways in new neighbourhoods
- Adequate parking both in housing areas and local facilities
- Eastern options
- Principle – Integrated transport system – reduce cars. No new “Northern Bypass Road” – oppose i.e. link with Sustainability and low carbon plan
- School playgrounds

- Hold all existing facilities and land used by hospital and NHS Services until alternative available
- Replace the Pavilion ASAP
- Future housing must include housing for those with learning disabilities/difficulties who wish to live independently also include small (3/4) people community homes for those with LDD who need to live with resident carers
- Through roads in new development
- Excellent shopping facilities
- As much as possible the Green Belt to remain
- Decent infrastructure, hospital and schools

### Priority 5

- A good bus service – access for all
- Do not put young families in flats without gardens!
- Take into account the feel of well-being in the communities
- Promoting community
- Need for safer walking, cycling routes round the town – can also be safe routes to school, wheelchair/mobility scooter routes etc.
- Flower beds and green areas deserve higher maintenance and litter cleared away to make people feel better!
- Leisure pursuits for different cultures required such as ‘Bollywood’ films
- Do not develop all the infill opportunities – gaps are important
- More money
- Good infrastructure in place for existing and future communities
- Facilities for disables
- More community centres
- Houses in two estates on west and east sites 6 [Pouchen End] & 14b [Leverstock Green - Blackwater}
- Principles – maintain Green Belt as far as possible, given that Green Corridors between settlements to be maintained with the housing development in all of 3 major settlements – Hemel, Berkhamsted and Tring
- Facilities for youth – not youth clubs
- Use rivers and canal to enhance the whole of Dacorum. Remember that Hemel should be an attraction – to hold its own
- Tramway system would be great, and improvements to the pedestrian accessibility at the circular crossing (Plough Roundabout) to the centre of the town
- New housing ecologically sustained. Low C footprint if possible
- Road to skirt from west to east – north – around Grovehill to Bourne End
- Build up and improve all local centres

## Analysis of Priorities

The table below groups the key priorities according to what was written on the priority boards 1 to 5. The number of times an issue was raised on each priority board is shown in the table: each issue is then given a total score.

Issue	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Score
HH Acute General Hospital and health facilities	5x5	4x4	2x3			47
Good frequent public transport systems in the Borough - free bus to major destinations in HH and park and ride,	3x5	3x4	4x3		1x1	40
Provision of community facilities such as large community centres/halls and cultural centres	3x5	1x4	1x3	1x2	2x1	26
Adequate safe access and parking for the disabled, and parents with small children	3x5		1x3	2x2	1x1	25
Affordable homes	1x5	1x4	2x3			15
Retain and preserve open space, green space and flowerbeds	1x5	2x4			1x1	14
Provision of integrated traffic and transport systems to cope with new development	1x5		2x3	1x2		13
Adequate infrastructure	1x5	1x4		1x2	1x1	12
Develop new Civic Centre with transport centre, cultural educational and health facilities and a leisure centre	1x5	1x4	1x3			12
More parking		1x4	2x3	1x2		12
Avoid building too near to Buncefield	2x5					10
Performing Arts Centre for HH	1x5	1x4			1x1	10
Older peoples' needs	1x5		1x3			8
Family homes	1x5				1x1	6
Preserve Green Belt		1x4			2x1	6
Social care facilities		1x4		1x2		6
An eastern and western option preferred			1x3	1x2	1x1	6
Activities for young people		1x4			1x1	5
Maintain a variety of shops in HH	1x5					5
Regeneration of the Old Town	1x5					5
Better use of Gossoms	1x5					5

End Elderly Care Day Centre						
Manage open spaces and make them accessible to all			1x3	1x2		<b>5</b>
Phasing growth	1x5					<b>5</b>
Lifetime homes		1x4				<b>4</b>
New communities with facilities, rather than communities with no facilities		1x4				<b>4</b>
Culturally sensitive residential home for elderly persons		1x4				<b>4</b>
Incorporate local character in new developments		1x4				<b>4</b>
Prefer developing to the west rather the east		1x4				<b>4</b>
Northern area of HH for smaller buildings like bungalows		1x4				<b>4</b>
Maintain green spaces between settlements		1x4				<b>4</b>
Build to the east of HH			1x3			<b>3</b>
Limit northern option to 3,200			1x3			<b>3</b>
Don't let NIMBYism influence the siting of Gypsy and Traveller sites			1x3			<b>3</b>
Consult the elderly sector of the community			1x3			<b>3</b>
Follow the sustainable Communities Act to keep services local			1x3			<b>3</b>
Encourage healthier lifestyles and the well-being in communities - more cycle ways, more allotments etc				1x2	1x1	<b>3</b>
Security, safety and policing				1x2		<b>2</b>
Better internal design of housing				1x2		<b>2</b>
Provide community facilities such as shops and schools				1x2		<b>2</b>
Improve the town's appearance – avoid concrete boxes and litter collection important				1x2		<b>2</b>
Local centres important				1x2		<b>2</b>
Include cycle ways				1x2		<b>2</b>
Eastern option				1x2		<b>2</b>
No Northern Bypass				1x2		<b>2</b>
School playgrounds				1x2		<b>2</b>
Prevent redevelopment of the hospital site until				1x2		<b>2</b>

alternative facilities available						
Homes for people who need live-in carers				1x2		<b>2</b>
Through roads in new development				1x2		<b>2</b>
Excellent shopping facilities				1x2		<b>2</b>
Appropriate leisure pursuits for different cultures – Bollywood films at the cinema					1x1	<b>1</b>
Do not develop all the infill opportunities – gaps are important					1x1	<b>1</b>
Money					1x1	<b>1</b>
Facilities for the disabled					1x1	<b>1</b>
Use rivers and canals to enhance Dacorum					1x1	<b>1</b>
Low-carbon housing					1x1	<b>1</b>
Tram system in the town centre					1x1	<b>1</b>
Northern Bypass is needed					1x1	<b>1</b>
Build up and improve local centres					1x1	<b>1</b>

\*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 table shows the top 5 priorities suggested by workgroup attendees. The top priority is to bring back a hospital to Hemel Hempstead with full acute service facilities, to avoid lengthy and sometimes expensive travel to Watford General Hospital. The second priority for Hemel Hempstead and the Borough is for an improvement to public transport. This includes improving links to places, improving frequency of services and making the service more affordable. The third priority is to provide more community facilities such as community centres, concert halls and cultural centres.

Safe and access and parking for the disabled and parents with young children is also sought, as well as the provision of more affordable homes with gardens.

## **Key issues from workshop questions**

### **1. Facilities and Services**

- Deliver further cultural and community facilities
- Replace the Pavilion Accessibility
- HH town centre needs an integrated transport system with good bus links, a bus station and links to the railway stations
- Improve accessibility to local shops, services and facilities
- More parking at community meeting places
- Wheelchair access across the Borough

### **2. Borough management**

- Improve maintenance of roads and pavements
- Retain flowerbeds and flowers around the towns and villages

### **3. New development/neighbourhoods**

- should have local centres with shops, and services and facilities
- should have wide roads with adequate off-street parking
- should have a large proportion of family homes with garages
- green spaces and soft landscaping to be included in new developments
- do not build on open space
- do not merge settlements

### **Development Options**

- development in the east was preferred by 2 out of the 3 groups
- infrastructure and new transport links/roads are needed
- good quality Green Belt should be protected from development

## **Other Comments**

- Some people could not hear very well.



## Attendees

Title	First Name	Surname	Company Name
	Anil	Padania	
Ms	Anne	Janes	Dacorum Action on Disability
Ms	Zena	Bullmore	Dacorum Hospital Action Group
Mr	Derek	Baulch	Grovehill Church
Ms	June	Crawley	Dacorum Senior Voice - Older Persons Forum
Mr	Bob	Hewitt	Dacorum Senior Voice - Older Persons Forum
Ms	June	Street	Age Concern
Ms	Marion	Cowe	St Johns Church / HACRO
Mr	Ken	Hayes	Shopmobility
Ms	Margaret	Fricker	
Ms	Audrey	Newbould	Breathe Easy Dacorum
Ms	Eleanor	Jones	Tring University of the Third Age
Ms	Betty	Harris	Dacorum Hospital Action Group
Ms	Hilda	Pittman	Age Concern
Ms	Denise	Chennell	Adeyfield Free Church / Red Cross
Mr	Jim	Sheth	Dacorum Indian Society
Ms	Pamela	Haynes	Shopmobility
Ms	Terri	Burfield	
Ms	Nicky	Flynn	
Ms	Elizabeth	Rathbone	
Ms	Elizabeth	Bendall	Tring University of the Third Age
Mr	Derek	Grant	Tring Lions Club
Ms	Beth	Palfrey	Dacorum Senior Voice - Older Persons Forum
Miss	N W	Garnham	Age Concern
Miss	L J	Ibett	Civil Service Retirement Fellowship (Hemel Group)
Ms	Rosemary	Freestone	



# **9. Youth Workshop**

**Held: 25<sup>th</sup> September 2008**

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## **Introduction**

The students participating in these workshops all attended the Dacorum Youth Environmental Forum.

The students initially voted on a new name for the 'Youth Environment Forum'. The 'Dacorum Green Team' was declared the winning name.

The students listened to presentations on the Regional Plan and the Core Strategy before being split into four workshop groups. Each group covered one of the following themes:

- Providing new homes
- Managing the countryside
- Shopping and Leisure
- Access to work, services and facilities

They were given some context to the workshop theme that they covered and then they were asked to answer some questions. The answers that they gave are listed under the facilitator's note below for each of the workshops.

## **Workshop 1: Providing new accommodation**

### **Briefing note and questions for facilitators**

*The Council must plan to provide around 17,000 dwellings between 2006 and 2031, at a rate of about 680 dwellings every year. This is about double the current rate of provision each year, and in total is the equivalent of half of Hemel Hempstead. Many people think this is a 'bad thing'. However people do need homes, and for many years now people have had to move away from the borough to find accommodation. The growth rate implies some immigration (i.e. people moving into the borough), but around 95% of the demand would come from local people.*

*We are told a large proportion of the growth should be at Hemel Hempstead and the Green Belt boundary must be changed here.*

*Gypsies and travellers also need places to live, about 60 pitches compared to the 17,000 dwellings. This would occupy the space of around 3-4 football pitches. Any suggestion of provision has brought out opposition and prejudice, usually based on actual experience or media observation of unauthorised encampments. The aim is to have 4 or more sites, which can be properly designed and managed.*

#### **Questions**

- 1. Where would you put the main housing areas around Hemel Hempstead? (Think about the locations on the map and see Q2 in addition) What factors do you think are important? [Use map for Q1 and Q2]*
- 2. Would you locate any new housing on the edge of Berkhamsted and Tring and the large villages in Dacorum, and where? What scale of housing should be planned for (e.g. approximate numbers, numbers in relation to the size of the settlement, approximate land area that should be used – ref maps showing Berkhamsted, Tring, Kings Langley and Bovington, and montage showing housing densities and sites)*
- 3. What new housing should be allowed within these places and where – e.g. by infilling (i.e. filling in gaps between buildings) or by redevelopment of existing property?*
- 4. Should villages be treated any differently from towns (in terms of the scale and type of housing)? If so, how?*
- 5. How should we integrate new (housing) development with existing communities? (or should new development be kept separate?)*
- 6. How and where should we accommodate Gypsies and Travellers? (Do you see this as a big issue? What factors would you take into account?) [Use AO Map of potential Gypsy Sites and montage showing a typical site]*

*Supplementary question - What do you think are the most important things to take into account in designing new buildings?*

*[Visual aids*

- *AO Borough Map showing settlements and their boundaries and the key housing options at Hemel Hempstead: where you live – red dot; 3 selected housing locations – blue dots; where elsewhere – yellow dot*
- *Montage showing housing densities and sites*
- *AO Borough Map or other maps showing potential Gypsy sites – pick 4 – green dots*
- *Montage showing a typical 15 pitch Gypsy site]*

## **Feedback from Workshop 1**

Schools involved:

- Adeyfield
- Broadfield Primary
- St Albert the Great

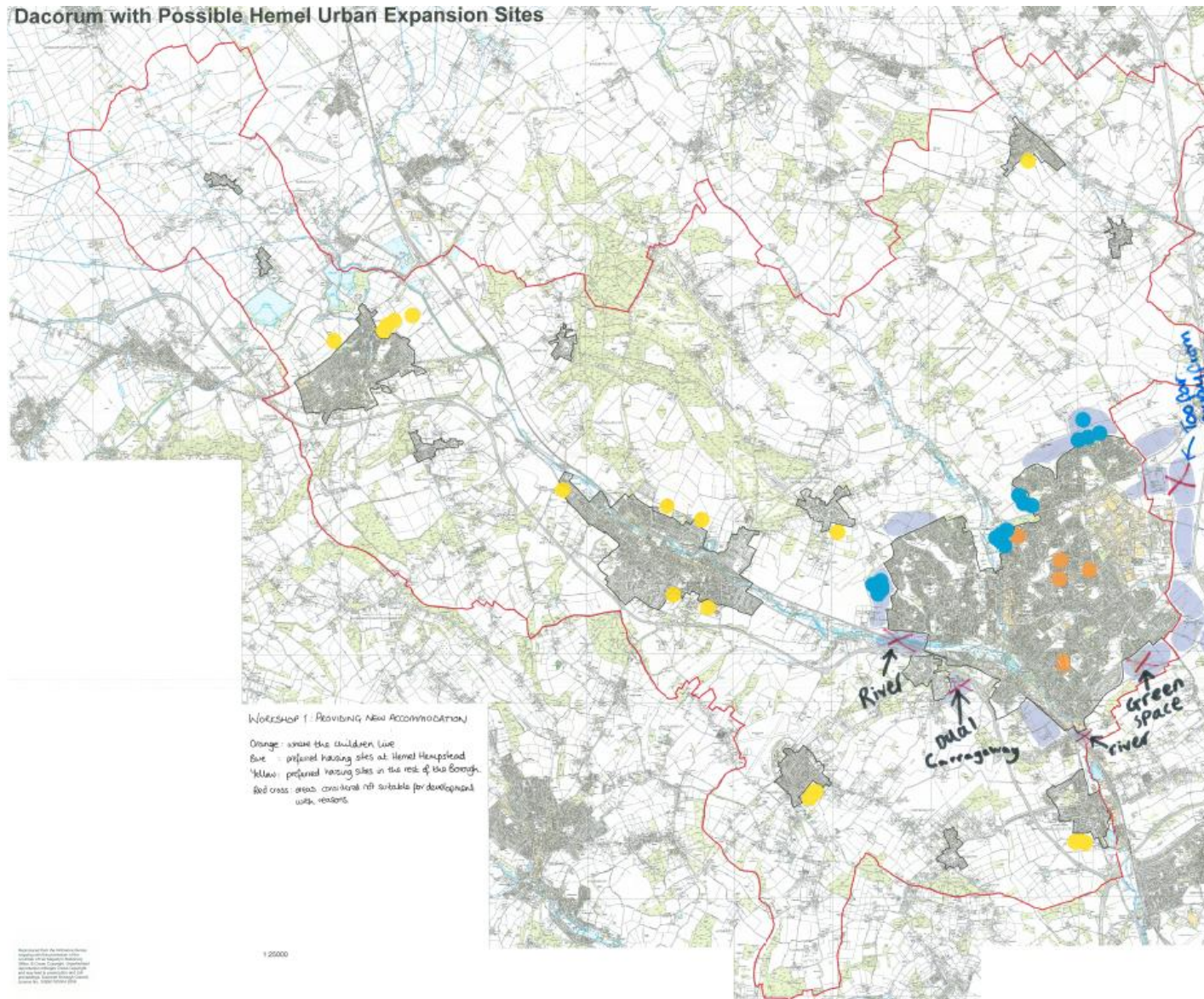
**Q1. Where would you put the main housing areas around Hemel Hempstead?** (Think about the locations on the map and see Q2 in addition)  
**What factors do you think are important?** [*Use map for Q1 and Q2*]

Please see **Figure 1** for areas in Hemel Hempstead that were considered appropriate.

Factors considered important:

- If there are more houses, we need more schools;
- Houses should not be near rivers or canals;
- There should be quiet areas for elderly people;
- They should be near green areas;
- They should not be next to the dual carriageway;
- They should not be on fields, as we need fields for crops; and
- The types of housing should be divided as follows: 10% flats, 10% bungalows and 80% houses.

**Figure 1 – Main Housing Areas around Hemel Hempstead**





**Q2. Would you locate any new housing on the edge of Berkhamsted, Tring and the large villages in Dacorum, and where? What scale of housing should be planned for** (e.g. approximate numbers, numbers in relation to the size of the settlement, approximate land area that should be used – *ref maps showing Berkhamsted, Tring, Kings Langley and Bovington, and montage showing housing densities and sites*)?

**Yes.** Most of the houses should be in Hemel Hempstead but there should be some split between Tring and Berkhamsted. See map for preferred locations

**Berkhamsted** has a big population, already so shouldn't be increased too much. Houses should be built near main roads. It needs more facilities e.g. leisure centres. 2,000-5,000 dwellings.

**Kings Langley** is close to Hemel Hempstead and near to the motorway. Areas around the village that could be infilled (like a jigsaw). 200-1,000 dwellings.

**Bovington** should be made bigger and have a greater population. There is an area on the edge of the village that was considered suitable. 200-500 dwellings.

**Nettleden** is close to Hemel Hempstead and would be a good place for families.

**Q3. What new housing should be allowed within these places and where – e.g. by infilling (i.e. filling in gaps between buildings) or by redevelopment of existing property?**

Houses should be built on the outskirts so that it is less stressful for people.

Don't want to lose green space so some development should be inside the towns.

It would be too busy if areas were infilled.

Don't build houses on old factories; renew them for businesses.

Refurbish old houses.

**Q4. Should villages be treated any differently from towns (in terms of the scale and type of housing)? If so, how?**

No time to answer.

**Q5. How should we integrate new (housing) development with existing communities? (Or should new development be kept separate?)**

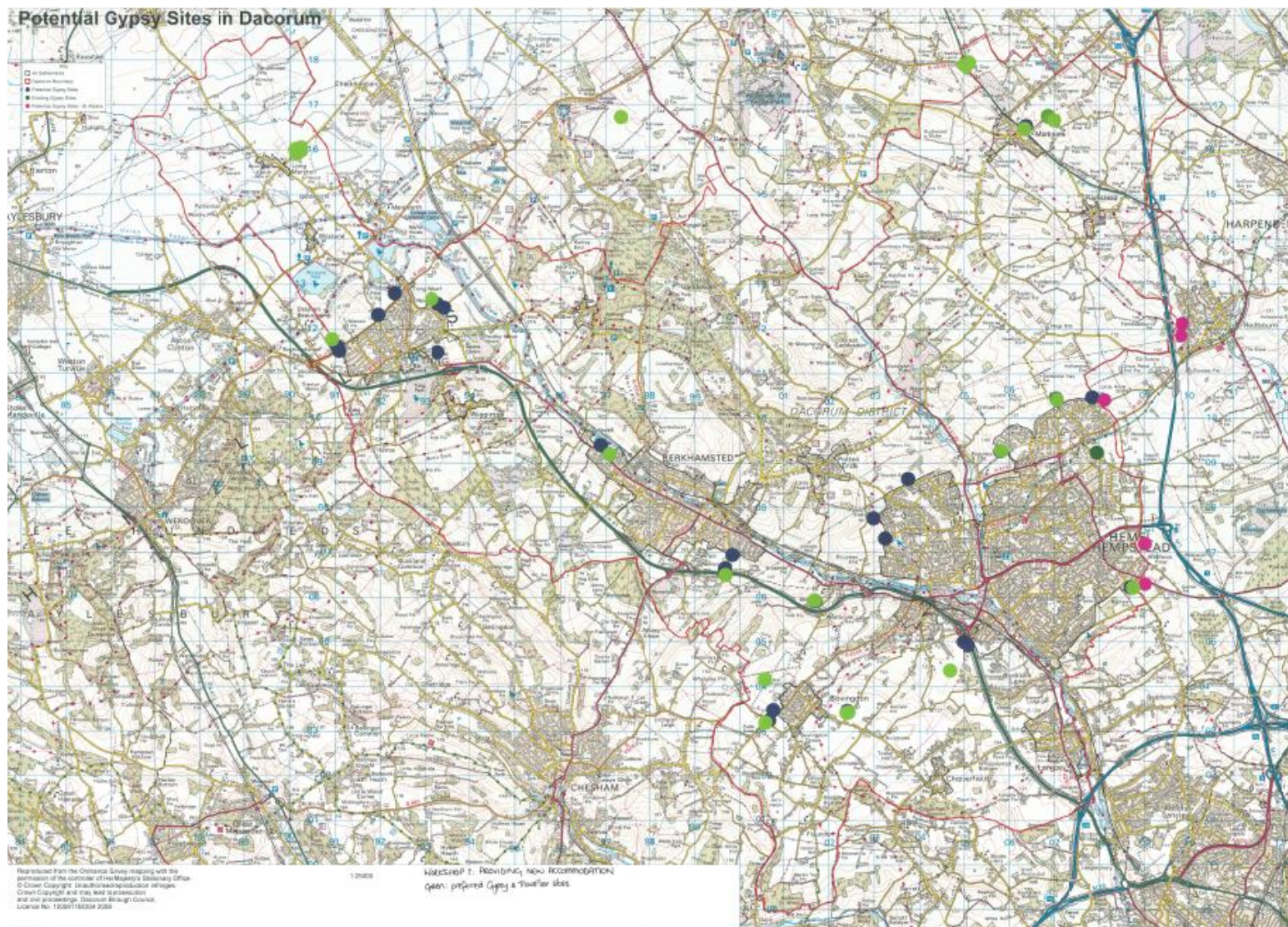
No time to answer.

**Q6. How and where should we accommodate Gypsies and Travellers?  
(Do you see this as a big issue? What factors would you take into  
account?) [*Use AO Map of potential Gypsy Sites and montage showing a  
typical site*]**

See Figure 2. Sites should be located on the edge of the Borough.



**Figure 2 – Main Gypsy and Traveller Sites**



## **Workshop 2: Managing the countryside**

### **Briefing note and questions for facilitators**

*The countryside covers the greater part of Dacorum, with the scarp slope of the Chiltern Hills near Tring and dip slope with valleys to the south. A small area at Long Marston and Wilstone is relatively flat claylands in the Vale of Aylesbury. Many of the changes in the appearance of the countryside stem from changes in*

- *agriculture, changes in consumer behaviour (e.g. more vegetarians) and viability of agriculture itself*
- *woodland management, and*
- *urban pressures (e.g. conversion of buildings to homes in the country, visitor pressures on sites).*

*Our challenges are to promote positive management of the countryside:*

- *promoting green infrastructure (a network of space for wildlife, recreation and cultural experience)*
- *promoting biodiversity (Dacorum is an important area within the region)*
- *conserving the landscape of the Area of Outstanding Natural Beauty (part of the Chiltern Hills)*
- *promoting the sustainable use of soils and agriculture*
- *increasing woodland;*
- *management of water supply and drainage, and*
- *adapting to climate change*

*The countryside is a resource for our settlements, including where minerals are, where a lot of our waste is/would be buried, where large scale renewable energy plant would be located.*

*Questions:*

- 1. What do you like and what do you dislike about the countryside around us?*
- 2. In 20 years time, what do you want the countryside to  
(a) look like; [Use montage as a prompt] and  
(b) be used for?*
- 3. How do we make this happen?*
- 4. How should urban pressures (e.g. buildings, cars trampling, horseculture) be controlled, if at all?*
- 5. Given that Hemel Hempstead will be extended, how would you select the areas of countryside for development? [Use Map as prompt]*

*[Visual aids*

- *AO Borough Map showing key housing options at Hemel*
- *Montage of types of countryside]*

## Feedback from Workshop 2

Schools involved:

- Brockswood Primary
- Grove Road Primary

**Q1. What do you like and what do you dislike about the countryside around us?**

Like: Open space, views, and bigger gardens

Dislike: smell, weeds, no shops or toilets

**Q2. In 20 years time, what do you want the countryside to:  
(a) look like; [*Use montage as a prompt*] and  
(b) be used for?**

- a) More hedges.
- b) Farming

**Q3. How do we make this happen?**

Community volunteers

**Q4. How should urban pressures (e.g. buildings, cars trampling, horseyculture) be controlled, if at all?**

Use cars wisely  
Use buses

**Q5. Given that Hemel Hempstead will be extended, how would you select the areas of countryside for development? [*Use Map as prompt*]**

Key:

Green: where they live

Yellow, Blue, Orange: areas preferred for development.

- See **Figure 3** on next page

**Figure 3 – Preferred Areas for Future Development**



## **Workshop 3: Shopping and Leisure**

### **Briefing note and questions for facilitators**

*The population will grow quite substantially – by over 20,000 people. Most of this growth will be at Hemel Hempstead. In places where there is no new housing the population will decline because each household is on average becoming smaller.*

*Food and basic provisions are always needed. People want more material (non-food) goods and the forecast recession aside, we can expect in the longer term to have money to spend on material goods, home improvements, eating and drinking out and various other leisure activities. Open space and provision for active leisure assists health and general well-being. Arts and cultural facilities provide diversity and meet a different range of leisure needs.*

#### Questions

##### **Shopping**

- 1. How do you foresee shopping changing in the next 20 years?*
- 2. What changes would you make to the town centres and to local or village centres?*
- 3. What else would you like to see in your town/local centre(s)?*

##### **Leisure**

- 4. What recreational needs are not being met for young people? If any deficiencies are met immediately, will you be using the facilities in 20 years time, and will they still be needed? (What are your reasons?)*
- 5. Should Leisureworld be demolished? What are your reasons? (If yes, what should it be replaced with?)*
- 6. Are there any (other) new large scale leisure facilities that should be provided? If so, what and where? [Use AO Borough Map to answer where]*
- 7. What do you think of open spaces (e.g. parks, playgrounds and playing fields) generally? Should they be managed any differently (compared to now)? If so, how?*

*[Visual aid*

- AO Borough Map]*

### **Feedback from Workshop 3**

Schools involved:

- Bovingdon Primary
- Cavendish
- Lockers Park



## ***Shopping***

### **Q1. How do you foresee shopping changing in the next 20 years?**

- Designer clothes
- Less variety
- More expensive
- Less open space
- More grow your own
- Smaller shops
- Order stuff in
- Internet
- Some shops will close – ‘credit crunch’
- Travel more to get to shops e.g. London
- Competition might mean that shops consolidate
- Big companies take over the market and control
- People buy less luxuries e.g. toys
- Value for money

### **Q2. What changes would you make to the town centres and to local or village centres?**

- Free stuff for local people
- Lower prices for facilities
- Facilities all in one place
- 

### **Q3. What else would you like to see in your town/local centre(s)?**

- Free fun outdoor (healthy) activities
- Something (e.g. gym classes) for old people
- More little local shops
- More privately/family run shops
- Pick your owns

## ***Leisure***

### **Q4. What recreational needs are not being met for young people? If any deficiencies are met immediately, will you be using the facilities in 20 years time, and will they still be needed? (What are your reasons?)**

- Opens space – flat and mowed
- Improve canal
- Bike racks
- Cycle paths/routes off road
- Free bikes (with rules) or fees
- Restaurants just for young people or at least with discounts
- Set menus for set amounts
- Lego/play stuff

**Q 5. Should Leisureworld be demolished? What are your reasons? (If yes, what should it be replaced with?)**

For demolition: manky and ugly

Against demolition: good facilities, fun for all ages

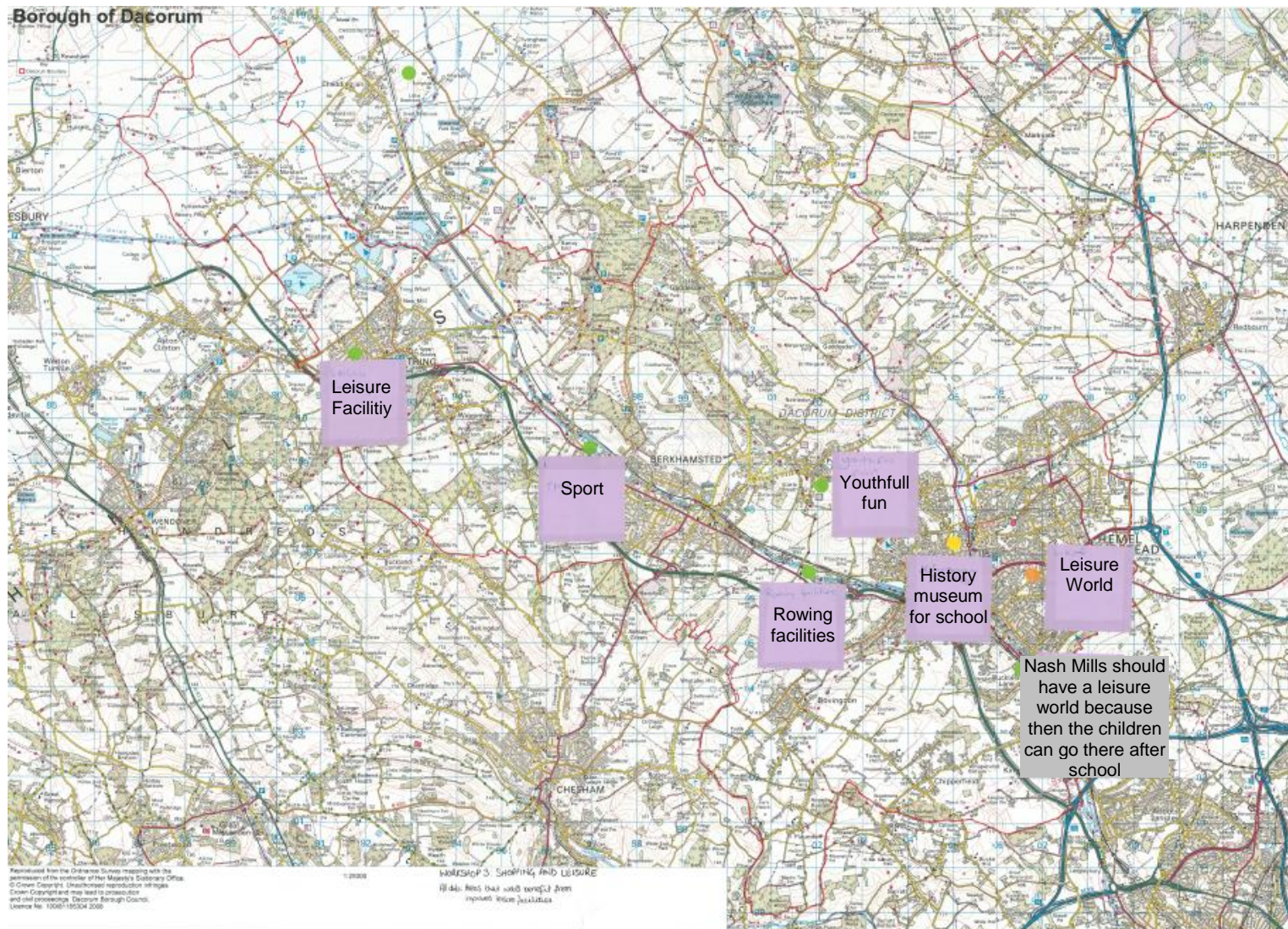
**Q 6. Are there any (other) new large scale leisure facilities that should be provided? If so, what and where? [Use AO Borough Map to answer where]**

- See **Figure 4** on the next page

**Q7. What do you think of open spaces (e.g. parks, playgrounds and playing fields) generally? Should they be managed any differently (compared to now)? If so, how?**

No time to answer.

**Figure 4 – Large scale leisure facilities that should be provided**



## Workshop 4: Access to work, services and facilities

### **Briefing note and questions for facilitators**

*The population will grow quite substantially – by over 20,000 people. Most of this growth will be at Hemel Hempstead. In places where there is no new housing the population will decline because each household is on average becoming smaller.*

*With new homes we need jobs and services and facilities. We need social and physical infrastructure (for example community halls, open space and doctors' surgeries or drainage and roads). It should be possible to plan some new development within existing built up areas, together with extension of the built up area into the countryside. At Hemel Hempstead these will be the equivalent of new neighbourhoods (each with 1,000-1,250 dwellings). The challenge is to improve the planning of all areas.*

*The two issues are where new infrastructure and facilities should be located and how easy it is to get to and use them.*

#### Questions

- 1. What facilities and services do you regard as important for each residential area?*
- 2. What would you expect within walking distance?*
- 3. How would you get to other facilities and services?*
- 4. If there are deficiencies (in the provision of facilities and services) in existing areas, how do you think they can be tackled?*
- 5. How should we integrate new (housing) development with existing communities?*

### **Feedback from Workshop 4**

Schools involved:

- Bridgewater Middle
- Dundale Primary

**Bold items were voted the most popular by the groups**

**Q1. What facilities and services do you regard as important for each residential area?**

Post offices, buses, new trains, **leisure activities**, parks, pharmacy, wind turbines, shops, roads, parking spaces, doctors, countryside, sports centre, larger schools or more schools, supermarkets, offices, football pitch, swimming pool, leisure, **public transport**, clinic, roads, **community areas**, public transport

## **Q2. What would you expect within walking distance?**

Post offices, buses, leisure activities, parks, pharmacy, shops, roads, countryside, sports centre, larger schools or more schools, supermarkets, offices, football pitch, swimming pool, leisure, community areas

## **Q3. How would you get to other facilities and services?**

- Facilities are important for each residential area which would be within walking distance, provide travel to other facilities.
- new trains, wind turbines, parking spaces, supermarkets, doctors, clinic, public transport - all of these could be reached by car or any public transport
- See **Figure 5** on next page

## **Q4. If there are deficiencies (in the provision of facilities and services) in existing areas, how do you think they can be tackled?**

- Red road linking current estates to new facilities, new estates
- Upgrade facilities in current estates
- **Footpaths that lead to the country**
- New cycle-lanes connecting old and new estates / facilities
- **New roads connecting old and new estates / facilities**
- **A medium sizes town centre with smaller versions dotted around the town that serve a number of estates (for convenience)**
- See **Figure 6** on next page

## **Q5. How should we integrate new (housing) development with existing communities?**

- Match people with the relevant type of housing for them, some like older houses with big gardens, some prefer modern ones with smaller gardens.
- **Facilitate Community Days between the estates**

**Figure 5** – How would you get to facilities and services?



**Figure 6** – What are the deficiencies in facilities and services?

Q4.



## **Key Issues raised**

- More leisure activities for children, such as rowing on the canal in Boxmoor
- More flat open spaces needed
- More bike racks are needed around the town and a bike pool which offers free bikes for use with rules or a fee
- Public transport should be improved so that it is more accessible and provides a more frequent service
- Community areas are important and should be enhanced
- Facilitate community days between estates
- More quiet spaces for the elderly
- Housing should be delivered, in the following overall proportion - 10% flats, 10% bungalows and 80% houses
- Avoid infilling

## **Attendees**

The students who attended the Youth Forum included representatives from the following primary schools:

- Adeyfield
- Broadfield Primary
- St Albert the Great
- Brockswood Primary
- Grove Road Primary
- Bovingdon Primary
- Cavendish
- Lockers Park
- Bridgewater Middle
- Dundale Primary