



# **SITE ALLOCATIONS CONSULTATION REPORT**

## **ISSUES AND OPTIONS PAPER**

### ***Volume 1***

***November 2006 – February 2007  
(Issues and Options Stage)***

**Published  
October 2010**

## **Consultation Reports**

The Consultation Report outlines steps taken in preparing the Site Allocations Development Plans Document. It covers the nature of the consultations carried out, the means of publicity employed, and the outcomes. The document explains how the Statement of Community Involvement (October 2005) is being implemented, and how the Planning Regulations (and any changes to them) have been taken into account.

The Consultation Report is presented in a set of volumes.

Volumes currently available are:

Volume 1 November 2006 – February 2007  
Site Allocations Issues and Options Stage

Further volumes will be prepared to reflect the Local Development Framework consultation process.

## **CONTENTS:**

1. INTRODUCTION	4
2. SUMMARY OF RESPONSES	7
3. DETAILED RESPONSES BY CHAPTER:	
Chapter 1. Settlement Strategy	14
Chapter 2. Housing	21
Chapter 3. Employment	35
Chapter 4. Retailing	42
Chapter 5. Transport Infrastructure	48
Chapter 6. Community Development	54
Chapter 7. Leisure and Recreation	60
Chapter 8. Landscape, Biodiversity and Historic Heritage	66
Chapter 9. Design	74
<i>Appendices:</i>	
A. Call for sites letter (November 2005)	76
B. Public Notice (November 2006)	79
C. General letter of notification (November 2006)	80
D. List of organisations contacted	84
E. Dacorum Borough Council Urban Development – Focus Group (March 2007)	86
F. Citizens Panel Survey – Spring 2007	109
G. List of Housing Sites from the Council’s Urban Capacity Study (January 2005).	167
H. Schedule of Sites Considered	172

# 1. INTRODUCTION

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## (a) Background

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced significant changes to the planning system. One of these is the emphasis given to community involvement in the planning-making process (Regulation 25).
- 1.2 The new system introduced new terms and processes. The Council is required to prepare a set of documents known as the Local Development Framework (LDF), comprising a suite of Local Development Documents (LDDs). These are:
  - Development Plans Documents (DPDs);
  - Supplementary Planning Documents; and
  - Statement of Community Involvement (adopted 14<sup>th</sup> June 2006).
- 1.3 DPDs to be produced by the Council include:
  - a Core Strategy;
  - specific Site Allocations;
  - Development Control policies; and
  - an Area Action Plan for east Hemel Hempstead.
- 1.4 The Local Development Scheme (LDS) is essentially a project plan for producing each of the LDDs. The first LDS was adopted on 13<sup>th</sup> April 2005, and it has been updated subsequently. The LDS indicates when the local community and stakeholders can be involved in the policy planning process.
- 1.5 The phases of consultation and summary of results are recorded in the Site Allocations Consultation report. It has been subdivided into several volumes.
- 1.6 This volume covers the first formal Issues and Options consultation covering the period November 2006 to February 2007.

## (b) Context

- 1.7 In 2005 the LDS (para. 6.6) anticipated the Core Strategy and Site Allocations DPDs would be progressed in parallel, chiefly to address the absence of a five-year housing supply at the time and to ensure bringing forward an effective housing programme.
- 1.8 From 2007, the LDS (para. 6.6) has assumed the Core Strategy will be progressed ahead of the Site Allocations. This was in order to give priority to establishing the strategic policies and spatial strategy for the area, particularly as a result of outward housing growth in Hemel Hempstead signalled by the (then) East of England Plan. However, there continues to be overlap between the two documents in relation to discussions over potential strategic housing sites ("Blue Blobs" sites) to meet this growth.
- 1.9 Letters were sent out to key agents, developers and landowners in October 2005 asking for them to submit sites for consideration through the Site Allocations DPD (Appendix A).

1.10 In 2006, the Council published its Site Allocations Issues and Options Paper for public consultation. The consultation ran from 29 November 2006 to 16 February 2007, and the public notice and general letter of notification can be found at Appendices B and C. The paper complemented earlier consultation in May 2006 on the Core Strategy (Issues and Options Paper (May 2006)). A range of organisations and members of the public were consulted during this period including:

- Government Office for the East of England
- Hertfordshire County Council
- adjoining authorities
- other government bodies;
- regional bodies
- Primary Care Trust
- developers, housing associations and agents;
- utility providers;
- schools and colleges;
- churches;
- charities and community groups
- sports clubs;
- civic societies;
- town and parish councils;
- residents' associations; and
- conservation bodies and historic trusts.

A full list of organisations contacted can be found in Appendix D.

1.11 The paper looked at the issues which needed to be considered when identifying land for different activities, and suggested a number of options for tackling these issues. The document covered a wide range of topics across 9 chapters through a series of questions. It looked at both specific sites that may be promoted for particular uses and broader designations, such as the extent of local centre boundaries.

1.12 The Council held three focus groups with members of the Citizens' Panel on 3<sup>rd</sup> February 2007. The focus groups were asked their views about some of the general principles and proposals underpinning the Site Allocations consultation. The results were analysed by NWA Social and Market Research (see Appendix E).

1.13 The Citizens' Panel were also sent a copy of the Site Allocations Issues and Options Paper questionnaire in the spring of 2007. 255 of the 995 panel members returned the questionnaires. The results were also analysed by NWA Social and Market Research (see Appendix F).

1.14 The Site Allocations Issues and Options Paper was also supported by a separate Sustainability Appraisal report<sup>1</sup>. While it did not formally form part of the consultation process, comments were welcomed. The document appraised the environmental, social and economic implications of the options.

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<sup>1</sup> Dacorum Site Allocation DPD Issues and Options Paper Sustainability Appraisal & Strategic Environmental Assessment Working Note on Initial Issues and Options (December 2006)

- 1.15 Between 29 November 2006 and 17 January 2007, the Council also undertook supplementary consultation to the Core Strategy on growth at Hemel Hempstead (Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006)). This consultation focused on major growth around the town in response to housing levels in the (then) East of England Plan and set out potential strategic housing locations to accommodate this (“Blue Blob” sites). The results to this consultation are set out in a separate document (Core Strategy Consultation Report – Volume 2 July 2006-April 2009 (Issues and Options Stage)).
- 1.16 This document is the summary of the feedback received by the Council in response to the Site Allocations Issues and Options Paper 2006. The responses to each question are broken down by chapters and set out in tables. Each table gives the total number of responses, a summary of all responses and the action(s) the Council will take in light of the responses.
- 1.17 The document provides a record of the nature of response and level of support or opposition to each question. It also gives an indication of suggested alternative or additional sites and options the Council should consider.

### **(c) What happens to responses?**

- 1.18 The Council’s approach has been to decide which potential allocations to consider further, and if so how to do that. Most actions will be taken forward through subsequent work on the Site Allocations Development Plan Document (DPD). However, some responses are more appropriately addressed by other documents such as the Core Strategy DPD, especially if they raise strategic issues, or the East Hemel Hempstead Area Action Plan.

## **2. SUMMARY OF RESPONSES**

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### **(a) General Consultation**

- 2.1 Nearly 1,000 individuals and organisations responded to the consultation, which in turn generated over 10,800 individual responses to the questions (see section 3 for the full report). The summary of responses by chapter is set out below.

### **Chapter 1 Settlement**

- 2.2 The majority of respondents were not in favour of making changes to the Green Belt boundary, be it for minor adjustments to any size of settlement, or even to extend the Green Belt north of Lovetts End. A similar stance was taken to boundary changes for the selected small villages in the Rural Area. However, there was support for identifying more Major Developed Sites in the Green Belt, with a number of suggested sites put forward by consultees.

### **Chapter 2 Housing**

- 2.3 There was a more or less even split between those who did and did not agree that all of the existing unimplemented housing sites in the Local Plan should be carried forward. Most were in favour of carrying forward sites in the Urban Capacity Study (UCS) and agreed that a threshold of 10 or more units was appropriate for identifying new sites, but in the case of the latter by only a small margin.
- 2.4 When asked which new sites identified in the consultation respondents supported many were put forward, including “Blue Blob” sites and broad locations. Very few sites enjoyed any significant level of support.
- 2.5 There was good support for the Council’s suggested approach to prioritising brownfield sites over greenfield sites and in discounting those that could have an adverse impact on key environmental assets. When given the opportunity to suggest other sites, there was significant interest. However, many of the sites were those already identified through the consultation or were existing Local Plan allocations.
- 2.6 Several questions were asked about Gypsy and Traveller accommodation, although not all responses could be reported because they were deemed to be inappropriate or were considered to deal with non-planning related matters. Respondents supported the general suggested approach to locating sites. No individual settlement proved significantly more unsuitable as a location. However, when questioned as to whether potential sites should be included as part of larger strategic development around Hemel Hempstead, there was a very clear opposition to this.
- 2.7 There is support for bringing forward existing Local Plan proposal and Urban Capacity Study sites and in each case their deliverability can be tested through work on the Strategic Housing Land Availability Assessment (SHLAA). Some may be excluded as a result. While there is support for a threshold of 10 units, a lower threshold of 5 may better reflect the availability of sites. No new site proved particularly popular with respondents to warrant specific attention. There is clear support for brownfield sites over greenfield,

which serves to reinforce the Council's general approach to the identification of sites.

### **Chapter 3 Employment**

- 2.8 Most respondents did not think the Council should make any changes to the boundaries of the existing General Employment Areas (GEAs) or those employment sites identified that could come forward for housing. Many of those who did want changes either wanted employment land reused for housing or existing GEAs to expand.
- 2.9 When given the option, most respondents preferred a mixed employment and residential use of the Nash Mills GEA: this principle was followed by the Council in later granting planning permission for redevelopment of Sappi Graphics in 2009. There was an even split between a mix of uses and retaining employment uses in the case of the Bourne End Mills site. All three suggested options for the Paper Trail site proved popular, although the largest number opted for retaining the existing Local Plan designation. Most respondents favoured (although not a significant majority) retaining the employment use of the undeveloped land adjoining the Icknield Way GEA.
- 2.10 There was overwhelming support for the Maylands business area as a location for live/work units.

### **Chapter 4 Retailing**

- 2.11 The Council received good support for its existing in and out of centre shopping centre boundaries and protected shopping frontages. Most respondents agreed with the conclusions of the feasibility study to Shopping Proposal S1. Surprisingly, responses were evenly split between whether the Council should allocate land to accommodate the (then) Waterhouse Square development. The bulk of respondents opposed allocating land in and around the Tring Cattle Market site and Forge Car Park for a new supermarket.

### **Chapter 5 Transport Infrastructure**

- 2.12 Most respondents were in favour of retaining the proposal for a new single carriageway A4146 Water End Bypass, but responses were very evenly divided between keeping the Tunnel Fields link. Responses were also balanced between whether new schemes for increased capacity on the A4251, the Plough Roundabout and A41 Chesham Road junction should be included.
- 2.13 Respondents were split as to whether new parking provision should be made in Hemel Hempstead town centre or not, but there was very strong support expressed for a Park and Ride scheme to serve the Maylands business area. Twice as many supported as opposed the suggestion that extra parking provision should be made in Berkhamsted town centre, although no specific sites were put forward. A similar distribution of respondents was in favour of extending Tring Station car park. Extra parking was subsequently provided at both Tring and Berkhamsted stations.

- 2.14 There was overwhelming support for identifying strategic cycle routes and carrying forward existing cycle-related proposals.

## **Chapter 6 Community Development**

- 2.15 There was support in most cases for retaining the community use (solely or in conjunction with residential) of a number of existing Local Plan proposals, even when the option for other uses was put to respondents. There was a mixed response to retaining the community use of the Gas Board site in Hemel Hempstead should it come forward for residential. Very few respondents put forward new sites that could be designated for community use.
- 2.16 Respondents favoured retaining the existing Local Plan social and community proposal C5 affecting the open land surrounding the hospital site, although there was a lower but even spread of support for other suggested uses. Responses were much more evenly balanced when asked what type of use(s) they favoured should hospital land become surplus to requirement. A mixed community and residential use proved slightly more popular.
- 2.17 Respondents expressed clear support for a mix of community / leisure / residential uses on the Martindale School site. Equally, respondents strongly favoured keeping the playing fields of Pixies Hill, Barncroft and Jupiter Drive school sites undeveloped. Alternatively, when asked what option they might support if the schools were redeveloped no one option proved the more popular.

## **Chapter 7 Leisure and Recreation**

- 2.18 Those who responded were overwhelmingly satisfied with the boundaries to existing Open Land designations and agreed that proposals for sports facilities on Open Land should be treated on a site by site basis. When given the opportunity to suggest extending the Open Land designation to new sites, few were put forward. Of those that were, many currently benefit from the designation, some were too small and many were located in the Green Belt where protection against new development already exists.
- 2.19 When asked what location respondents preferred for the proposed Hemel Hempstead town stadium, most favoured the former Lucas Aerospace sports field. Respondents felt this was a better location because it would not involve developing a greenfield site on the edge of the town, had good access and would avoid congestion problems compared to a town centre location.
- 2.20 If the existing Hemel Hempstead and Leverstock Green football clubs were redeveloped housing or housing as part of a mix of other uses proved popular, although their retention for leisure purposes ranked highly as well. Much of the support for redeveloping these football clubs was on the basis that appropriate replacement facilities could be found for them. Respondents also expressed a clear preference for potentially safeguarding the Caravan Club site from alternative uses should it relocate to Bunkers Park (Bedmond Lane), in the event the Camping and Caravanning Club subsequently decided to close its site.

## **Chapter 8 Landscape, Biodiversity and Historic Heritage**

2.22 There is support for the Council's approach to Landscape Character Assessment Areas and Wildlife Sites (by identifying them on the Proposal Map). When given the opportunity, respondents put forward a large number of suggestions for new sites to be designated for local landscape conservation and as Regionally Important Geological or Geomorphological Sites, Areas of Ancient Woodland and Areas of Archaeological Significance. This demonstrates strong support for safeguarding the borough's landscape, biodiversity and historic heritage.

## **Chapter 9 Design**

2.23 There was a majority in support of the Council defining urban design areas for the towns, and only a few objected to making changes to them.

### **(b) Focus group**

2.24 Discussions with the three focus groups involved:

- the pros and cons of using different types of land for building new homes;
- accommodating the gypsy and traveller communities;
- social and community facilities;
- use of ex-school sites in Hemel Hempstead; and
- shopping facilities.

The full report of the focus groups is provided at Appendix E.

2.25 In summary, the focus groups wanted priority to be given to brownfield over greenfield land for housing. They disagreed over the most suitable location and size of site that would be the most appropriate to accommodate Gypsies and Travellers. Participants were concerned over the closure of the schools and the future of the West Herts Hospital, and the need for more facilities for the young, old, and the mentally ill. Participants were of the view that school fields should be retained for community use, that, where practicable, the buildings be used for the community and where not it could be used for housing. The groups also expressed a preference for more community based shops, and criticized the quality of the town centre in Hemel Hempstead over that in Berkhamsted and Tring.

### **(c) Citizens Panel**

2.26 Much of the responses from the Citizens Panel mirrored that of the general consultation.

2.27 As with the general consultation, there was little support for changes to the boundaries to Rural Area and Green Belt, especially in the case of the latter. However, views were much more evenly split when it came to keeping or expanding boundaries to Major Developed Sites in the Green Belt.

2.28 Prioritising housing on brownfield sites continued to prove popular, although very few new sites were suggested. There was overall support for each suggested criterion for the location of Gypsy and Traveller sites, but all

settlements proved equally unpopular. A modest number of suggested sites were put forward, but the majority of these were broad rather than specific locations.

- 2.29 There was overall support for not making changes to the boundaries of GEAs. Again, the Maylands business area proved a popular location for live / work units with the panel members.
- 2.30 The panel members were also supportive of the existing shopping centre boundaries, frontages, and proposals, except in the case of Waterhouse Square development where only just over half were in favour. However, there was very limited support for a new shopping location in Tring or changes to the boundaries to out of centre retail locations.
- 2.31 There was clearer support for the existing Local Plan transport proposals than the suggested new proposals. Respondents were in favour of providing new parking in Hemel Hempstead and Berkhamsted town centres, the latter associated with a much larger majority. Panel members also comprehensively backed a park and ride scheme to serve the Maylands business park.
- 2.32 While actual proportions varied, there was always support for the use of land for community uses such as at the West Herts hospital site and vacant school sites in Hemel Hempstead.
- 2.33 The panel members' results were very similar to the results from the general consultation on the leisure and recreation, landscape, biodiversity and historic heritage, and design chapters

#### **(d) Council's response to the consultation**

- 2.34 While there was little support for changes to the Green Belt or Rural Area boundaries, it may be prudent, in a small number of cases, to look at minor adjustments if this produces a more defensible and logical boundary without impact on the character of a settlement. Larger scale changes to the towns and larger villages can only really be properly considered through the housing programme to the Core Strategy. Opportunities for identifying additional Major Developed Sites in the Green Belt should be pursued through the Site Allocations.
- 2.35 New suggested housing sites can be tested through the SHLAA process and through consultation on the Supplementary Issues and Options Paper 2008. The consultation did not provide any clear policy direction on provision for Gypsy and Travellers, although the location criteria appear to represent a reasonable starting point for policy given general support received.
- 2.36 There is merit in exploring changes to the boundaries to GEAs to allow for their expansion. This would allow flexibility to adjust to changes in employment growth in the borough and to meet the needs of specific settlements. Bourne End Mills GEA now benefits from an approved scheme granted in 2010, which will dictate future planning options on the site. There is no clear direction given as to which option should be pursued on the Paper Trail site and land adjoining Icknield Way GEA. However, opportunities for live/work units within the Maylands business area are clearly popular, and could be explored through the East Hemel Hempstead Area Action Plan.

- 2.37 No significant changes should be made to the shopping centre boundaries and shopping frontages. Whether land should be allocated for a shopping development in Hemel Hempstead town centre can be explored in the light of progress with the scheme and through detailed work on a Town Centre Master Plan.
- 2.38 There was generally mixed support for retaining some of the transport proposals, and on this basis additional advice as to which might be appropriate to carry forward should be sought from the Highways Authority. In reality, it is likely to prove difficult to increase parking capacity in the town centres, but the option for a park and ride scheme at the Maylands business area should be considered further through the East Hemel Hempstead Area Action Plan.
- 2.39 In carrying forward existing social and community proposals, the Council should consider retaining in part or fully the community use as a general approach. The consultation did not point to favoured options for the uses of sites, except in the case of Martindale School.
- 2.40 The Council should continue with its approach of dealing with proposals for sports facilities on Open Land on a site by site basis. It would be reasonable to go through the suggested list of Open Land sites to see if new designations are justified based on their scale, character and location. The Council's Open Space Study (March 2008) has identified potential new Open Land sites which is to be consulted on through the Site Allocations Supplementary Issues and Options Paper 2008.
- 2.41 The most suitable location for the town stadium is best considered in detail through the Town Stadium Feasibility Study, although the Lucas Aerospace sports field ought to be one option to be explored.
- 2.42 The suitability of suggested new local landscape conservation and Regionally Important Geological or Geomorphological Sites, Areas of Ancient Woodland and Areas of Archaeological Significance designations should be considered further. In a number of instances very broad locations were put forward and some already benefit from other policy protection.
- 2.43 Given strong support, the urban design areas should be carried forward through the Site Allocations DPD.

### **3. DETAILED RESPONSES BY CHAPTER**

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## Chapter 1: SETTLEMENT STRATEGY

### Selected Small Villages in the Green Belt

#### QUESTION 1

**Is any change required to the existing boundary of the following selected small villages within the Green Belt to enable them to meet local development needs?**

*Total responses received: 106*

Number in favour of changing existing boundary      Number not in favour of changing existing boundary

**(a) Chipperfield** - 16 responses

**(b) Potten End** - 17 responses

**(c) Wigginton** - 16 responses

**(a) Chipperfield** - 72 responses

**(b) Potten End** - 75 responses

**(c) Wigginton** - 72 responses

*Respondents could choose more than one option*

Response	Actions
<p><b>Chipperfield</b></p> <p>Those that supported a change to the existing boundary of the settlement felt this change should be minimal. The respondents felt that any subsequent development should be for local needs and should be in keeping with the character and function of the village. A change to the village boundary has been put forward at the Garden Scene Nursery.</p> <p><b>Potten End</b></p> <p>Similarly, those that supported change felt that it should be minimal and that any change should reinforce the settlement boundary. Any subsequent development should be small in scale, for local people and should be in keeping with the character and function of the village. One proposal to extend the settlement boundary at Vicarage Road has been put forward.</p> <p><b>Wigginton</b></p> <p>The same general principles apply to this settlement as those which relate to the above.</p>	<p>Consider the representation to amend village boundary further through the Supplementary Issues and Options paper 2008.</p> <p>Consider the proposed amendment to the village boundary through the Supplementary Issues and Options paper 2008.</p>
<p>Those that opposed a change to the existing boundary of the settlement generally raised the same points. Respondents felt that any boundary change and subsequent development would destroy the unique character of the settlements. The respondents also felt that boundary extension would erode the Green Belt and result in these settlements merging, particularly Potten End. It was also felt that the infrastructure in each settlement could not support additional growth.</p>	<p>No action required.</p>

## Major Developed Sites in the Green Belt.

### QUESTION 2

**Which of the following two options do you support for the Major Development Site at Bourne End Mills?**

**Option 1: retain current boundaries**

**Option 2: extend the infill boundary to enable additional future development within the site**

Option 1 - 169 responses

Option 2 - 13 responses

Response	Actions
<p>Option 1 clearly had the greatest level of support.</p> <p>There were few comments from those that supported option 1 apart from the need to retain existing boundaries, but allow for mixed uses on the site and the blight the site would lead to if extended..</p> <p>Those that favoured Option 2 commented that this should be subject to retaining some employment uses, that a community use of the site was beneficial, and the need for infrastructure to be in place to support the new development.</p>	<p>Consider further which option to follow.</p> <p>Note. Planning permission granted for redevelopment of site for B-Class uses (4/02524/08). Any option needs to be considered in the light of the extent and form of the development.</p>

### QUESTION 3

**Which of the following three options do you support for the Major Developed Site at Bovingdon Prison?**

**Option 1: retain current boundaries**

**Option 2: extend the infill boundary to enable additional future development within the site**

**Option 3: extend the external boundary to extend the overall size of the site**

*Total responses received: 174*

Option 1 - 97 responses

Option 2 - 65 responses

Option 3 - 15 responses

Response	Actions
<p>The prison service did not comment on this consultation and, therefore, there it is not known whether there are any operational reasons for option 3 (expansion of external boundary).</p>	<p>Dismiss option 3 and consider which of options 1 and 2 is the most appropriate through the Site Allocations DPD process.</p>

#### QUESTION 4

#### Are there any other sites you wish the Council to consider for designation as Major Developed Sites in the Green Belt?

Total responses received: 183

Yes - 168 responses

No - 14 responses

Response	Actions
<p>There was a significant majority that did not support new designations of MDS in the Green Belt. Those that answered "No" raised a number of concerns over the need to protect the Green Belt from development. Hemel Hempstead was identified as both an area to include and avoid as a MDS in the Green Belt. Those that answered "Yes" referred to a variety of locations in the Borough.</p> <p><u>Suggested sites:</u></p> <ul style="list-style-type: none"> <li>• Bovingdon Airfield</li> <li>• Hospice of St. Francis, Shootersway, Berkhamsted.</li> </ul> <p><u>Suggested broad locations:</u></p> <ul style="list-style-type: none"> <li>• around the Maylands Business area and the M1</li> <li>• Tring</li> <li>• Wilstone</li> <li>• Shendish Edge, Hemel Hempstead</li> <li>• Rucklers Lane</li> <li>• Berkhamsted</li> <li>• Agricultural land (benefiting from planning permission for a golf course) close to Hemel Hempstead but falling in St Albans and City District.</li> </ul>	<p>No action required.</p> <p>As most of those that replied "Yes" only referred to very broad locations it is difficult to respond to such suggestions in any detail. On the whole they are not the types of locations that would normally be identified as Major Developed Sites in the Green Belt and would be inappropriate in terms of national advice contained in PPG2: Green Belt. Parts of Bovingdon Airfield are already identified as MDS (i.e. Bovingdon Brickworks and HMP The Mount). Wilstone is outside of the Green Belt so it is not possible to designate a MDS in and around this settlement. The Council cannot identify a MDS on land in a neighbouring authority.</p>

#### The Extent of the Green Belt and Rural Area

#### QUESTION 5

Which of the following options do you support with regard to compensatory Green Belt designations?

**Option 1: make no changes to the existing Green Belt boundary**

**Option 2: redesignate an area of land north of Lovetts End from Rural Area to Green Belt**

<p><i>Total responses received: 204</i></p> <p>Option 1 - 163 responses Option 2 - 39 responses</p>	
<b>Response</b>	<b>Actions</b>
<p>The Council notes that there is clear numerical support for making no compensatory changes to the Green Belt.</p> <p>There was also a comment seeking an additional extension of the Green Belt into the Tring Rural area.</p> <p>In a small number of instances there were arguments made that the Green Belt should remain permanent and that the suggested compensatory change was cosmetic only. The Council would stress that the East of England Plan does allow for changes to the Green Belt around Hemel Hempstead to accommodate housing growth in the Borough.</p> <p>One response referred to not re-designating the Green Belt until the outcome of the Buncefield investigation. This is not relevant to the specific options put forward, although it would need to be taken into account in looking at any possible growth options on the eastern side of Hemel Hempstead.</p>	<p>No action required.</p> <p>This would not be appropriate, as it would be seeking significant expansion of the Green Belt beyond that necessary to compensate for potential losses elsewhere. There may well be overlaps with the Chilterns Area of Outstanding Natural Beauty designations, which is to be discouraged. Furthermore, the East of England Plan does not signal major extension of the Green Belt in Dacorum.</p>

## Selected Small Villages in the Rural Area

### QUESTION 6

<b>Is any change required to the existing boundary of the following selected small villages in the Rural Area?</b>	
<p><i>Total responses received: 83</i></p> <p>(a) Aldbury - 8 responses (b) Long Marston - 6 responses (c) Wilstone - 14 responses No changes - 69</p> <p>(Respondents could choose more than one option)</p>	
<b>Response</b>	<b>Actions</b>
<p>While the question generated a number of responses, the majority (69) were opposed to any changes being made to these settlement boundaries. This was on the basis that these villages were already felt to be large enough, that development should be directed to the larger settlements, and a misunderstanding that the changes involved altering the Green Belt.</p>	<p>No action required.</p>

<p>6 respondents favoured changes to all three of the villages with Wilstone receiving the highest number of combined comments in support (14), followed by Aldbury (8), then Long Marston (6). Social housing was cited as one of the main reasons for supporting changes to the village boundaries, particularly in the case of Wilstone. Some respondents did qualify their support stressing the need for high quality and small-scale schemes, the need for careful control of development, or in the particular case of Wilstone, only in the vicinity of the Aylesbury Arm of the Grand Union Canal.</p>	
<p>There were very few specific boundary changes suggested at:-</p>	
<p><b>(a) Aldbury</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	<p><b>(a) Aldbury</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p><b>(b) Long Marston</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	<p><b>(b) Long Marston</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p><b>(c) Wilstone</b></p> <ul style="list-style-type: none"> <li>• Land at Rosebarn Lane, Wilstone. Two small flat fields r/o existing housing New Road and Grange Road.</li> <li>• A site has been put forward by Hertfordshire County Council on land owned by them at Rosebarn Lane as part of the Site Allocations Supplementary Issues and Options consultation (reference site O/h12). The above land can be assessed as part of the consideration of this site.</li> </ul>	<p><b>(c) Wilstone</b></p> <ul style="list-style-type: none"> <li>• Consider changes to boundary at Rosebarn Lane through Supplementary Issues and Options consultation, particularly through reference to site O/h12.</li> </ul>

## Towns and Large Villages

### QUESTION 7

**Are any changes required to the existing boundaries of the Borough's towns or large villages for the sole reason of creating more easily identifiable boundaries on the ground?**

*Total responses received: 105*

- (a) Hemel Hempstead**  
11 responses (No – 5 responses)
- (b) Berkhamsted**  
11 responses (No – 1 response)
- (c) Tring**  
6 responses (No – 2 responses)
- (d) Bovingdon**  
7 responses (No – 2 responses)
- (e) Kings Langley**  
8 responses (No – 1 response)
- (f) Markyate**  
5 responses (No – 2 responses)

In addition, 7 respondents considered that all of the above settlements were suitable while 67 opposed this. 3 commented “don't know”.

Response	Actions
<p>As respondents could comment on more than one settlement, there were more responses generated (139) than actual respondents (107). Numerically there were more opposed to changes to settlement boundaries than supporting it (respectively 80 and 59), although the question only asked for positive replies. The largest single category was of those who did not support any amendments to any of the settlement boundaries (67). This was on the basis of the permanency of the Green Belt, encroachment into the countryside, that no change is needed, and concern over the reduction in emergency services / infrastructure.</p> <p>The level of support for boundary changes was broadly the same for all the settlements. Thus there was no one location strongly favoured over others. Much of the support revolved around promoting general and specific parcels of land for development:</p> <p><b>(a) Hemel Hempstead</b></p> <ul style="list-style-type: none"> <li>• West Hemel Hempstead/Pouchen End</li> </ul> <p><b>(b) Berkhamsted</b></p> <ul style="list-style-type: none"> <li>• New Road, Northchurch</li> </ul>	<p>Consider the need for boundary changes through the Core Strategy and Site Allocations DPD for the following sites:</p> <p><b>(a) Hemel Hempstead</b></p> <ul style="list-style-type: none"> <li>• West Hemel Hempstead (H/h62a-d, H/h67, H/h67a-b)</li> </ul> <p><b>(b) Berkhamsted</b></p> <ul style="list-style-type: none"> <li>• South Berkhamsted / Shootersway area (Be/h2, Be/h2a-e, Be/h10, Be/h14)</li> <li>• New Road, Northchurch (Be/h3)</li> </ul>
<p><b>(c) Tring</b></p> <ul style="list-style-type: none"> <li>• Land bounded by Icknield Way / Aylesbury</li> </ul>	<p><b>(c) Tring</b></p> <ul style="list-style-type: none"> <li>• Icknield Way / Aylesbury Road,</li> </ul>

Road / A41 roundabout

**(d) Kings Langley**

- Pillings, Rucklers Lane

**(e) Bovingdon**

- Bovingdon Airfield

**(f) Markyate**

- None

Two broad locations were suggested:

- Bourne End
- South of Berkhamsted up to A41 / Shootersway area

Many of the above are already identified housing sites through the Site Allocations and Core Strategy Development Plan Documents, and would require changes to the settlement boundary to allow them to come forward:

- West Hemel Hempstead (H/h62a-d, H/h67, H/h67a-b)
- South Berkhamsted / Shootersway area (Be/h2, Be/h2a-e, Be/h10, Be/h14)
- Icknield Way / Aylesbury, Tring (T/h4)
- New Road, Northchurch (Be/h3)
- Bovingdon Airfield (Bov/h10)

Bourne End is currently washed over by the Green Belt and is not identified as a town or large village. It is therefore outside the scope of this question. This is not the type of settlement that would normally be excluded from the Green Belt and would not follow national advice in PPG2: Green Belt in terms of altering boundaries. On a similar basis, it would be inappropriate to remove the Green Belt from a small part of Rucklers Lane. Furthermore, a boundary change would not be needed to bring the site forward for housing (if considered necessary).

Tring (T/h4)

**(d) Kings Langley**

- Need to assess the suitability of a new housing site at Pillings, Rucklers Lane (0.4ha) through the Site Allocations DPD.

**(e) Bovingdon**

- Bovingdon Airfield (Bov/h10)

## Chapter 2: HOUSING

### Selecting Housing Sites for the Site Schedules and Unimplemented Local Plan Housing Proposal Sites

#### QUESTION 8

**Do you agree that we should carry all of the existing unimplemented housing proposal sites forward?**

*199 responses in total*

Yes - 95 responses

No - 104 responses

Response	Actions
<p>There was broadly an even split between those supporting and those opposing carrying forward housing proposals.</p> <p>Respondents who opposed these sites raised a number of points of concern in relation to diminishing services, infrastructure and amenities, and that they would be detrimental to the environment and quality of life. Some felt there should be an additional review of all of these sites based on current Government guidance, particularly PPS3 which emphasises the importance of ensuring a 5 year supply of deliverable sites and the need to exclude allowances for windfalls, and that sites must conform with the Core Strategy. They emphasise that there should be no development on Green Belt land, and that the results of the HSE safety boundaries around Buncefield need to be taken into consideration. The Urban Capacity Study also needs a thorough review.</p> <p>Those that were in favour considered that such sites would reduce the need to look to Green Belt and employment land for housing. It was still emphasised that there was a need to review the deliverability of all the sites.</p> <p>The Council considers that the unimplemented housing sites are a valuable source of future housing and should be carried forward. Their suitability has already been tested through a Public Local Inquiry process, and they reduce some of the need to release additional land from the Green Belt. In many cases the sites have been subject to adopted development briefs that have progressed to application stage and beyond. Some are currently under construction. The unimplemented sites and those identified in the Urban Capacity</p>	<p>To consider the suitability and deliverability of unimplemented housing proposal sites through work on the Core Strategy, East Hemel Hempstead Area Action Plan, and Site Allocations DPDs. Remove all proposal sites where they are not considered deliverable or developable.</p> <p>Note: Assessment of sites has already taken place through work on the Strategic Housing Land Availability Assessment and its update. This will feed into the Site Allocations DPD.</p>

<p>Study have been further tested through the Strategic Housing Land Availability Assessment (SHLAA) in accordance with advice in PPS3: Housing as highlighted by respondents. This has assessed their suitability as future housing sites. The results of the SHLAA have been incorporated into the consultation on the Supplementary Issues and Options Paper to the Site Allocations document (2008).</p> <p>There are a few sites where housing may not come forward in the form anticipated by the Local Plan. These are being reviewed through the Site Allocation process and in conjunction with on-going discussions with landowners.</p> <p>Any advice and its impact on housing sites provided by the HSE following the Buncefield incident will be taken into account through work on the Core Strategy and East Hemel Hempstead Area Action Plan.</p>	
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**Urban Capacity Sites**

**QUESTION 9**

<p><b>Do you think that there should be any exclusions to sites carried forward in the Urban Capacity Study?</b></p>	
<p><i>188 responses in total</i></p> <p>Yes -76 responses No - 112 responses</p>	
<p><b>Response</b></p>	<p><b>Actions</b></p>
<p>There were more in favour of carrying forward sites without exclusions, than opposing it.</p> <p>There were a number of respondents who stressed the importance of ensuring that the Urban Capacity Study (UCS) provides an accurate and reliable source of deliverable sites, and the need for regular reviews. Some also emphasised the need to ensure that the study was compatible with recent government guidance in PPS3 on housing land supply.</p> <p>There was concern over the impact of these sites on the Green Belt and related concerns over the merging of settlements, although in reality the UCS did not identify any sites in this type of location. Wider concerns were raised about the ability and suitability of certain towns and villages (e.g. Aldbury, Kings Langley, Bovingdon, Long Marston and Wilstone) to support additional housing. For example, in connection with infrastructure, the loss of amenity spaces, traffic and that they had already accommodated sufficient housing. Tring Rural</p>	<p>To consider the suitability and deliverability of unimplemented sites in the Urban Capacity Study through the conclusions of the SHLAA and through work on the Core Strategy, East Hemel Hempstead Area Action Plan and Site Allocations DPDs.</p>

<p>Parish Council Plan specifically objects to any developments over 10 dwellings. In the case of Hemel Hempstead, a number of neighbourhoods were referred to including Boxmoor, Chaulden, Gadebridge and Leverstock Green. The impact of Buncefield was also mentioned.</p> <p>Specific sites respondents wanted excluded included: AW34, BOV11, BOV14, BOV17, BW23, CH15, HSP14, KL3, KL16, KL27, KL32, LG4e, LG36, LG40, NM10, NM14, TC10, and TWA8.</p> <p>The Council considers that the UCS sites are a valuable source of future housing and should be carried forward. They provide a useful source of brownfield sites and help reduce some of the need to release additional land from the Green Belt. Some are already completed or currently under construction.</p> <p>The unimplemented UCS sites have been further tested through the Strategic Housing Land Availability Assessment (SHLAA) in accordance with advice in PPS3, and as sought by respondents. This has assessed their suitability as future housing sites, and as a result a number of sites will no longer be carried forward. The results of the SHLAA have been incorporated into the consultation on the Supplementary Issues and Options Paper to the Site Allocations DPD.</p> <p>Any advice provided by the HSE on the impact of the Buncefield incident on housing sites will be taken into account through work on the Core Strategy and East Hemel Hempstead Area Action Plan.</p>	
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**QUESTION 10**

**Do you think that we should only specifically identify new housing sites which have the potential to accommodate 10 or more units?**

*Total responses received: 203*

Yes - 105 responses  
 No - 90 responses

<b>Response</b>	<b>Actions</b>
<p>There were marginally more in favour of carrying forward sites with the suggested threshold, than opposing it. Such respondents pointed to the benefits of using these sites over new greenfield/Green Belt sites.</p> <p>There were arguments both in favour of and against the threshold of 10 units, but overall very few actually commented on this particular aspect of the question in any detail. Those that did not support</p>	<p>To consider the role of windfall sites and those sites below the threshold of 10 units within the housing land supply through work on the housing programme to the Core Strategy. PPS3: Housing emphasises the importance of identifying housing supply, so we have concluded at this stage that it is best to retain the current Local Plan threshold of 5</p>

the threshold were concerned that the contribution to overall housing requirements from smaller sites (i.e. less than 10 units) would be lost. Only two respondents specifically supported a lower threshold of 5 units (as is currently used in the Local Plan).

A small number of respondents stressed the importance of ensuring that whatever threshold is used, the identified housing should provide an accurate and reliable source of deliverable sites, and the need for such a supply to be regularly reviewed. This was tied in with the need to ensure that the study was compatible with recent government guidance in PPS3 on housing land supply.

The Council considers that the use of a threshold of 10 units will help reduce the problem of identifying smaller sites on any Proposals Map, which it is often difficult to establish planning requirements for.

A number of different sources of housing have already been tested through the Strategic Housing Land Availability Assessment (SHLAA) in accordance with advice in PPS3, and as sought by respondents. This has assessed their suitability as future housing sites, and as a result a number of these are not considered to be deliverable or developable. They will not feature as part of the future land supply. The results of the SHLAA have been incorporated into the consultation on the Supplementary Issues and Options Paper to the Site Allocations DPD.

There is a genuine issue as to how to properly reflect the contribution from windfall sites (i.e. those sites not specifically identified on the Proposals Map). Government advice in PPS3 tends to discourage the use of windfall estimates during the first 10 years of housing supply, but clearly sites are still going to come forward under the threshold size. The issue is how to take reasonable account of this supply. Some small sites are already known (e.g. as planning permissions) while others we can make assumptions about (e.g. flat conversions). This issue will need to be considered in detail when assessing the housing programme to the Core Strategy.

units.

## New Sites

### QUESTION 11

Are there any particular new sites put forward for consideration that you support?

<i>Total responses received: 204</i>		
Yes - 64 responses No - 133 responses		
<b>Particular Sites that respondents supported</b>	<b>No. of times the site is supported</b>	<b>Actions</b>
<b>BLUE BLOB SITES</b>		
<ul style="list-style-type: none"> <li>• Blue Blob 2: H/h44 (Nash Mills)</li> <li>• Blue Blob 3: H/h42 (Shendish)</li> <li>• Blue Blob 4: H/h45 (Felden)</li> <li>• Blue Blob 5: H/h47 (Boxmoor)</li> <li>• Blue Blob 6: H/h62 (Pouchen End)</li> <li>• Blue Blob 7: H/h48 (Gadebridge North)</li> <li>• Blue Blob 8: H/h49 (Old Town)</li> <li>• Blue Blob 9: H/h41 (Marchmont Farm)</li> <li>• Blue Blob 10: H/h46 (Grovehill and Woodhall Farm)</li> <li>• Blue Blob 11: Holtsmere End (out of Borough)</li> <li>• Blue Blob 12: Wood End Farm (Mostly out of the Borough)</li> <li>• Blue Blob 13: Breakspear Way (Out of the Borough)</li> <li>• Blue Blob 14: Leverstock Green (Out of the Borough)</li> </ul>	<p>2</p> <p>1</p> <p>5</p> <p>4</p> <p>11</p> <p>5</p> <p>7</p> <p>9</p> <p>5</p> <p>7</p> <p>2</p> <p>3</p> <p>3</p>	Consider further through the Core Strategy and, where appropriate, Site Allocations DPD
<b>OTHER SITES</b>		
<ul style="list-style-type: none"> <li>• H/h2 (West Herts College)</li> <li>• H/h17 (Land between Ebberns Road &amp; Frogmore Road)</li> <li>• H/h18 (1-13 Frogmore Road)</li> <li>• H/h19 (Frogmore End, Frogmore Road)</li> <li>• H/h22 (Three Cherry Trees Lane (East))</li> <li>• H/h26 (Land south of Redbourn Road)</li> <li>• H/h27 (Buncefield Lane)</li> <li>• H/h28 (Westwick Farm)</li> <li>• H/h30 (74-78 Wood Lane End)</li> <li>• H/h34 (Gas Board Site)</li> <li>• H/h55 (Martindale Primary School)</li> <li>• H/h56 (Pixies Hill JMI School) H/h56</li> <li>• H/h57 (Barncroft Primary School)</li> <li>• H/h58 (Jupiter Drive JMI School)</li> <li>• H/h65 (Land North of Gadebridge)</li> <li>• H/h70 (Field between Westwick Farm and Green Lane)</li> <li>• H/h71 (London Road, Boxmoor)</li> <li>• H/h74 (Land between Westwick Farm and Green Lane)</li> <li>• H/L2 (Land north of H42)</li> </ul>	<p>2</p> <p>2</p> <p>3</p> <p>2</p> <p>1</p>	Consider further through the Site Allocations DPD
<ul style="list-style-type: none"> <li>• APS27,32 (Featherbed Lane)</li> <li>• AW34 (Great Raod)</li> <li>• CH16a (Deaconsfield Road)</li> <li>• CH23 (Lawn lane)</li> <li>• NM10 (Silverthorn Drive)</li> <li>• Be/h1 (Ivy House Lane)</li> </ul>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>	Consider further through the Site Allocations DPD

• Be/h2 (Land south of Berkhamsted)	1	
• Be/h3 (Lock Field, New Road, Northchurch)	2	
• Be/h5 (Land at Shootersway)	1	
• Be/h6 (Blegberry, Shootersway)	1	
• Be/h9 (Land at Ashlyns School)	1	
• Be/c1 (Hospice Site, Shootersway)	1	
• T/h1 (Rear of Western road/Goldfield Road)	1	
• T/h3 (Waterside Way, Land North of Icknield Way)	1	
• T/h9 (Miswell Lane)	1	
• TC10 (Silk Mill Way)	1	
• Bov/h1 (Land at Duckhall Farm, Bovington)	1	
• Bov/h2 (Land off Louise Walk)	1	
• KL/h1 (Sunderlands Yard)	2	
• KL/h2 (Ex Kings Langley Building Supplies)	1	
• KL10 (Gaywoods)	1	
• M/h2 (Hicks Road/A5)	1	
• O/h1 (Bourne End Mills)	1	
• O/h3 (Bourne End Mills)	1	
• O/h6 (Bourne End Lane)	1	
• O/h7 (Wilstone Bridge)	1	
• H/h29 (Three Cherry Trees Lane/ North East Hemel Hempstead)	1	Development Brief has been adopted for development of site. Under construction for residential led mixed use development. Planning permission approved subject to completion of a legal agreement. Permission approved for small-scale residential development.
• H/h53 (Former Kodak Tower)	2	
• NM13 (Sappi, Nash Mills)	3	
• KL/h5 (Hill Farm, Kings Langley)	2	
<b>BROAD LOCATIONS</b>		
• All Urban Capacity Sites (see Site Allocations – Summary of Issues and Options)	1	Consider further through Site Allocations DPD
• All with the exception of NM10 (Silverthorn Drive)	1	
• All Brownfield Sites	1	
• Maximise development on vacant sites in Maylands Avenue, Bovington Airfield and Jarman park	1	
• Support release of land from industrial use for residential development	1	

## QUESTION 12

### Do you agree with the suggested approach to prioritising new sites?

*Total responses received: 198*

Yes - 142 Responses

No - 51 Responses

Response	Actions
<p>The majority of respondents agreed with the suggested approach to prioritising new sites.</p> <p>Those respondents who disagreed with the suggested prioritisation approach were asked to explain their reasons. Specific points raised included:</p> <ul style="list-style-type: none"> <li>• The creation of new neighbourhoods is the best way to meet the housing targets for the Borough. The new neighbourhoods will need to be phased and should be given priority over other sites for residential development. The new neighbourhoods will necessarily encompass some greenfield land.</li> <li>• Although environmental designations are important, sites within them should not be automatically discounted from development. Other factors which should override or equal environmental designations in weight are: <ul style="list-style-type: none"> <li>▪ Amenity space;</li> <li>▪ Open space within towns/villages;</li> <li>▪ Wildlife Sites and other locally important ecological resources;</li> <li>▪ Sustainability criteria; and</li> <li>▪ Flood Zone.</li> </ul> </li> <li>• The prioritisation criteria are too simplistic. There is also a need to consider: <ul style="list-style-type: none"> <li>▪ PDL status;</li> <li>▪ Sustainability Appraisal;</li> <li>▪ Deliverability; and</li> <li>▪ Environmental Issues.</li> </ul> </li> <li>• Development around Hemel Hempstead should be balanced physically and socially. Capacity issues at schools and hospitals should be considered, and the review of Buncefield should inform development options.</li> <li>• The Criteria need to be updated to include PPS3 guidance.</li> <li>• The Green Belt should not be built on.</li> <li>• Hemel Hempstead is at full capacity/should not have any new housing development.</li> </ul>	<p>The release of greenfield sites (if needed) will have to be carefully controlled. The scale of development and nature of sites required to meet the housing programme will need to be considered in detail through the Core Strategy.</p> <p>Already considered through the Core Strategy DPD or Site Allocations DPD.</p> <p>Already considered through Core Strategy process, e.g. through the implementation plan or Sustainability Appraisal.</p> <p>Capacity issues across the borough will be considered as part of the Core Strategy process and in discussion with infrastructure providers. Accept that development options will be dictated by recommendations for the future of the Buncefield site.</p> <p>All future policies will be based on the most up to date government guidance and best practice.</p> <p>Decisions on the need for any Green Belt review and the capacity of Hemel Hempstead to accommodate future housing growth will need to be taken through the Core Strategy.</p>
<p>Some respondents referred to specific sites or areas and how the prioritisation approach would affect them:</p> <ul style="list-style-type: none"> <li>• Bunkers Park should be protected from development.</li> </ul>	<p>Consider further where necessary issues raised through Core Strategy</p>

<ul style="list-style-type: none"> <li>• Development on the east side of Hemel Hempstead will distort the town make-up away from the town centre and public transport.</li> <li>• KL/h5 (Hill Farm) is a brownfield site, but once housing is built on this site, it may lead to further development on the Green Belt.</li> </ul>	and Site Allocations DPDs.
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## Greenfield Sites and Other Sites

### QUESTION 13

Are there any other sites the Council should consider?		
<p><i>Total responses received: 169</i></p> <p>Yes - 44 Responses No - 124 Responses</p>		
Response	Actions	
The majority of respondents did not think that there were any other sites that the Council should consider. Most of respondents who thought the Council should consider other sites had already suggested particular sites, which are listed below.	No action required.	
Other sites suggested		
Site	Number of times site is suggested	Action
<p>Sites taken into account in 2006 Site Allocations Issues and Options consultation</p> <p>No action arising</p>		
<ul style="list-style-type: none"> <li>• HCC Land at Gadebridge North</li> <li>• Jarman Park Hotel Site</li> <li>• The former Lucas Aerospace site</li> <li>• West Herts College</li> <li>• Town Centre</li> </ul>	<p>1</p> <p>1</p> <p>6</p> <p>1</p> <p>1</p>	<p>Site Ref: H/h65</p> <p>Site Ref: H/r3</p> <p>Site Ref: H31</p> <p>Site Ref: H/h52. Sites included in the (then) Waterhouse Square development proposals.</p>
<ul style="list-style-type: none"> <li>• Land on former Three Horseshoes Garage, Leverstock Green</li> <li>• The former Kodak site</li> </ul>	<p>1</p> <p>4</p>	<p>Application for 14 flats allowed at appeal.</p> <p>Received planning permission for mixed use development incorporating 470 residential units, and is now under construction.</p>
<ul style="list-style-type: none"> <li>• Land South of Icknield Way (Tring)</li> </ul>	<p>1</p>	<p>Site Ref: T/h4</p>
<p>Sites taken into account in 2008 Site Allocations Supplementary Issues and Options Paper Consultation</p> <p>Assess their suitability, subject to responses to the Supplementary Issues and Options Paper Consultation, through the Site Allocations DPD</p>		
<ul style="list-style-type: none"> <li>• Bovingdon Airfield</li> <li>• Broadwater Football Club site (Berkhamsted)</li> <li>• Field adjoining Fields End Farm Estate (Hemel Hempstead)</li> </ul>	<p>3</p> <p>1</p> <p>1</p>	<p>Site Ref: Bov/h10</p> <p>Site Ref: Be/h13</p> <p>Site Ref: H/h84</p>

<ul style="list-style-type: none"> <li>Land at Hanburys, Shootersway (Berkhamsted)</li> </ul>	1	Site Ref: Be/h10
<ul style="list-style-type: none"> <li>Boxmoor House School</li> </ul>	1	Site Ref: H/h92
<ul style="list-style-type: none"> <li>Land at Fields End Lane (Hemel Hempstead)</li> </ul>	1	Site Ref: H/h84
<ul style="list-style-type: none"> <li>Site in centre of Bourne End Village</li> </ul>	1	Site Ref: O/h13
<ul style="list-style-type: none"> <li>Breakspear House (Hemel Hempstead)</li> </ul>	1	Site Ref: H/h75
<ul style="list-style-type: none"> <li>Land at Pouchen End Farm, in particular the southern section</li> </ul>	1	Site Ref: H/h62
<ul style="list-style-type: none"> <li>The National Film and Television Archive (Berkhamsted)</li> </ul>	1	Site Ref: Be/h14
<ul style="list-style-type: none"> <li>Playing Field north of Gadebridge Lane and south of Link Road</li> </ul>	1	Site Ref: H/h77
<ul style="list-style-type: none"> <li>Durrants Lane, Berkhamsted</li> </ul>	2	Site Ref: Be/h12
<ul style="list-style-type: none"> <li>Land Adjacent to Bov/h2 (r/o Green Lane and Austins Mead)</li> </ul>	1	Site Ref: Bov/h9
<ul style="list-style-type: none"> <li>Surplus land within the Frogmore Mill site</li> </ul>	1	Site Ref: H/h17a
<ul style="list-style-type: none"> <li>Greenhills Day Centre, Tenzing Road, Hemel Hempstead</li> </ul>	1	Site Ref: H/h78
<ul style="list-style-type: none"> <li>Land adjacent to Station, London Road, Hemel Hempstead</li> </ul>	1	Site Ref: H/h81
<ul style="list-style-type: none"> <li>Land off Springfield Road, Berkhamsted</li> </ul>	1	Site Ref: DC45
<ul style="list-style-type: none"> <li>Leverstock Green Tennis Club</li> </ul>	1	Site Ref: H/h80
<ul style="list-style-type: none"> <li>Garages r/o Waterside, Kings Langley</li> </ul>	1	Site Ref: KL/h6
<ul style="list-style-type: none"> <li>64-68 Akeman Street, Tring</li> </ul>	1	Site Ref: T/h7a
<ul style="list-style-type: none"> <li>Land south of Red Lion Lane, Nash Mills</li> </ul>	1	Partially considered as site H/h52 and SHLAA site NM13.
<ul style="list-style-type: none"> <li>Two Waters East</li> </ul>	1	Site Ref: H/h83
<ul style="list-style-type: none"> <li>Land at Chaulden Lane</li> </ul>	1	Site Ref: H/h62c
<ul style="list-style-type: none"> <li>Lane at Gadebridge (former school playing fields)</li> </ul>	1	Part of Site: H/h48a
<p>Other sites</p> <ul style="list-style-type: none"> <li>Land South of Grand Union Canal, Billet Lane (Berkhamsted)</li> </ul>	1	Residential is likely to be an inappropriate use in an employment area. Considered through the SHLAA (site BW16) and accepted as a viable site, however, consultants were unsure of likely timing for development.
<ul style="list-style-type: none"> <li>Rear of Berkhamsted Civic Centre</li> </ul>	1	Site assessed by the SHLAA (site BE7) and accepted as a viable. The consultants were unsure of the likely timing and availability of the site.
<ul style="list-style-type: none"> <li>R/O 114-139 Piccotts End (see planning application 04/01677/04 for details – refused)</li> </ul>	1	The site is considered to be inappropriate for residential development as it falls within the Green Belt and a Conservation Area on the edge of a small settlement.

• The Caravan Club sites	1	Residential use is likely to be inappropriate in Maylands Business Area. Consider in the context of the Maylands Master Plan.
• Land south of Tring Road and land north of Tring Road, Northchurch	1	Imprecise locations. Unable to consider further. No action required.
• London Road, Boxmoor	1	
<b>Non-site specific suggestions</b>		
• Any greenfield site not in the Green Belt	1	Imprecise locations. Unable to consider further in any detail. Sites in theory could come forward where appropriate dependent on location and adjoining uses. Watford is in an adjoining district.
• Unoccupied office buildings in Hemel Hempstead and Watford	1	

## Gypsy and Traveller Sites

### QUESTION 14

Do you agree that new provision for gypsy and traveller sites should be located:	
<i>Total responses received: 177</i>	
<b>(a) With good access to local services and facilities</b> Yes - 91                      No - 40	
<b>(b) In order to avoid local concentrations</b> Yes - 117                      No - 32	
<b>(c) On previously developed land in preference to greenfield sites</b> Yes - 128                      No - 30	
Response	Actions
<p>The majority of respondents agreed that new provision for gypsy and traveller accommodation should be located in accordance with criteria (a)-(c).</p> <p>Those respondents who answered 'No' to any parts of the question were asked to explain their reasons. Specific points raised included:</p> <p><b>(a) With good access to local services and facilities</b></p> <ul style="list-style-type: none"> <li>• Gypsies and Travellers have the means to travel to facilities if required.</li> <li>• Local services and facilities will not be able to cope.</li> <li>• Integration rather than segregated camps within communities.</li> <li>• Access to facilities should be given no higher priority than any other development.</li> <li>• Bovingdon airfield suggested as a potential site.</li> </ul>	<p>Take account of criteria (a) to (c) when assessing how sites might be considered through the Core Strategy and Site Allocations DPDs.</p> <p>Consider Bovingdon Airfield as a potential site location through Supplementary Issues and Options consultation.</p>

<p><b>(b) In order to avoid local concentrations</b></p> <ul style="list-style-type: none"> <li>• Avoid a proliferation of small sites.</li> </ul> <p><b>(c) On previously developed land in preference to greenfield sites</b></p> <ul style="list-style-type: none"> <li>• Locating sites on brownfield land should be the aim, but there are many factors / other needs that also need to be accommodated, so having a fixed rule may not always result in the best overall solution.</li> <li>• Urban capacity sites are often smaller and therefore less likely to meet the 1ha size requirement.</li> <li>• Land use must bring the best use of the land for the Borough.</li> <li>• Land should be used for housing or employment.</li> <li>• A lot of brownfield land is ex-commercial and therefore not suitable for residential.</li> <li>• Gypsy sites often work best in rural locations.</li> <li>• All development must stay away from greenfield sites.</li> </ul> <p><b>General comments:</b></p> <p>Many respondents stated that they did not wish to see any increase in the provision of sites for gypsies and travellers and that existing sites should be extended and/or improved. As required by Government, the Council has carried out an assessment of the accommodation needs for gypsies and travellers. As an unmet need was highlighted through this work, the Council is required to ensure sufficient sites are identified through the plan-making process. The Three Cherry Trees Lane site, in Hemel Hempstead is already significantly larger than the normal maximum size of 15 pitches recommended by consultants (CMRS) in their needs assessment. Subsequent to the consultation Government concurred with this view. Further consultations has shown that smaller sites are preferred by the Gypsy and Traveller community; result in fewer management issues; are easier to integrate into their surroundings and have less impact on local infrastructure.</p>	<p>.</p> <p>Issues raised to (b) and (c) to be noted when considering general approach to accommodating new Gypsies and Travellers sites through the Core Strategy.</p> <p>No action required.</p>
<p>General concerns were raised regarding pressure on local health facilities and infrastructure and the need to take account of the impact of any development on the Chilterns AONB. These issues will be considered in more detail as the Core Strategy and Site Allocations DPDs are progressed. However, due to the relatively small number of additional pitches, it is unlikely to place significant strain on local infrastructure.</p> <p><i>Note:</i></p>	<p>No action required.</p>

Comments that are not permissible under the Race Relations Act 1976, as amended by the Race Relations (Amendment) Act 2000, or that do not constitute a material planning consideration have not been reported.

**QUESTION 15**

**Do you consider locating Gypsy and Traveller sites near any of the following settlements would be unsuitable?**

Total responses received: 112

- (a) **Hemel Hempstead**  
25 responses
- (b) **Berkhamsted**  
23 responses
- (c) **Tring**  
16 responses
- (d) **Bovingdon**  
18 responses
- (e) **Kings Langley**  
26 responses
- (f) **Markyate**  
20 responses

In addition, 47 respondents considered that all of the above settlements were unsuitable.

Response	Actions
<p>There was no overall consensus regarding the unsuitability of particular towns and/or large villages to accommodate Gypsy and Traveller provision. However, a significant proportion of respondents felt all to be unsuitable.</p> <p>The following reasons were given for particular settlements being unsuitable:</p> <ul style="list-style-type: none"> <li>(a) <b>Hemel Hempstead</b> <ul style="list-style-type: none"> <li>• Infrastructure, services and resources already stretched.</li> <li>• Provision unsuitable unless it replaces an existing site.</li> <li>• Already has provision.</li> <li>• Unsuitable due to planned expansion.</li> </ul> </li> <li>(b) <b>Berkhamsted</b> <ul style="list-style-type: none"> <li>• Pressure on facilities.</li> </ul> </li> <li>(c) <b>Tring</b> <ul style="list-style-type: none"> <li>• Too small to accommodate sites.</li> </ul> </li> </ul>	<p>Issues raised to be noted when considering general approach to accommodating new Gypsies and Travellers sites through the Core Strategy. Consider appropriate locations and spread of sites through Supplementary Issues and Options consultation.</p>

**(d) Bovingdon**

- Pressure on facilities.

**(e) Kings Langley**

- Strain on local services.
- Overcrowded.

**(f) Markyate**

- There is already a site in close proximity to the village.

A number of general issues were also raised. These are summarised as follows:

- Locations should be away from rural areas.
- Existing provision is adequate.
- Encourage integration rather than segregation.
- Green Belt and Rural Area should not be developed.
- Sites should be located away from existing housing.
- Small permanent sites suitable in town edge / rural locations, with appropriate landscaping.
- Sites should be spread through the district rather than concentrated in one particular settlement.
- None unsuitable provided the sites are small.
- Consider vacant sites in the Maylands area.

The issue of the need for additional provision is considered in the response to Question 14.

Designated Employment Areas were excluded from the area of search in the Scott Wilson Report. There is a need to safeguard employment land to ensure a balance is maintained between jobs and housing. In addition, employment locations are not considered to provide an appropriate environment for residential uses.

**QUESTION 16**

**If Hemel Hempstead is proposed for an area of growth in the East of England Plan, should we consider options for Gypsy and Traveller sites in the new development area(s)**

*Total responses received: 161*

Yes - 35 responses

No - 126 responses

Response	Actions
<p>The results show a clear majority in favour of no additional Gypsy and Traveller site provision as part of any growth at Hemel Hempstead.</p> <p>It should however be noted that the results have not</p>	<p>Issues raised to be noted when considering general approach to accommodating new Gypsies and Travellers sites through the Core Strategy. Consider locational choices</p>

<p>been analysed in terms of the respondents' location. If a high proportion of respondents were from the Hemel Hempstead area, this could have an impact upon the nature of the responses received.</p> <p>The reasons for giving a 'no' response included:-</p> <ul style="list-style-type: none"> <li>• Already provision at Hemel Hempstead.</li> <li>• Try to fight the decision for growth. If provision has to be made it should be small.</li> </ul> <p>The reasons for giving a 'yes' response included:-</p> <ul style="list-style-type: none"> <li>• If it is in conjunction with other local authorities with whom the study was undertaken.</li> <li>• Subject to being well integrated.</li> </ul>	<p>further through Supplementary Issues and Options consultation.</p> <p>Liaise with adjoining authorities to consider the issue of a potential over-concentration of sites at Hemel Hempstead.</p>
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**QUESTION 17**

<b>Are there particular sites or locations you consider suitable for Gypsy and Traveller sites?</b>	
<i>Total responses received: 137</i>	
<b>Yes</b>	- 23 responses
<b>No</b>	- 108 responses
<b>Neither Yes or No</b>	- 6 responses
<b>Response</b>	<b>Actions</b>
<p>Respondents that answered yes to this question generally felt that additional provision should be through extending existing sites; of particular note was expanding the site at Three Cherry Trees Lane. Where new sites are to be provided respondents felt that they should be self contained sites within industrial areas, notably Maylands Business Park. There was also interest in providing new sites in the more rural parts of the borough (Wilstone/Tring) where occupants could utilise land for grazing of horses.</p>	<p>Issues raised to be noted when considering general approach to accommodating new Gypsies and Travellers sites through the Core Strategy. Consider comments further through Supplementary Issues and Options Paper.</p>

## Chapter 3: EMPLOYMENT

### Employment Area Boundaries

#### QUESTION 18

**Should any changes be made to the detailed boundaries of the existing General Employment Areas (GEAs)?**

*Total responses received: 161*

Yes - 34 responses

No - 121 responses

Response	Actions
<p>The majority of respondents did not consider that any changes should be made to the detailed boundaries of the GEAs. The reasons for this response included:</p> <ul style="list-style-type: none"> <li>• We should wait until we have clear advice regarding what is happening at Buncefield, the hospital site, schools and the M1 regarding noise and pollution.</li> <li>• Make better use of the Buncefield site, e.g. by putting factory or offices on the site.</li> <li>• There are plenty of empty office buildings that should either be reused or redeveloped.</li> <li>• We have an industrial area but many companies left following Buncefield and we should attract them back to the area.</li> <li>• There are insufficient services and facilities to support more employment land.</li> </ul>	<p>No action required.</p>
<p>The reasons given by the respondents who did consider that changes should be made to the detailed boundaries of the GEAs included:</p> <ul style="list-style-type: none"> <li>• Some of the existing employment areas could be used for housing, particularly where there are empty buildings.</li> <li>• Site E4 (Three Cherry Trees Lane) should be reallocated for residential development and reprovided to the east of town.</li> <li>• Remove the area to the south of the Canal, north of the High Street and west of Billet Lane, Berkhamsted from the GEA.</li> <li>• Reallocate site E6 (Miswell Lane, Tring) to residential.</li> <li>• Land adjoining Icknield Way, Tring should be released from the Green Belt in order to expand the GEA.</li> <li>• New employment area west of M1 in St Albans District.</li> </ul>	<p>Consider further as appropriate in the light of the conclusions of the employment floorspace study, through the Core Strategy or Site Allocations DPDs, and the East Hemel Hempstead Area Action Plan.</p>

<ul style="list-style-type: none"> <li>• The Sappi site should be reallocated for residential.</li> <li>• Extend Maylands GEA eastwards to the M1</li> <li>• Although it appears that the Council are aiming to redevelop the whole of Corner Hall GEA as a single entity, the Texaco Garage should be released for redevelopment sooner as it is in a position to be redeveloped.</li> <li>• Change the Frogmore GEA boundary to exclude the Frogmore Mill Site.</li> <li>• Remove 64-68 Akeman Street (Tring) from GEA and develop as mixed use.</li> <li>•</li> </ul>	<p>The Council has accepted the principles of residential on the site in approving a mixed use scheme subject to the completion of a legal agreement.</p> <p>This could be promoted by the Council, dependent on the scale of growth of Hemel Hempstead, through the Core Strategy and the East Hemel Hempstead Area Action Plan.</p> <p>Consider further, if appropriate in the light of the conclusions of the employment floorspace study, and through the Core Strategy or Site Allocations DPDs.</p> <p>Planning permission granted for a mixed use scheme.</p>
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## Types of Employment Designations

### QUESTION 19

**Which of the following options do you support for the Nash Mills General Employment Area (GEA)?**

**Option 1: retain existing GEA designation over the whole site**

**Option 2: redesignate for residential use**

**Option 3: redesignate for a mix of employment and residential uses**

*Total responses received: 166*

Option 1 - 52 responses

Option 2 - 16 responses

Option 3 - 98 responses

(Respondents could choose more than one option – one respondent chose options 1 and 3)

Response	Actions
<p>60% of the respondents supported a mix of employment and residential uses, which was option 3</p> <p>Three options consider land use changes as above. The following are additional comments made under each option:</p> <p><b>Option 1</b></p> <ul style="list-style-type: none"> <li>• 30% of respondents opted for retaining the site for GEA uses only (no individual comments)</li> </ul> <p><b>Option 2</b></p> <ul style="list-style-type: none"> <li>• Only 10% opted to redesignate for residential use only (no individual comments)</li> </ul>	<p>Consider suggestions noted under option 3 further as part of the redevelopment of Nash Mills GEA.</p> <p>The use of the site as a new Area HQ for Herts Constabulary is not considered a suitable location for their needs.</p> <p><b>Note:</b> (a) The Council has accepted the principles of residential on the site in approving a mixed use scheme subject to the completion of a legal</p>

<p><b>Option 3</b></p> <ul style="list-style-type: none"> <li>• One respondent stated that the site should include a village hall building;</li> <li>• another respondent suggested the site could be a new Area HQ for Herts Constabulary;</li> <li>• it was also suggested that the design of the site should include making full use of the canal frontage and links to the Apsley Lock development.</li> </ul>	<p>agreement.</p> <p>(b) The site has been put forward for residential use under H/h60 of the Schedule of Site Appraisals 2006. It is also referred to as H/h60a with amended boundaries, for residential use in the Schedule of Site Appraisals 2008.</p>
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**QUESTION 20**

**Which of the following options do you support for the Bourne End Mills site?**

- Option 1: site retained for current employment uses**  
**Option 2: site redeveloped for residential use**  
**Option 3: a mix of the above**

*Total responses received: 166*

Option 1 - 72 responses  
Option 2 - 16 responses  
Option 3 - 81 responses

(Respondents could choose more than one option – two respondents chose options 1 and 3; and 1,2 and 3, respectively)

<b>Response</b>	<b>Actions</b>
<p>Re-designating the land for residential use proved unpopular with only 9% of respondents stating this option. Options 1 and 3 were favoured in broadly equal measures.</p> <p>The following are additional comments made under each option:</p> <p><b>Option 1</b></p> <ul style="list-style-type: none"> <li>• Comments were made regarding the increase of rents being unreasonable; and how redevelopment may push small businesses out of the employment area;</li> <li>• Herts Constabulary was concerned that residential development may increase traffic levels; and</li> <li>• one respondent stated the site is too far away from services and facilities for the elderly.</li> </ul> <p><b>Option 2</b></p> <ul style="list-style-type: none"> <li>• Only 9% opted to redesignate for residential use only (no individual comments)</li> </ul> <p><b>Option 3</b></p> <ul style="list-style-type: none"> <li>• One respondent stated that a sensitive mix of residential and employment would improve the look of the area; and</li> <li>• another respondent suggested that any redevelopment option should be considered to deliver environmental improvements.</li> </ul>	<p>Consider option 1 further. There is a lack of support for solely residential on the site. Its location and employment history the Council do not consider it is suitable for housing. The Council favours continuation of the current employment uses to provide a mix of opportunities for large and small businesses and to also include local environmental improvements.</p> <p><b>Note:</b>  The site has also been put forward for residential or mix of residential and employment, and a large care and nursing home under O/h1 and O/h3 of the Schedule of Site Appraisals 2006. However, a recent application has been approved for a mix of commercial uses on the site.</p>

**QUESTION 21**

**Which of the following options do you support for the Paper Trail site?**

**Option 1: retain Local Plan designation for the Paper Trail**  
**Option 2: allow redevelopment of part of the site for residential purposes**  
**Option 3: allow redevelopment of part of the site for non-residential/ employment purposes**

*Total responses received: 182*

Option 1 - 79 responses  
 Option 2 - 63 responses  
 Option 3 - 39 responses

(Respondents could choose more than one option – one respondent chose options 1 and 3)

Response	Actions
<p>There was less support for re-designating part of the site for non-residential/employment uses. 43% of the respondents favoured its current Local Plan designation. However, 35% of respondents favoured partial re-designation to residential use.</p> <p>Three options consider land use changes as above. The following are additional comments made under each option:</p> <p><b>Option 1</b></p> <ul style="list-style-type: none"> <li>• Further housing or retail will only increase traffic congestion in Apsley (2);</li> <li>• What about considering the Paper Trail site as a national heritage site?; and</li> <li>• Development of the site would restrict community use.</li> </ul> <p><b>Option 2</b></p> <ul style="list-style-type: none"> <li>• There is a critical shortage of homes (3);</li> <li>• A heritage site and minor retail should be supported; and</li> <li>• This would secure the delivery of the Visitor Centre Project (4).</li> </ul> <p><b>Option 3</b></p> <ul style="list-style-type: none"> <li>• A mix of uses will give life to the area and create more jobs.</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>• Two respondents suggested the whole site should be redeveloped for residential purposes.</li> </ul>	<p>Consider options further. However, the Local Plan does not support any further residential development. Environmental improvements are also sought after by the Local Plan.</p> <p><b>Note:</b>          The site has also been put forward for residential use under H/h59 of the Schedule of Site Appraisals 2006.</p>

## Unimplemented Employment Proposals

### QUESTION 22

**Which of the following options do you support for the undeveloped employment land at Miswell Lane, Tring?**

*Total responses received: 115*

<b>Option 1</b> site retained for employment use	51 responses
<b>Option 2</b> site redesignated for residential use	36 responses
<b>Option 3</b> site redesignated for residential use with a new reserve of land allocated to enable the expansion of the GEA westward	23 responses

One respondent suggested options 1 and 2 which probably indicates no overall preference. One suggested options 2 or 3 – option 3 if there was sufficient demand.

Response	Actions
Although the largest number is in favour of retaining the site in employment use, both options 2 and 3 are for residential use. Overall therefore there is a slight majority in favour of residential use.	Need to consider employment needs in Tring in greater detail and in the light of the employment floorspace study.
The Chilterns Conservation Board objected to option 3 as it would take development right up to the AONB.	Need to take account of concern should Option 3 be progressed further.

## Other Potential Employment Sites

### QUESTION 23

**Are there any other areas of land that you would like us to consider designating for employment uses?**

*Total responses received: 134*

Yes - 22 responses  
No - 112 responses

Response	Actions
A small number of areas were suggested, the majority of which already form part of site allocations.	No action required.
<b>Suggested sites:</b> <ul style="list-style-type: none"> <li>Former Lucas Aerospace site</li> <li>Sappi</li> <li>Civic Centre (Hemel Hempstead)</li> <li>Jarman Field</li> </ul>	These sites offer limited opportunities, as most are already in commercial use. Jarman Field is better suited to large-scale retail / leisure uses.
<b>Suggested broad locations:</b> <ul style="list-style-type: none"> <li>West side of M1</li> </ul>	Consider through Core Strategy DPD and East Hemel Hempstead Area Action Plan.

<ul style="list-style-type: none"> <li>• Both sides of M1</li> <li>• Wilstone</li> <li>• Between A41 bypass and Two Waters</li> </ul>	<p>Do not consider land to the east of the M1.</p> <p>Consider opportunities to promote rural employment further through the Core Strategy DPD, although unlikely to be significant.</p> <p>Area already part of Two Waters GEA.</p>
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## Conversion of Employment Land to Other Uses

### QUESTION 24

#### Should any changes be made to the boundaries of the following sites?

- Gossoms End (West), Berkhamsted
- Gossoms End (East)/Stag Lane (East), Berkhamsted
- Ebbens Road, Apsley, Hemel Hempstead
- Western Road, Tring
- London Road, Markyate

*Total responses received: 137*

Yes - 15 responses

Three respondents thought changes should be made to all the sites, and in addition:

- Gossoms End (West), Berkhamsted - 0
- Gossoms End (East)/Stag Lane (East), Berkhamsted - 2
- Ebbens Road, Apsley, Hemel Hempstead - 5
- Western Road, Tring - 4
- London Road, Markyate - 1

No - 118 responses

Response	Actions
The general view was that no changes should be made to the sites. It was pointed out that Stag Lane had been overtaken by events.	Retain sites, but update where appropriate.

## Potential Locations for Live/Work Uses

### QUESTION 25

#### Where do you consider Live/Work units could be successfully accommodated?

*Total responses received: 138*

Maylands Business Area - 109 responses

Other Locations (General) - 3 responses

Other Locations (Specific) - 11 responses

Both - 12 responses

No - 3 responses

Response	Actions
<p>The vast majority of respondents were in favour of Live/Work units at Maylands, although there were some reservations regarding proximity to Buncefield. The most appropriate locations would be Maylands, the Town Centre and new neighbourhoods but the market for such units requires investigation in order to ascertain numbers.</p> <p><u>Suggested sites:</u></p> <ul style="list-style-type: none"> <li>• Apsley</li> <li>• Bourne End</li> <li>• Nash Mills (Sappi?)</li> <li>• Paper Trail</li> <li>• Town Centre</li> <li>• Paradise</li> <li>• Q 24 sites (Gossoms End, Stag Lane, Ebbens Road, Western Road, London Road, Markyate)</li> </ul> <p><u>Suggested broad locations:</u></p> <ul style="list-style-type: none"> <li>• New neighbourhoods</li> <li>• All General Employment Areas</li> </ul>	<p>Consider further whether a market exists for live/work units and whether Maylands business park might be an appropriate location to accommodate this.</p>

## Chapter 4: RETAILING

### Town and Local Centre Boundaries

#### QUESTION 26

**Are there any changes to the detailed boundaries of the existing town and local centres that the Council should consider?**

*Total responses received: 159*

Yes (unspecified) - 3 responses

Yes (specified) - 13 responses

No - 140 responses

Other - 2 responses

Response	Actions
<p>The vast majority of respondents did not suggest any changes.</p> <p>Those who did proposed the following:</p> <ul style="list-style-type: none"> <li>• new local centre as part of Eastern Gateway (10)</li> <li>• Ex-Texaco Petrol Station by the Plough Roundabout should be used for retail (1).</li> <li>• extend Stoneycroft (2)</li> <li>• delete DBLP proposal S1 (1)</li> </ul> <p>7 respondents who answered “no” wanted to improve the existing centre in Mayland).</p> <p>The “other” comments related to:</p> <ul style="list-style-type: none"> <li>• need to link High Street to main town centre to allow shoppers in without changing the look of the Old Town</li> <li>• Jarman Field clearly fulfils a wider district and leisure shopping function and should be designated as a higher order centre. Its suitability to accommodate large scale retail development should be confirmed.</li> </ul>	<p>Progress through Maylands Master Plan.</p> <p>Considered further through Site Allocations Supplementary Issues and Options Paper 2008.</p> <p>Consider further whether there is scope to extend boundary.</p> <p>Retain proposal.</p> <p>Progress through Maylands Master Plan and East Hemel Hempstead Area Action Plan</p> <p>Consider further through Core Strategy DPD and approach to town centre planning.</p> <p>Consider role of centre further through retail study update, the Core Strategy and Site Allocations DPDs.</p>

### The Extent of the Primary Shopping Area

#### QUESTION 27

**Do you agree with the Council’s approach to defining the primary shopping area in the town centres?**

*Total responses received: 158*

Yes - 151 responses

No - 7 responses

Response	Actions
The vast majority agreed with the Council's approach, and those who did not agree did not outline any alternatives.	Retain general approach to defining primary shopping areas.

## Town Centre Shopping Frontages

### QUESTION 28

**Are there any changes to the type and spread of shopping frontages in the town centres of Hemel Hempstead, Berkhamsted and Tring that the Council should consider?**

*Total responses received: 148*

Yes - 26 responses

No - 117 responses

Response	Actions
<p>The bulk of respondents considered that no changes should be made. 5 respondents wanted a more flexible approach to mixed use and more clothes shops, cafes and bars at the expense of estate agents and other A2 uses. 2 respondents thought the question referred to the design of frontages and sought more traditional details.</p> <p><u>Suggested changes:</u></p> <p><b>Berkhamsted</b> Redevelop 160 High Street (Tesco etc) – out of character with rest of High Street. Redevelop Water Lane car park and Civic Centre and area behind it.</p> <p><b>Hemel Hempstead</b> Market Square Include College. Old High Street – specialist retail</p> <p><b>Tring</b></p> <ol style="list-style-type: none"> <li>1. High Street, south side, Akeman Street to the Rose &amp; Crown</li> <li>2. Western Road, north side, from Miswell Lane (not including the 2 houses to the left of Miswell Lane) to the Royal Mail sorting office</li> <li>3. The Miswell Lane shops</li> <li>4. More control needed in Tring High Street/ Western Road to prevent more cafes and restaurants.</li> </ol>	<p>No action required.</p> <ul style="list-style-type: none"> <li>• Consider suitability of amending town centre frontages through Site Allocations DPD. The Market Square is a tertiary shopping location and would not justify protecting shopping there. Retailing has been in steady decline within the Old Town. The Council has sought to promote a mix of activities there by removing controls over shopping. This would not prevent specialist shops occupying existing units. Miswell Lane is outside of the town centre. The college has no retail parade, so it would be inappropriate to extend it this far.</li> </ul>

### QUESTION 29

**Which of the following options do you support for the Riverside development?**

<b>Option 1 designate all the parades as main shopping frontages</b> <b>Option 2 designate all the parades as mixed shopping frontages</b> <b>Option 3 designate a mix of main and mixed frontages</b>	
<i>Total responses received: 148</i>  Option 1 - 32 responses Option 2 - 18 responses Option 3 - 95 responses Other - No (2), Yes (1)	
<b>Response</b>	<b>Actions</b>
Option 3 was strongly favoured, but the question did not invite suggestions as to which parades should be main frontage and which should be mixed.	Consider in detail the type of shopping parade(s) and whether a combined mix and main frontage would be appropriate through the Site Allocations DPD.

**Local Centre Shopping Frontages**

**QUESTION 30**

<b>Are there any changes to the extent of the defined shopping areas of local centres you would like the Council to consider?</b>	
<i>Total responses received: 154</i>  Yes - 20 responses No - 130 responses	
<b>Response</b>	<b>Actions</b>
<p>The majority did not wish to see any changes. Several respondents did want to see certain types of shops retained or added to (e.g. post offices), but this is not a function of the planning process.</p> <p><u>Suggested sites:</u></p> <ul style="list-style-type: none"> <li>• The Denes, Barnacres Road – extend parking</li> <li>• Stoneycroft – extend parking</li> <li>• Leverstock Green – new surgery</li> </ul> <p><u>Suggested broad locations:</u></p> <ul style="list-style-type: none"> <li>• Some could be extended and modernised, and possibly specialise e.g. antiques</li> </ul> <p><b>General</b>  Nursery centres are valuable and should be considered in other local centres.</p>	<p>Unlikely to be scope to accommodate or fund additional parking in centres. It is the role of the PCT to highlight the need for a new surgery. If there is an identified need, then a site could be assessed through the Site Allocations DPD.</p> <p>Acknowledge that child nurseries provide a valuable community facility. However, this would not fulfil the shopping purpose of local centres.</p>

## The Future of Current Shopping Proposal Sites

### QUESTION 31

**Do you agree with the Feasibility Study's conclusion regarding how Proposal Site S1 should be brought forward?**

*Total responses received: 104*

Yes - 76 responses

No - 27 responses

Response	Actions
<p>Most respondents agreed with the Feasibility Study's conclusion.</p> <p>As part of the redevelopment Hertfordshire Constabulary would request the provision of a Type 3 Police Station (see supporting letter).</p>	<ul style="list-style-type: none"> <li>• Progress in line with outcome of Development Brief consultation (2007).</li> <li>• This is not a use the Council would want to encourage within the proposal.</li> </ul>

### QUESTION 32

**Do you agree with the Council's proposed approach to Proposal Sites TWA9 and TWA10?**

*Total responses received: 99*

Yes - 85 responses

No - 12 responses

Response	Actions
<p>The vast majority supported the approach of providing design advice rather than retaining the proposal sites.</p>	<ul style="list-style-type: none"> <li>• Delete Proposals TWA9 and TWA10.</li> </ul>

## New Shopping Location in Hemel Hempstead Town Centre

### QUESTION 33

**Do you agree that the Council should allocate land bounded by Bridge Street, Leighton Buzzard Road (south of Bridge Street) and Marlowes (Riverside end) for future shopping floorspace?**

*Total responses received: 166*

Yes - 86 responses

No - 80 responses

Response	Actions
<p>Responses were relatively evenly balanced.</p>	<ul style="list-style-type: none"> <li>• Consider further urban design and uses through town centre</li> </ul>

<p>The Marlowes Centre management were concerned that any retail development should be complementary and non-competing (e.g. a food store).</p> <p>Concern was expressed regarding impact on the Water Gardens.</p>	<p>master planning in the Core Strategy, and through the Site Allocations DPD.</p>
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## New Shopping Location in Tring Town Centre

### QUESTION 34

#### Do you think that the Council should allocate land in the Tring Cattle Market site and Forge Car Park for a new supermarket in Tring?

*Total responses received: 114*

Yes - 19 responses

No - 93 responses

Response	Actions
<p>The vast majority of respondents opposed the allocation.</p> <p>Marks &amp; Spencer have now moved in to the Budgen's site, and the proposal is no longer necessary.</p>	<ul style="list-style-type: none"> <li>No allocation to be pursued.</li> </ul>

## Main Out of Centre Retailing

### QUESTION 35

#### Should any changes be made to the detailed boundaries of the main out of centre retail locations to encourage their expansion?

*Total responses received: 159*

Yes - 24 responses

No - 134 responses

Response	Actions
<p>The vast majority were opposed to any changes.</p> <p>Significant comments made by respondents include:</p> <ul style="list-style-type: none"> <li>National policy discourages out of centre shopping;</li> <li>Expanding out of centre shopping creates further disadvantages for people without cars;</li> <li>More out of centre shopping will lead to higher levels of pollution from increased car use;</li> <li>Site S3 (Jarman Field) is in conflict with</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

<p>potential uses at Maylands;</p> <ul style="list-style-type: none"><li>• Expansion of facilities should be in line with new residential development;</li><li>• Only expand sites with good public transport links;</li><li>• As parking is a problem in the town centre, expansion of out of centre shopping would ease this;</li><li>• Existing retailers should be allowed to expand their premises to respond to future growth in Dacorum.</li></ul>	
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## Chapter 5: TRANSPORT AND INFRASTRUCTURE

### Road Proposal Schemes

#### QUESTION 36

**Do you think the following proposals should be retained?**

- **Ti – new single carriageway A4146 Water End Bypass**
- **Tiii – Tunnel Fields, link to New Road, Northchurch, Berkhamsted and associated work to junction of New Road/A4251**

*Total responses received: 159*

**Ti Water End Bypass**

Yes - 103 responses

No - 49 responses

**Tiii Tunnel Fields Link**

Yes - 56 responses

No - 60 responses

Response	Actions
<p>There was a large majority in favour of the Water End Bypass, but opinion was more evenly split regarding the Tunnel Field Link. Those in favour were concerned about congestion and highway safety, whilst those against were concerned about the environmental impact of the new link.</p> <p>Two comments raised significant issues:</p> <ul style="list-style-type: none"> <li>• Any approach to transport problems needs to consider the multi-modal non-car approach first before considering car based options.</li> <li>• The 'A4146 Water End Bypass' and the 'Tunnel Fields link to New Road' schemes were not included in the second Local Transport Plan 2006/7 - 2010/11 published in March 2006. These scheme proposals have in the past faced local opposition and previous traffic feasibility studies have shown the schemes not to be viable. Neither scheme is included in the County Council's West Hertfordshire Area Transport Plan.</li> </ul>	<p>The Tunnel Fields Link can be considered further through the Berkhamsted Place Strategy in the Core Strategy and, if necessary, in the Berkhamsted Urban Transport Plan 2012/13.</p> <p>Without local highway authority support neither scheme can be taken forward.</p>

**QUESTION 37**

**Should new road schemes be included for:**

- (a) increased capacity on the A4251?**
- (b) increased capacity at the Plough Roundabout?**
- (c) A41 Chesham Road junction?**

*Total responses received: 163*

**Increased capacity on the A4251**

Yes - 50 responses

No - 85 responses

**Increased capacity at the Plough Roundabout**

Yes - 69 responses

No - 72 responses

**A41 Chesham Road junction**

Yes - 64 responses

No - 68 responses

**Other** (Northern Bypass) - 3 responses in support

<b>Response</b>	<b>Actions</b>
<p>There was a clear majority against increased capacity on the A4251, but opinion was more evenly divided regarding the Plough roundabout and the A41 junction, though in each case a small majority opposed change.</p> <p>One respondent suggested an alternative to the A4251 through Shendish and the Manor Estate.</p> <p>The County Council view is as follows:</p> <ul style="list-style-type: none"> <li>• support the need to tackle congestion problems on the A4251</li> <li>• consider that there are limited options to increase capacity at the Plough roundabout.</li> <li>• The need for capacity improvements at the A41 Chesham Road junction will be investigated as part of the Berkhamsted Urban Transport Plan.</li> </ul> <p>Savills commented that in addition to (c) there is a need for a further link road from Chesham Road to Swing Gate Lane through land at Ashlyns Farm to relieve local traffic congestion. This is proposed as part of the masterplan for the site Be/H2 submitted on behalf of the landowners.</p>	<p>No proposals arising for Site Allocations from the main question.</p> <p>The extent of development proposed by Savills is out of scale with the town and its settlement pattern, and is not to be progressed. It is not clear whether the link is fully justified in highways terms, and would not warrant this scale of development.</p>

## Parking

**QUESTION 38**

**Should additional car parking provision be made in Hemel Hempstead Town Centre?**

*Total responses received: 172*

Yes - 87 responses

No - 83 responses

Response	Actions
<p>The responses did not identify a clear support for or against additional car parking.</p> <ul style="list-style-type: none"> <li>• Respondents in support of additional parking suggested there were allocated parking bays for shop keepers;</li> <li>• free parking was also suggested by 2 respondents;</li> <li>• additional 24 hour parking in the town centre to support business and residents;</li> <li>• Respondents opposing additional parking stated that it was against PPG Note 13 Transport; and</li> <li>• parking was expensive which encouraged people to park along main roads causing traffic congestion.</li> </ul>	<p>No specific sites for car parking have been put forward or suggested as part of responses to the Site Allocations Issues and Options Paper. There is limited scope for additional public car parking in the town centre. Changes to parking management may help improve the overall efficient use of spaces.</p> <p><b>Note:</b> Park and Ride facilities are to be considered in the Maylands Masterplan.</p>

### QUESTION 39

Should additional car parking provision be made in Berkhamsted Town Centre?	
<p><i>Total responses received: 145</i></p> <p>Yes - 99 responses No - 44 responses</p>	
Response	Actions
<p>There is a clear majority of approximately 70% in support of additional car parking in Berkhamsted.</p> <ul style="list-style-type: none"> <li>• A respondent in support of additional parking suggested there was long-term parking for people working in the town centre;</li> <li>• free parking was also suggested;</li> <li>• parking was considered expensive and encourages people to park along main roads causing congestion;</li> <li>• decking of the existing car park was suggested;</li> <li>• the Collegiate school should provide car parking for its staff;</li> <li>• additional short-term parking should be available for the elderly or infirm;</li> <li>• a park and ride scheme should operate from each end of the town centre; and</li> <li>• Berkhamsted Town Council stated that they did not support the adopted Land off High Street and Water Lane Feasibility Study (2006).</li> </ul>	<p>No specific sites for car parking have been put forward or suggested as part of responses to the Site Allocations Issues and Options Paper. There is limited scope for additional public car parking in the town centre, especially as it falls within a conservation area. Changes to parking management may help improve the overall efficient use of spaces for all users, albeit the car parks are already well used at present.</p> <p>Decking the Water Lane car park was not considered appropriate in the Land off High Street and Water Lane Feasibility Study (2006).</p> <p>Berkhamsted is not large enough to support a Park and Ride scheme for the town centre.</p>

**QUESTION 40****Is any additional site needed for overnight lorry parking?**

*Total responses received: 115*

Yes - 22 responses

No - 90 responses

<b>Response</b>	<b>Actions</b>
<p>80% of the responses said that there was not a need for overnight lorry parking.</p> <ul style="list-style-type: none"> <li>• Respondents in support of additional parking suggested employment areas like Maylands, Buncefield, Apsley/Frogmore and near the M1;</li> <li>• A location near the shops was also suggested.</li> </ul>	<p>No specific new sites for lorry parking have been put forward. Priority should be to safeguard existing parking facilities.</p>

**Accessibility****QUESTION 41****Should a Park and Ride scheme be promoted on the eastern side of Hemel Hempstead, particularly to serve the Maylands Business Area?**

*Total responses received: 169*

Yes - 139 responses

No - 26 responses

<b>Response</b>	<b>Actions</b>
<p>The majority of respondents considered that a Park and Ride scheme on the eastern side of Hemel Hempstead should be promoted. Their reasons included:</p> <ul style="list-style-type: none"> <li>• The main aim should be to reduce town centre traffic and the need for new car parks. It should therefore run along the main routes into town.</li> <li>• It must meet the 'Safer Parking – Park Mark'.</li> <li>• Public access to Maylands at the moment is poor, and the scheme should join up the employment area with the train station and the Redbourn area.</li> <li>• There is need for a better bus service from the town centre and railway station.</li> <li>• It should be considered as part of a mixed use urban extension to the east of the town.</li> </ul> <p>Some of the respondents did not consider that such a Park and Ride scheme should be promoted. Their reasons included:</p> <ul style="list-style-type: none"> <li>• Doubt over effectiveness and value for money.</li> <li>• The Park and Ride scheme in the town centre is sporadic and under used.</li> </ul>	<p>Consider whether provision is viable and needed through the Maylands Master Plan and the East Hemel Hempstead Area Action Plan. A park and ride scheme no longer operates to serve the town centre.</p>

**QUESTION 42**

<b>Should Tring Station Car Park be extended?</b>	
<p><i>Total responses received: 116</i></p> <p>Yes - 75 responses No - 40 responses</p>	
<b>Response</b>	<b>Actions</b>
<p>Almost two thirds of respondents thought that Tring Station Car Park should be extended. Their reasons/comments included:</p> <ul style="list-style-type: none"> <li>• With the proviso that it can be achieved with minimum visual impact and without Green Belt encroachment.</li> <li>• As part of wider proposals to upgrade the whole station – Tring Station Gateway project.</li> <li>• Only if evidence shows that commuters are driving due to lack of parking.</li> <li>• It would be more sustainable to build more homes within walking distance of the station.</li> </ul>	<p>No action required. Network Rail and London Midland are funding and delivering, outside of the Tring Station Gateway Project, decked parking at the station. This is currently under construction.</p>

**QUESTION 43**

<b>Should the line of strategic cycle routes be identified in the Site Allocations document?</b>	
<p><i>Total responses received: 161</i></p> <p>Yes - 146 responses No - 12 responses</p>	
<b>Response</b>	<b>Actions</b>
<p>This was very well supported by respondents.</p> <p>Respondents' comments include:</p> <ul style="list-style-type: none"> <li>• Painted lines are not sufficient for cyclists.</li> <li>• Cycle routes should join up with strategic transport hubs e.g. railway stations.</li> <li>• Cycle routes should be given high priority.</li> </ul>	<p>Consider further through Site Allocations DPD process.</p>

**QUESTION 44**

**Do you agree with the approach to carry forward the existing proposals**

<p><i>Total responses received: 143</i></p> <p>Yes - 114 responses No - 29 responses</p>	
<b>Response</b>	<b>Actions</b>
<p>The majority of respondents agree with the approach to carry forward the existing proposals.</p> <p>The respondents who disagreed with the Council's approach, made comments/ suggestions:</p> <ul style="list-style-type: none"> <li>• All proposals should be retained.</li> <li>• All cycle routes should be retained.</li> <li>• Cycle routes in Tring should be retained and/or extended.</li> <li>• Off-road cycle routes connecting neighbourhood centres, the town centres, train and bus stations and employment areas.</li> <li>• Kings Road, Berkhamsted proposal should be retained and Berkhamsted High Street's drainage capacity should be examined.</li> <li>• There is need for an improved bus service from Piccotts End to the town centre.</li> <li>• A tram route along the Nicky Line connecting Maylands with the train station.</li> </ul>	<p>Continue with approach and carry forward the existing proposals.</p> <p>Response noted – no action required.</p> <p>New proposals for Hemel Hempstead, Berkhamsted and Tring can be considered, as necessary, in the context of Urban Transport Plans.</p> <p>No action – previously dismissed by Hertfordshire Highways as unviable.</p>

## Chapter 6: COMMUNITY DEVELOPMENT

### The Future of Current Social and Community Facilities Proposal Sites

#### QUESTION 45

Which of the following options do you support for Proposal Site C3 (land at St Agnells Lane, Hemel Hempstead)?

**Option 1: Retain proposal site for a general social and community use**  
**Option 2: Delete proposal site and reinstate the Open Land designation**

*Total responses received: 118*

Option 1 - 79 responses

Option 2 - 34 responses

Mixture - 1 response

Response	Actions
The majority of respondents opted for retention of the site for social and community use, while a significant minority opted to reinstate the open land designation.	Consider options further in the context of whether there is a need for social and community use at this site.

#### QUESTION 46

Which of the following options do you support for Proposal Site H12 (land at Wheatfield, Hemel Hempstead)?

**Option 1: Retain site for 100% affordable housing**  
**Option 2: Reallocate for social and community use**  
**Option 3: Allow open market housing**

*Total responses received: 111*

Option 1 - 62 responses

Option 2 - 21 responses

Option 3 - 27 responses

None - 1 response

Response	Actions
A clear majority favoured Option 1 (retain site for 100% affordable housing).	Progress option 1.

#### QUESTION 47

Do you agree that Proposal Site C2 (land at Cambrian Way, Hemel Hempstead) should be retained for a general social and community use?

*Total responses received: 109*

Yes - 94 responses

No - 15 responses

Response	Actions
There is a clear majority in favour of retaining the site for a general social and community use.	Retain site for social and community use.

#### QUESTION 48

Which of the following options do you support for Proposal Site TWA20?	
<b>Option 1: delete the existing Local Plan Proposal</b> <b>Option 2: retain for other community or leisure needs arising from the enlargement of the Manor Estate</b> <b>Option 3: some other special need (e.g. religious meeting place to serve a wider area)</b>	
<i>Total responses received: 105</i>	
Option 1 - 33 responses Option 2 - 61 responses Option 3 - 8 responses	
Options 2 and 3 - 2 responses None - 1 response	
Response	Actions
A clear majority favoured retention of the site for other community or leisure needs.	<ul style="list-style-type: none"> <li>Investigate whether there is a continuing need for other community or leisure activities.</li> </ul>

### West Herts Hospital

#### QUESTION 49

Which of the following options do you support for the undeveloped social and community proposal site (C5) surrounding the hospital?	
<b>Option 1: Retain the existing Local Plan Proposal</b> <b>Option 2: Reallocate the land for residential development</b> <b>Option 3: Designate the land for a mix of social/community and residential uses</b> <b>Option 4: Keep the land in open uses</b>	
<i>Total responses received: 172</i>	
Option 1 - 91 responses Option 2 - 16 responses Option 3 - 33 responses Option 4 - 24 responses	
Options 1-3 1 response Other - 6 responses Depends - 1 response	
Response	Actions
There was a clear majority in favour of retaining the existing Local Plan proposal, perhaps because respondents believed this would mean retention of hospital services. The mixed option (Option 3) was next most popular, followed by retention as open land. Reallocation for residential development was least popular.	Consider further in the context of ongoing discussions with the NHS Hospital Trust and through the Core Strategy housing programme and Town Centre Master Plan. The outcome for this site will depend on confirmation of the future extent of health services to be provided on the hospital site.

**QUESTION 50**

<b>If West Herts NHS Trust decides that some of the Hospital land is surplus to requirement what use would you support?</b>	
<ul style="list-style-type: none"> <li>• Residential</li> <li>• Alternative Social and Community uses</li> <li>• Mix of Social and Community and Residential</li> <li>• Other</li> </ul>	
<i>Total responses received: 180</i>	
Residential	44 responses
Alternative Social and Community uses	38 responses
Mix of Social and Community and Residential	55 responses
<b>Other</b>	
Hospital/medical uses	35 responses
Wildlife/nature reserve	2 responses
Amenity land / employment / housing	1 response
Residential or Mix	1 response
None	5 responses
<b>Response</b>	<b>Actions</b>
All of the alternatives were fairly popular, with the mixed proposal most favoured.	<ul style="list-style-type: none"> <li>• Need to confirm the Trust's plans for the future of the hospital land. This can be progressed through the Site Allocations DPD.</li> </ul>

**Other Potential Social and Community Facility Proposal Sites**

**QUESTION 51**

<b>Are there particular areas of land that you would like us to consider designating for social and community uses?</b>	
<i>Total responses received: 125</i>	
<b>Yes</b> - 14 responses <b>No</b> - 107 responses	
<b>Response</b>	<b>Actions</b>
88% of the responses said there were not any places that they wanted us to consider for social and community uses.  Respondents in support of additional social and community uses suggested: <ul style="list-style-type: none"> <li>• Marchmont Farm;</li> <li>• Bunkers Park or adjoining land (5);</li> <li>• Jarman Field;</li> <li>• Community facilities as contribution included in new development (2);</li> <li>• Bov/h2 and adjacent land;</li> </ul>	The suitability of these sites will be considered further if and when an identified community use arises. They will be assessed alongside any other suggested sites from future public consultation, as part of the Site Allocations process.  Note:

<ul style="list-style-type: none"> <li>• Near public transport routes;</li> <li>• Land east of Swing Gate Lane and south of Upper Hall Park Berkhamsted;</li> <li>• employment areas like Maylands, Buncefield, Apsley/Frogmore and near the M1;</li> <li>• Somewhere near the shops was also suggested;</li> <li>• The National Film and Television Archive in Berkhamsted for a nursing home; and</li> <li>• A New Pavillion.</li> <li>• Adjacent to the Community Centre at Green Park, Kings Langley for an Early Years Centre.</li> <li>• DENS needs a purpose building more centrally located.</li> </ul>	<p>The Site Allocations Supplementary Issues and Options Paper (2008) has highlighted additional sites for social and community uses.</p> <p>DENS now have a permanent day centre close to the town centre.</p>
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### QUESTION 52

**Which of the following options do you support for the Gas Board Site, London Road, Hemel Hempstead?**

- a) Residential  
b) Mix of residential and community use

*Total responses received: 179*

a) Residential	83 responses
b) Mix of residential and community use	88 responses
c) Other	
Social and community only	2 responses
No	2 responses
Don't know	1 response
Need for decontamination	3 responses

Response	Actions
<p>There was a small majority in favour of the mix of residential and community use. Several respondents praised the social and spiritual value of Haven House and sought assurance that it would be retained.</p>	<ul style="list-style-type: none"> <li>• Competing demands need to be prioritised. Key is to achieve long term site for Haven House (Church in the Community). Consider further through Site Allocations DPD.</li> </ul>

## Release of Existing Land in Social and Community Use

### QUESTION 53

**Which of the following options do you support for the possible redevelopment of Martindale School?**

- Option 1: retain and designate for social and community reuse, including the provision of a children's centre**  
**Option 2: designate the site for residential reuse**  
**Option 3: designate for a mixed residential and social and community/leisure use, including the provision of a Children's Centre**

<p><i>Total responses received: 136</i></p> <p>Option 1 - 38 responses  Option 2 - 18 responses  Option 3 - 72 responses  Other (retain school) - 7 responses</p>	
<b>Response</b>	<b>Actions</b>
<p>There was a large majority in support of Option 3 (mixed use), with purely residential use the least favoured option.</p> <p>With regard to the nature of the social/community use, the Police felt that Martindale would provide an appropriate location for a policing facility in the north west of the town (a Type 4 facility (Community Access Point)).</p> <p>Sport England supported options 1 or 3 if they would facilitate the retention of the school's playing fields for community use.</p>	<ul style="list-style-type: none"> <li>Consider mix of uses further through Site Allocations DPD process.</li> </ul>

**QUESTION 54**

<b>Do you consider the existing playing fields should remain in open use at the Pixies Hill, Barncroft and Jupiter Drive sites?</b>	
<p><i>Total responses received: 157</i></p> <p>Yes - 151 responses  No - 6 responses</p>	
<b>Response</b>	<b>Actions</b>
<p>The vast majority supported the retention of the playing fields in open use.</p> <p>Barncroft has a closed public footpath that could provide access to the countryside.</p>	<ul style="list-style-type: none"> <li>Retain playing fields in open use.</li> <li>Investigate re-opening of the closed public footpath at Barncroft to improve access to open countryside.</li> </ul>

**QUESTION 55**

<b>Which of the following options do you support for the possible redevelopment of the Pixies Hill, Barncroft and Jupiter Drive sites?</b>			
<p><b>Option 1: Use the site for residential purposes</b>  <b>Option 2: Use the site for social and community purposes</b>  <b>Option 3: Use for a mix of residential and social and community purposes</b></p>			
<i>Total responses received: 123</i>			
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
i) Pixies Hill	27 responses	29 responses	30 responses
ii) Barncroft	26 responses	27 responses	25 responses
iii) Jupiter Drive	26 responses	28 responses	31 responses

<p><b>Other</b></p> <p>Retain i) as open land /recreation  Retain ii) as open land /recreation  Retain iii) as open land /recreation  Retain i) as wildlife site  Retain ii) as residential /shops/ community  Retain iii) as GP surgery  Retain all as schools  Retain i) as school  Retain ii) as school  Retain iii) as school</p>	<p>8 responses  6 responses  7 responses  1 response  1 response  1 response  14 responses  3 responses  1 response  5 responses</p>
<p><b>Response</b></p>	<p><b>Actions</b></p>
<p>Responses were evenly split between the options. Several respondents (including HCC and DBC's Parks and Open Spaces Manager) wanted open uses (recreation and nature conservation) – there are locally important grasses at iii) Jupiter Drive.</p>	<ul style="list-style-type: none"> <li>Consider options further in association with the County Council based on a future review of schooling needs. General approach should be to safeguard open space for recreation.</li> </ul> <p>[Pixies Hill was subsequently retained as a school: any action therefore only applies to ii) and iii)].</p>

## Chapter 7. LEISURE AND RECREATION

### Open Land Boundaries

#### QUESTION 56

**Should any changes be made to the existing designated open land to make their boundaries more clearly defined?**

*Total responses received: 132*

Yes (unspecified) - 13 responses

Yes (specified) - 14 responses

No - 105 responses

Response	Actions
<p>The vast majority did not propose any changes.</p> <p>The suggested changes included:</p> <ul style="list-style-type: none"> <li>• School and social services sites proposed for redevelopment.</li> <li>• An extension to Housing Proposal Site H42 (Westwick Farm) which would allow public access to what is currently private open land.</li> <li>• Jarman Park which was originally given to the Borough as recreation space.</li> </ul> <p>Several respondents wanted Bunkers Park to be designated Green Belt. Others wanted planting.</p>	<p>Each site will need to be assessed individually when they arise, but emphasis will be on safeguarding open land. Approved Development Brief is confined to H42.</p> <p>When Jarman Park was developed, replacement open space/open space improvements were implemented. Bunkers Park already falls within the Green Belt.</p>

#### QUESTION 57

**Do you agree that proposals for built sports facilities on open land should continue to be assessed on a site by site basis?**

*Total responses received: 169*

Yes - 154 responses

No - 15 responses

Response	Actions
<p>The vast majority agreed with the existing approach.</p> <p>Sport England recommended that a general policy is developed instead of assessing proposals on a site by site basis, as it would provide greater clarity and certainty to developers and the community, and would be more consistent with the guidance in PPG17.</p> <p>Two respondents wanted potential sterilisation of</p>	<ul style="list-style-type: none"> <li>• Consider general approach and detailed design issues to built facilities further through the Development Control DPD.</li> </ul>

land by parking, visual intrusion and light pollution to be taken into account.	
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## New Potential Open Land Sites

### QUESTION 58

#### Are there any additional areas of land that you would like us to consider designating as Open Land?

*Total responses received: 120*

Yes (Unspecified): 4 responses

Yes (Specified): 23 responses

No: 84 responses

Response	Actions
<p>The vast majority had no additional suggestions.</p> <p>Many of the suggestions made were outside the urban area in the Green Belt (e.g. Bunkers Park, Warners End Wood, Dell Wood, field between Link Road and Gadebridge Park, Rucklers Lane, Rockcliffe Park, Rectory Farm, Land east of Swing Gate Lane, south of Upper Hall Park to A41); some are under consideration for residential development (e.g. Marchmont Farm adjoining Link Road, smaller field off Fletcher Way, Land adjoining Warners End Wood, Wildlife corridor for Shrubhill Common extending to Pouchen End Lane, New Lodge).</p> <p>Suggestions within the urban area were:</p> <ul style="list-style-type: none"> <li>• Woodland at junction of Silverthorn Drive and Longdean School</li> <li>• Buncefield</li> <li>• Vacant primary schools</li> <li>• Miswell Lane recreation area</li> <li>• Hemel Hempstead Town FC</li> <li>• Leverstock Green FC</li> </ul> <p>The general comment was made that new developments should include open land.</p>	<p>Consultation will follow on a number of potential new areas of Open Land through the Supplementary Issues and Options Paper (2008). No action on sites already in the Green Belt.</p> <ul style="list-style-type: none"> <li>• Consider further through Site Allocations DPD.</li> <li>• Not appropriate.</li> <li>• Schools already in Open Land.</li> <li>• Already shown as Open Land</li> <li>• Currently Open Land: if football club relocates, consider further through Site Allocations DPD.</li> <li>• Currently protected as a leisure space. Consider as appropriate through Site Allocations DPD.</li> </ul>






### QUESTION 59

#### Are there any sites you wish the Council to consider for specific designation for a Leisure proposal?

*Total responses received: 139*

Yes - 26 responses

No - 112 responses

Response	Actions
<p>The vast majority did not propose any sites.</p> <p>Those identified were:</p> <ul style="list-style-type: none"> <li>• Former Pavilion</li> <li>• Shendish</li> <li>• Rectory Farm</li> </ul> <ul style="list-style-type: none"> <li>• Land between Fennycroft Road/Warners End Wood/Dell Wood</li> <li>• Leverstock Green FC</li> <li>• Jarman Park</li> <li>• Former Lucas Aerospace site</li> <li>• Former Kodak sports ground</li> <li>• Green Lane</li> <li>• Tidy Hills and Nucket Wood, Rucklers Lane</li> <li>• Piccotts End Water Pumping Station</li> <li>• Ashlyns School</li> <li>• Land east of Swing Gate Lane, south of Upper Hall Park to A41</li> <li>• Waterside Way, north of Icknield Way – new marina on Wendover Arm as part of housing development.</li> <li>• Leverstock Green Tennis Club</li> </ul> <p>T/L2 was opposed due to its sensitive location in the Green Belt and Chilterns AONB.</p> <p>Other comments were in support of Bov/h2 (by the proposers) and against M/t1a and b.</p>	<ul style="list-style-type: none"> <li>• Consider through masterplanning for the town centre in the Core Strategy DPD.</li> <li>• Consider relevance of leisure in the context of open space and leisure studies, residential or employment development, through Core Strategy, Action Plan and Site Allocations DPDs: this includes questions of need and implementation.</li> <li>• See answer to Q58.</li> <li>• No action on sites already in the Green Belt or shown as Open Land.</li> </ul>

## New Potential Leisure Sites

### QUESTION 60

Are there any sites within Berkhamsted that you would like the Council to consider for community provision?	
<p><i>Total responses received: 100</i></p> <p>Yes - 8 responses No - 92 responses Don't know - 2 responses</p>	
Response	Actions
<p>A small number of suggestions were received:</p> <ul style="list-style-type: none"> <li>• Swing Gate Lane/south of Hall Park and Be/h2</li> <li>• Ashlyns School</li> </ul>	<ul style="list-style-type: none"> <li>• Land in the Green Belt.</li> <li>• This is already in community use.</li> </ul>

<ul style="list-style-type: none"> <li>• More community use of Berkhamsted School's facilities should be encouraged.</li> <li>• Stag Lane now developed.</li> </ul> <p>It was pointed out that buildings with community use (Civic Centre, Berkhamsted Town Hall) have been omitted from the Indoor Facilities Study.</p>	<ul style="list-style-type: none"> <li>• Not an allocation.</li> <li>• No action required.</li> <li>• Noted. No action required.</li> </ul>
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### QUESTION 61

Are there any new areas of land that you would like us to consider designating for indoor leisure facilities?	
<p><i>Total responses received: 113</i></p> <p>Yes - 13 responses No - 98 responses</p>	
Response	Actions
<p>The following sites were suggested:</p> <ul style="list-style-type: none"> <li>• Rear of former Waitrose, Water Lane Berkhamsted</li> <li>• Lucas Site</li> <li>• Maylands Avenue area</li> <li>• Former Kodak sports site at Wood Lane End</li> </ul> <ul style="list-style-type: none"> <li>• Ashlyns School</li> <li>• Leverstock Green Football Club Site</li> <li>• Land adjoining Jarman Park</li> </ul>	<p>Consider in concept statement for the area.</p> <p>Use likely to be inappropriate in Maylands business area, except possibly as ancillary to the business community. Consider as appropriate through Mayland Master Plan and Area Action Plan.</p> <p>Consider further – as per answers to Q28-60.</p>
<p>More general responses included:</p> <ul style="list-style-type: none"> <li>• Indoor leisure facilities are need on the east of Hemel Hempstead</li> <li>• There is a need for indoor tennis courts.</li> <li>• There is a need for an indoor bowls facility.</li> <li>• Keep schools that are closed as community centres.</li> <li>• Make more use of open space rather than building new indoor facilities.</li> </ul>	<p>Consider further through Town Stadium Feasibility Study and Indoor and Outdoor Sports Technical Study.</p> <p>Consider further – see responses and actions arising from Questions 53-55.</p> <p>The Council is responding to evidence that suggests a lack of indoor leisure facilities within the Borough.</p>

## Hemel Hempstead Town Stadium

### QUESTION 62

If a town stadium is proposed for Hemel Hempstead, which of the following locations would you prefer?	
<p><i>Total responses received: 173</i></p>	
<p>a) Within Hemel Hempstead Settlement</p> <p>b) Within the Green belt surrounding Hemel Hempstead</p> <p>c) Former Lucas Aerospace Sports Field</p>	<p>32 responses</p> <p>10 responses</p> <p>130 responses</p>

Response	Actions
<p><b>Within Hemel Hempstead Settlement</b></p> <p>Many respondents supporting this location felt that access by public transport would be better within the existing town. Many also felt that the stadium site should remain in its current location.</p> <p><b>Within the Green Belt surrounding Hemel Hempstead</b></p> <p>Respondents felt that this option would mitigate congestion within the town that could result from development within the town. One respondent felt that there was considerable opportunity for a stadium on the east side of the town.</p> <p><b>Former Lucas Aerospace Sports Field</b></p> <p>The vast majority of respondents felt that this location would be better mainly because it would not require the consumption of green field land, had an established sporting use, good access and would avoid a town centre location and increases in congestion.</p>	<p>Consider locational issues further through the Town Stadium Feasibility Study.</p>

**QUESTION 63**

<b>Which of the following options do you support for the Hemel Hempstead Football Club site?</b>	
<p><i>Total responses received: 156</i></p> <p><b>Option 1:</b> retain the existing Open Land designation      42 responses  <b>Option 2:</b> reallocate the land for housing                      61 responses  <b>Option 3:</b> designate the site for social/community uses      6 responses  <b>Option 4:</b> develop the site for alternative leisure use        11 responses  <b>Option 5:</b> a mix of the above                                        36 responses</p>	
Response	Actions
<p>Many respondents supported alternative options for the site provided that the football club can be satisfactory accommodated on an alternative site complete with facilities. Some did however feel that the site should remain in its current use. Concern was raised on the impact of any amalgamation of sports sites and the potential for subsequent loss of overall playing field provision around the town.</p>	<p>Consider role of football club site further through the Town Stadium Feasibility Study, Core Strategy and Site Allocations DPD.</p>

**QUESTION 64**

<b>Which of the following options do you support for the Leverstock Green Football Club Site?</b>	
<i>Total responses received: 159</i>	
<b>Option 1:</b> allocate specific housing proposal site	36 responses
<b>Option 2:</b> designate for social/community uses	20 responses
<b>Option 3:</b> develop site for alternative leisure use(s)	43 responses
<b>Option 4:</b> a mix of the above	47 responses
<b>Response</b>	<b>Actions</b>
Similarly, respondents supported changes to the use of the site providing that that the football club can be satisfactorily relocated elsewhere.	Consider role of football club site further through the Town Stadium Feasibility Study, Core Strategy and Site Allocations DPD.

**QUESTION 65**

<b>Should the new Bunkers Park Caravan Site be covered by a leisure designation to safeguard it from alternative development?</b>	
<i>Total responses received: 169</i>	
Yes - 143 Responses No - 17 Responses	
<b>Response</b>	<b>Actions</b>
<p>The majority of respondents agreed that the caravan site should be safeguarded from alternative development via a leisure designation.</p> <p>Most wanted the park to remain as open space for leisure use and felt it would therefore be good to give the caravan site extra protection from development.</p> <p>The point was raised that access from Bunkers Lane is not adequate for caravans.</p> <p>Most respondents who did not think the caravan site should be afforded additional protection did not give a reason.</p> <p>A number of respondents stated their objection to the caravan site.</p>	<p>Whether this particular designation is pursued depends on the site owners, the Camping and Caravan Club. Consider role of site through East Hemel Hempstead Area Action Plan.</p>

## Chapter 8. LANDSCAPE, BIODIVERSITY AND HISTORIC HERITAGE

### Landscape

#### QUESTION 66

##### Do you agree with the Council's suggested approach for Landscape Character Assessment Areas

*Total responses received: 161*

Yes - 142 Responses

No - 14 Responses

Response	Actions
<p>The majority of respondents agreed with the Council's suggested approach for landscape Character Assessment Areas</p> <p>Most respondents who agreed with the Council's approach did not make further comment.</p> <p>Many of the respondents who disagreed with the Council's approach gave their reasons why. These included:</p>	
<ul style="list-style-type: none"> <li>• The feeling that retaining the landscape character areas as supplementary advice does not give the areas strong enough protection. A number of respondents felt that guidelines could be ignored and that the landscape character assessment should have a strong influence over planning decisions.</li> <li>• A map shows the areas more clearly and therefore allows for better judgement.</li> <li>• A few respondents felt that current guidance was too weak given that the A41 bypass was built through the Bulbourne Valley character area.</li> <li>• A few respondents felt that it was unnecessary to give consideration to the landscape character assessment.</li> </ul>	<p>Progress Option 1 through the Site Allocations DPD, given strong support for this approach. While there is merit in Option 2, Option 1 will on balance provide greater flexibility to update the advice, and ensures the Proposal Map remains legible.</p>

#### QUESTION 67

##### Are there any parts of the Borough that you wish the Council to consider for any local landscape conservation designation?

*Total responses received: 139*

Yes - 61 responses

No - 77 responses

Response	Actions
<p>44% of the responses said there were places they wished the Council to consider for local landscape conservation designation. One respondent stated that it depends upon impact upon landscape of new housing.</p> <p>Respondents in support of additional local landscape conservation designation suggested:</p> <ul style="list-style-type: none"> <li>• Farmland around Ovaltine Site</li> <li>• Bunkers Park (15)</li> <li>• Longdean Park</li> <li>• Implement Urban Nature Conservation Study</li> <li>• Kings Langley</li> <li>• Pouchen End and surrounding area</li> <li>• Gadebridge Park Piccotts End and Cherry Bounce (2)</li> <li>• Gade Valley North of Hemel Hempstead</li> <li>• Grand Union Canal from Kings Langley to Apsley and fishing ponds</li> <li>• Boxmoor along Grand Union Canal</li> <li>• Brownlow to Potten End</li> <li>• Between Bullbeggars Lane and Ivyhouse Lane</li> <li>• Rectory Farm Kings Langley</li> <li>• Westwick Farm and surrounding (2)</li> <li>• Boxmoor Trust Land (2)</li> <li>• Blackwater Wood</li> <li>• All green areas</li> <li>• M1 to East of Town</li> <li>• Piccotts End and Home Wood (2)</li> <li>• Green Dell Way and Leverstock Green Way</li> <li>• Shendish</li> <li>• Warners End Wood</li> <li>• Shrubhill Common</li> <li>• Northridge Park</li> <li>• Gade Valley (2)</li> <li>• Marchmont Farm</li> <li>• Upgrade Tring Rural to Green Belt</li> </ul>	<p>The Ovaltine Site and surrounding farmland are not in our Borough, but in Three Rivers District.</p> <p>The significance of the specified countryside areas will be considered in the light of the Landscape Character Assessment, their local contribution to landscape quality, through the Core Strategy as relevant and in the Site Allocations DPD (if any landscape conservation designation is pursued).</p> <ul style="list-style-type: none"> <li>• See response to question 5.</li> </ul>

**QUESTION 68**

**Are there any other sites you would wish the Council to consider as a Regionally Important Geological or Geomorphological Site?**

*Total responses received: 113*

Yes - 16 Responses

No - 97 Responses

Response	Actions
<p>Where respondents did want the Council to consider other sites as Regionally Important Geological or Geomorphological Site, the following comments/suggestions were made:</p> <ul style="list-style-type: none"> <li>• Springview Quarry, Flaunden following previous interest of RIGS group during restoration process;</li> <li>• Sites containing Hertfordshire Puddingstone should be protected;</li> <li>• The whole of the Chilterns and the Berkhamsted Castle area;</li> <li>• All the chalk hills and streams within Dacorum;</li> <li>• Little Heath Area of National Trust, Potten End;</li> <li>• The eastern areas of Leverstock Green, bounded by Westwick Row;</li> <li>• Ashridge;</li> </ul>	<p>Many of the locations already benefit from existing designations that provide them with protection and recognises their environmental / landscape / ecological contribution. Consider the rarity and value of relevant suggestions further in conjunction with advice from Hertfordshire County Council through the Site Allocations DPD process.</p>
<ul style="list-style-type: none"> <li>• The Gade/Grand Union stretch from Kings Langley to Nash Mills as this is the only unspoilt meander of the River Gade in the area;</li> <li>• Piccotts End due to Murals and Roman Baths;</li> <li>• Boxmoor and Berkhamsted Castle for their archaeological importance;</li> </ul>	<p>While these sites are of merit the reasons given do not relate to geology or geomorphology. No action required.</p>

## Biodiversity

### QUESTION 69

Do you agree with the Council's proposed approach to Wildlife Sites (by identifying them on the Proposals Map)?	
<p><i>Total responses received: 178</i></p> <p>Yes - 169 responses No - 7 responses</p>	
Response	Actions
<p>Summary of <b>No</b> responses</p> <p>Respondents falling into this category felt that this level of protection should be reserved for more important wildlife sites such as SSSIs.</p> <p>Summary of <b>Yes</b> responses</p> <p>Respondents falling into this category felt that an increased level of protection was positive. Moreover, this protection should extend to woodlands and hedgerows and specific sites including Bunkers Park and the Grand Union Canal.</p>	<p>Progress approach through the Site Allocations DPD. The question did not seek new Wildlife Sites. New sites can be identified through the Habitat Survey for Dacorum in partnership with the Herts and Middlesex Wildlife Trust and Hertfordshire Biological Records Centre.</p>

**QUESTION 70**

**Are there any other areas of Ancient Woodland you wish the Council to consider protecting?**

*Total responses received: 141*

No - 89 responses  
Yes - 52 responses

Response	Actions
<p>Respondents put forward a number of areas that should be protected, comprising:</p> <ul style="list-style-type: none"> <li>• All ancient woodland;</li> <li>• All woodland in Dacorum;</li> <li>• Blackwater Woods;</li> <li>• Bunkers Park;</li> <li>• Little Wood;</li> <li>• Rucklers Lane Woods;</li> <li>• Tidys Hill/Nucket Wood;</li> <li>• Stubbings Wood;</li> <li>• Woodland from Hastoe to Cholesbury;</li> <li>• Tring Woodland;</li> <li>• Longdean Nature Reserve;</li> <li>• Shendish;</li> <li>• Berkhamsted Long Green;</li> <li>• Sandpit Green;</li> <li>• Woodland at top of Castle Hill;</li> <li>• The Common, Berkhamsted;</li> <li>• Ashridge Woods;</li> <li>• Eastern side of Leverstock Green;</li> <li>• Shrubhill Common;</li> <li>• Woods along Little Heath Lane/Bullbeggars Lane;</li> <li>• Lockers Park;</li> <li>• Cocks Head Wood;</li> <li>• Hens Head Wood;</li> <li>• Hobbs Hill Wood;</li> <li>• Longdean School site;</li> <li>• Homewood;</li> <li>• Kings Langley Common;</li> <li>• Pheasant Woods; and</li> <li>• Bluebell Woods.</li> </ul>	<p>The Council will need to establish if these areas already benefit from ancient woodland or other forms of statutory or local protection. If not, the Council will work with the Herts and Middlesex Wildlife Trust and Hertfordshire Biological Records Centre to establish if these areas merit designation. Consider further, if appropriate, through the Site Allocations DPD.</p>

## Historic Heritage Designations

### QUESTION 71

**Are there any other sites that you would wish the Council to put forward for consideration as Areas of Archaeological Significance?**

*Total responses received: 121*

Yes - 29 Responses

No - 92 Responses

Response	Actions
<p>The following suggestions were made as to which sites the Council should consider as Areas of Archaeological Significance:</p> <ul style="list-style-type: none"> <li>• The historical sites in and around Leverstock Green;</li> <li>• Between Leverstock Green and the M1 where significant archaeological remains have been discovered;</li> <li>• The eastern site of Leverstock Green, bounded by Westwick Row;</li> <li>• The whole area around Leverstock Green from the M1 to Bunkers Park;</li> <li>• Existing sites in Leverstock Green and adjacent Wood Lane End/Buncefield should be extended and joined up.</li> <li>• M1 extension site;</li> <li>• Bunkers Park;</li> <li>• The old Roman baths of A4146.</li> <li>• Mural in Piccotts End;</li> <li>• Piccotts End;</li> <li>• British Paper Company, Frogmore Mill;</li> <li>• Gadebridge Park;</li> <li>• Shendish Manor;</li> <li>• Bridgewater School, Little Gaddesden;</li> <li>• Lockers Park School;</li> </ul>	<p>Seek advice of Herts County Council Archaeological Unit and progress as appropriate, through Site Allocations DPD process. Many of the suggestions are not site-specific and will be difficult to progress</p>
<ul style="list-style-type: none"> <li>• Hill Farm, Love Lane, Kings Langley;</li> <li>• Sappi Site Memorial Gardens;</li> <li>• the Georgian house of John Dickinson and Sir John Evans within the Sappi site;</li> <li>• Stephenson's cottage on the Sappi site;</li> <li>• The former industrial buildings and warehousing on the Sappi Site;</li> <li>• Sappi Site – retention of house, old Cottages/Stables and Memorial Garden;</li> </ul>	<p>Planning permission has been granted for change of use to residential.</p> <p>The historical significance of buildings has been taken into account when assessing an application for a mixed use development of the Sappi Site. Many of the important buildings have been retained and incorporated into the scheme.</p>
<ul style="list-style-type: none"> <li>• All historical buildings and landscape;</li> <li>• Future protection should be guaranteed for all sites yet to be discovered;</li> </ul>	<p>Suggestion too vague – not site specific enough.</p>

## QUESTION 72

### Which of the following parks and gardens should not be identified on the Proposals Map for their importance to the landscape and local history?

Total responses received: 30

All sites should be identified - 11 Responses  
 None of the sites should be identified - 1 Response  
 Unclear - 5 Responses

Response		Actions
Park/Garden	Number who think site should not be identified on map	
Beechwood House, near Markyate	1	There is no strong support for not identifying any one site. Consider further through Site Allocations DPD process.
Chipperfield Manor	1	
Cheverells, Markyate	2	
Rosway, south of Berkhamsted	4	
Gaddesden Place	1	
Abbotts Hill, Kings Langley	3	
Westbrook Hay, near Hemel Hempstead	3	
Shendish Manor, near Hemel Hempstead	3	
Gadebridge Park	3	
Champneys, near Wigginton	3	
Amersfort, Potten End	2	
The Golden Parsonage, Bridens Camp, near Hemel Hempstead	3	
Haresfoot, south of Berkhamsted	4	

## QUESTION 73

### Are there any other parks and gardens of similar importance which you would like the Council to consider for inclusion within the policy?

Total responses received: 114

Yes - 28 Responses  
 No - 85 Responses

Response	Actions
<p>Other parks and gardens suggested by respondents for inclusion within the policy are:</p> <ul style="list-style-type: none"> <li>Bunkers Park as it is the only park area local to Leverstock Green for residents and its wildlife is an important resource (12 responses);</li> </ul>	<p>Consider further through Site Allocations DPD, although many may prove inappropriate because of</p>



<ul style="list-style-type: none"> <li>• Tring Station</li> <li>• Rossway Dog Training Centre, Bourne End.</li> <li>• Frogmore Mill.</li> <li>• Pumping Station at Little Tring</li> <li>• Winkwell</li> </ul>	<p>Consider further through Site Allocations DPD.</p> <p>No action required – use does not relate to canal.</p> <p>Retain existing policy protecting site.</p> <p>Already protected as integral to overall function of canal.</p> <p>Already benefits from Conservation Area status.</p>
<p>Some respondents suggested areas of the canal that were general, rather than specific:</p> <ul style="list-style-type: none"> <li>• The general character of the canalside and its industrial heritage.</li> <li>• The stretch of the Grand Union/River Gade between Kings Langley and Apsley (adjacent to the Rectory Farm land) is historically and environmentally significant as it is the only stretch of the canal which follows the original line of the River Gade. The western side represents an unspoilt original river bank leading on to a natural unbuilt flood plain. This is unique. The adjacent fields and nearby ponds have also attracted significant wildlife in recent years not least birds of prey and bats.</li> <li>• Boxmoor stretch.</li> <li>• Fields along the length of the Wendover Arm (including a marina).</li> <li>• From the box girder bridge near Kings Langley, illustrated in Bourne's famous London to Birmingham railway to where it meets the new canal basin at Apsley lock.</li> <li>• All the pubs, bridges and boatyards including the swing bridge, Bourne End.</li> <li>• Two Waters and Apsley</li> <li>• Berkhamsted Station stretch</li> <li>• The lock keepers cottages</li> </ul>	<p>No action required. Suggestions are either covered by existing policy or integral to canal function and character.</p>

## Chapter 9. DESIGN

### QUESTION 75

**Do you agree we should define urban design areas (with related policies) in the towns and large villages as recommended in the Urban Design Assessment?**

*Total responses received: 135*

Yes - 113 responses

No - 22 responses

Response	Actions
<p>Most respondents agreed that we should define urban design areas within the towns and large villages. Their comments/suggestions include:</p> <ul style="list-style-type: none"> <li>• It should be done in consultation with local people and organisations/community groups.</li> <li>• PPS1 advises that much higher design standards should be applied than have been accepted in the recent past. The Council is already addressing some of these issues in the centre of Hemel Hempstead and the innovative regeneration of Apsley Paper Mill may provide a catalyst for raising the bar in this area.</li> </ul>	<p>Consider the balance of responses and the specific comments made through the Core Strategy DPD process.</p>

### QUESTION 76

**If yes to Question 75, are there any changes you would like the Council to consider to the boundaries of the urban design areas that are recommended in the Urban Design Assessment?**

*Total responses received: 70*

Yes - 12 responses

No - 58 responses

Response	Actions
<p>Most respondents did not consider that any changes should be made to the boundaries of the urban design areas. Comments/suggestions include:</p> <ul style="list-style-type: none"> <li>• Design principles should also extend to cover the whole of the Borough as development of a high standard should also be expected in rural areas.</li> <li>• Leave Bunkers Park as Green Belt or open space for no development.</li> <li>• Keep Kings Langley a village to avoid coalescence.</li> </ul>	<p>Consider comments further through Core Strategy DPD process. The Core Strategy will seek to establish sustainable design and access principles at the settlement, neighbourhood and site level. Bunkers park to remain formal and informal leisure space in the Green Belt. The Core Strategy will seek to ensure Kings Langley remains a village and avoids coalescence with other settlement</p>

# Appendices

## **Appendix A**

### **Call for sites letter November 2005**

Tuesday, 15 November 2005

7.16/SC  
Selina Crocombe



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

Civic Centre  
Hemel Hempstead  
Herts HP1 1HH

Directline (01442) 228592  
Fax (01442) 228340  
Minicom (01442) 228656  
DX 8804 Hemel Hempstead

Dear Sir/Madam,

#### **LOCAL DEVELOPMENT FRAMEWORK – SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

Under the new planning system, the Council has to prepare a series of documents known as a Local Development Framework (LDF). Two of the key documents within the LDF are the Core Strategy and a Site Allocations document. The Core Strategy will set the overall framework for the level and location of development within the Borough and the Site Allocations document will set out the locations for different types of development.

The planning system now seeks the active involvement of communities and stakeholders early on in the process. Early discussions on potential sites are encouraged so that different alternatives can be considered. Delays will be caused in producing the Site Allocations DPD if relevant sites are not considered early on in the process.

Work on the Site Allocations DPD will start shortly and it would be helpful if you could let us know of any sites that you would like us to consider through the LDF process. This will enable us to assess any alternative options using a standard sustainability appraisal. Neither I nor members of the Development Plans Team are able to speak individually to every landowner at this stage but you are invited to send us any material relating to specific sites. You should include a location map and any relevant background material. I would be grateful if you could send this material by 25<sup>th</sup> November.

Please could you also confirm the contact details above if you wish to receive further information as work on the DPD progresses.

Yours sincerely

A handwritten signature in black ink that reads "Selina Crocombe". The signature is written in a cursive style.

**Selina Crocombe**  
**Principal Planning Officer**  
**Planning Department**

## Appendix B

### Public Notice (November 2006).



*Planning and Compulsory Purchase Act 2004*

#### NOTICE OF CONSULTATION ON AN ISSUES AND OPTIONS PAPER FOR THE

Dacorum Borough Council has prepared a Site Allocations Issues and Options Paper for consultation.

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

The paper is part of the process of creating a new local development framework (which will replace the local plan).

Copies of the full document and a summary version are available for inspection:

- on the Council's web site [www.dacorum.gov.uk](http://www.dacorum.gov.uk)
- at Council's offices during normal opening hours
- at public libraries.

Normal opening hours of Dacorum Council offices are as follows:

*Planning Reception Office, Civic Centre, Hemel Hempstead*

Monday – Thursday	8.45 a.m. to 5.15 p.m.
Friday	8.45 a.m. to 4.45 p.m.

*Borough Council Office, Civic Centre, Berkhamsted; and  
Borough Council Office, Victoria Hall, Akeman Street, Tring*

Monday – Thursday	9 a.m. to 5 p.m.
Friday	9 a.m. to 4.30 p.m.

Representations should be submitted using the questionnaire that accompanies the Issues and Options Paper.

You may return your comments online; by post to the Development Plans Manager, Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Herts HP1 1HH; or by e-mail to [development.plans@dacorum.gov.uk](mailto:development.plans@dacorum.gov.uk).

Comments must be received no later than **5pm on 16 February 2006**.

Further information is available from the Development Plans Team in Dacorum on 01442 228660.

## **Appendix C**

### **General letter of notification November 2006**

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

F



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

Civic Centre  
Hemel Hempstead  
Herts HP1 1HH  
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DX 8804 Hemel Hempstead

Dear

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

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

(1) *Growth at Hemel Hempstead*

This is a joint consultation with St Albans City and District Council and arises because a Panel of Inspectors has recommended to Government that Hemel Hempstead should be designated a focus for change and development in the East of England Regional Plan. The paper explains the implications for the main planning strategy, and the options we would have to consider, if Hemel Hempstead expands to the extent recommended by the Panel. In particular the Panel recommends a general review of the Green Belt around Hemel Hempstead in Dacorum and St Albans districts.

*Closing date for comments – Friday 19<sup>th</sup> January 2007*

(2) *Site Allocations across Dacorum*

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

*Closing date for comments – Friday 16<sup>th</sup> February 2007*

The papers are part of the process of creating new local development frameworks (which will replace local plans). Whatever local planning policies we have in the future, they must conform to and implement the Regional Plan.

### Material available

For each of the two subjects, we have published:

- An Issues and Options Paper;
- A summary version (which is enclosed); and
- A questionnaire, to help you respond.

This information is available on Dacorum Council's web site [www.dacorum.gov.uk](http://www.dacorum.gov.uk), from Council offices at Berkhamsted, Hemel Hempstead and Tring (during normal office hours) and from libraries in Dacorum.

The information for the *Growth at Hemel Hempstead* consultation is also available on St Albans Council's web site [www.stalbans.gov.uk](http://www.stalbans.gov.uk), from Council offices at Harpenden and St Albans (during normal office hours) and from libraries in St Albans.

Background information is available in the same places. This includes an initial sustainability report, which you may also comment on.

Please see separate sheet for recent publications from Dacorum Council.

### Responding

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

#### (1) *Growth at Hemel Hempstead*

I must stress that neither St Albans nor Dacorum Council supports further building development in the Green Belt around Hemel Hempstead. We would be pleased to hear from you if you agree. We would also like to receive your comments if you have other views on the potential growth of Hemel Hempstead. The closing date of Friday 19<sup>th</sup> January 2007 has been set to give us time to assess and incorporate your views into our submissions to the Government on the subject.

You should note that the Government will publish what it expects the Regional Plan to be in mid to late December. The two Councils will be using your views to inform our response (submission to Government). You may also comment direct to the Government (which will publish further details of its consultation later).

Your only opportunities to comment on the "big picture" – i.e. the scale of growth around Hemel Hempstead – will be in the forthcoming weeks.

#### (2) *Site Allocations across Dacorum*

Dacorum Borough Council, working with the community  
[www.dacorum.gov.uk](http://www.dacorum.gov.uk)

The closing date has been set further back (i.e. to 16<sup>th</sup> February 2007) to give you more time.

It is likely that most people will be interested in some aspects rather than the full paper on Site Allocations. Please therefore complete the question or questions you are most interested in.

Comments may be returned online or by filling in the separate questionnaires.

#### **Further information**

If you have any queries you are welcome to speak to a planning officer in the Development Plans Team at Dacorum Council – 01442 228566/228592/228661/228662/228663/228383.

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

Yours sincerely



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

Enc

## Appendix D

### List of organisations contacted

Organisation
Absolute Garden Design Ltd
Aitchison Raffety
Aldbury Club
Aldbury Parish Council
Ashlyns School
Barton Willmore
CBRE
CgMs
Chiltern Society
Chiltern Society
Chilterns Conservation Board
Chipperfield Parish Council
Consensus Planning
CPI LTD
CPRE - The Hertfordshire Society
Crest Nicholson (Chiltern) Ltd
Dacorum Borough Council
Dacorum Environmental Forum
Dacorum Environmental Forum Water Group
Dandarra Ltd
David Ames Associates
EEDA
EERA
Emery Planning Partnership
English Heritage
Entec
English Nature
Environment Agency
Fibbens Fox Associates
Flamstead P.C
Friends of the Earth
GO-East
Great Gaddesden P.C
Henry Clarke Associates
Hertfordshire County Council
Hertfordshire County Council
Hertfordshire Gardens Trust
Herts Biological Records Centre
Highways Agency
Home Builders Federation
Horstonbridge Developments Ltd
Hunters Oak Residents Association
Indigo Planning
Inland Waterways Amenity Advisory
JB Planning Associates
Kelvin Archer A.C.A.
Leverstock Green Lawn Tennis
Longdean Park Residents' Association Ltd

Markyate Parish Council  
Metropolis PD LLP  
Montagu Evans  
Nash Mills Parish Council  
Network Rail  
Northchurch Parish Council  
Northchurch Scouts  
Northend Residents Association  
Piccotts End Residents Association  
Piccotts End Residents Association  
Planning Potential  
PLi Ltd  
Rapleys  
Rapleys  
Savills  
Sellwood Planning  
Sport England East  
Terence O'Rourke  
The Box Moor Trust Centre  
The Fairfield Partnership  
The Hemel Hempstead Band  
The National Trust  
The Theatres Trust  
The Tring and District Local History and Museum  
Society  
Tribal MJP  
Tring Rural Parish Council  
Tring Rural Parish Council  
Tring Town Council  
Vincent & Gorbing  
Vincent & Gorbing  
Woolf Bond Planning

**APPENDIX E**

**Dacorum Borough Council  
URBAN DEVELOPMENT – FOCUS GROUP  
March 2007**

**Prepared by  
NWA Research  
(March 2007)**

**Dacorum Borough Council**

# URBAN DEVELOPMENT – FOCUS GROUP

March 2007

## Table of Contents

A. BACKGROUND, INTRODUCTION AND METHODOLOGY .....	3
B. URBAN CAPACITY STUDY .....	5
THE FINDINGS .....	7
1.0 Redevelopment of Under Used or Vacant Land and Buildings .....	7
2.0 Allotments and Under Used Garage Courts and Parking Areas .....	9
3.0 Conversion of Commercial Land and Buildings .....	11
4.0 Large Back Gardens .....	13
5.0 Areas of Informal Open Space .....	15
6.0 Sufficiency of Land to Provide Jobs for Local Residents.....	17
7.0 Gypsy Traveller Community .....	19
8.0 Social/community facilities .....	21
9.0 Primary School Sites .....	22
10.0 Range of Shopping Facilities in the Town Centres .....	23

### **APPENDICES**

APPENDIX 1 – Topic Guide

APPENDIX 2.1 – Transcripts (Older group)

APPENDIX 2.2 – Transcripts (Middle aged group)

APPENDIX 2.3 – Transcripts (Young Group)

## **URBAN DEVELOPMENT – FOCUS GROUP**

### **A Background and Introduction**

- A1 Dacorum Borough Council is required to produce a Local Development Framework. Three focus groups were held with members of the Citizens' Panel on February 3<sup>rd</sup> 2007 to help with the Site Allocations section of this Framework. The Site Allocations document will cover a wide range of different land uses, including housing, social and community uses, shopping facilities and leisure facilities.
- A2 It was explained to participants that the Framework itself, once finalised and approved, provides the Council's Development Control Committee with a set of rules/guidelines on which to base all future Planning Application decisions.
- A3 The focus group discussion looked at ways the Council makes decisions over land uses, and to see what their views were about some of the general proposals and principles.
- A4 It was explained that in terms of housing, current proposals allow for approximately 7000 new homes to be built between now and 2021, although this does not include any additional homes the Council may be forced to develop by the Government (potentially 5000+ more). The Council has to look at what space could potentially become available within towns and large villages for building new homes. To assist with the discussions photographs of examples of the types of land that might be considered were displayed for participants.
- A5 In addition to priorities for land use participants were asked to consider land for employment and the positives and negatives of using employment land for house building; accommodating the gypsy and traveler community; land designations for social and community facilities; use of ex school sites; and shopping facilities.

### **Methodology**

- A6 Three focus groups were recruited from members of the Dacorum Borough Council Citizens' Panel. Recruitment was initially by telephone call followed by a letter of invitation. Prior to the group a further telephone call was made to participants to act as a reminder and to check whether they had any special needs or required assistance in getting to the groups.
- A7 The groups were recruited to ensure that there was representation from the areas of Hemel Hempstead and from Tring, Berkhamsted and the rural areas of the Borough. In addition panel members with disabilities and from BME groups were also represented at the groups.
- A8 The three groups were split by age, with one group of participants under 35 and under, one Group 35 to 60 years and the final group over the age of 60

years. All three groups were held on Saturday morning 3<sup>rd</sup> February at the Civic Centre in Hemel Hempstead.

A9 Although 37 participants were recruited only 31 attended on the day:

Under 35 years	9 participants
35 to 60 years	11 participants
60 and over	11 participants

16 participants were female and 15 were male.

A10 Discussions were held against the topic guide provided by the client, (copy attached as **Appendix 1**), and with the assistance of maps and photographs provided by the client which illustrated the types of areas which were under discussion. The questions relating to Urban Capacity have been reported against the illustrations.

A11 The discussions were tape recorded for each group and these have been transcribed verbatim with identifying data removed. The transcripts are attached as **Appendices 2.1, 2.2, 2.3**.

## **B URBAN CAPACITY STUDY**

The topic guide sought opinion on the potential use of certain types of land for building. These were the redevelopment of under-used or vacant land and building; areas of informal open space; conversion of commercial land and buildings; and back gardens. In addition illustrations were supplied for 'allotments and under-used garage courts'. These illustrations were also discussed in the groups and therefore have been included in the report below. Where the descriptions on the illustrations differed slightly from those used in the topic guide the descriptions shown to the groups on the illustrations have been included in the sub headings for completeness and clarity.

- B1 Each group was asked to consider the positive and negative aspects of the use of the land and then to consider both in small syndicate groups and as a whole group what priority they would put on the use of the land for home building.
  
- B2 Focus groups are not 'quantitative' in process. However the groups did express preferences for the types of area discussed and these are shown in rank order in the table below.

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B3 A number of issues arose spontaneously in the groups when they were discussing each of the options. Aspects that encouraged participants to have a positive view of the use of land for development included the following:

- Removal of unsightly areas or dangerous areas
- Minimal impact on services, parking and traffic congestion
- Building of houses rather than flats
- Reducing need for incursions into the green belt
- Preferred use of brownfield sites

B4 Negative issues that emerged spontaneously when discussing sites for development included:

- Devaluing or otherwise affecting neighbours properties
- Speculating developers 'holding on' to land
- Reduction of community areas for socialising, play and exercise and growing of food
- Negative affects on local flora and fauna
- Pressure on existing infrastructure

## **1.0 Redevelopment of Under Used or Vacant Land and Buildings: 'Vacant land or where there is currently a single building within large grounds'**

### **POSITIVE ASPECTS**

- 1.1 Positive aspects identified by the 'middle', (35 to 60 years), group for home building on under-used or vacant land and buildings included bringing into use land which may be unsightly, dangerous and unsuitable for children to play upon. This group also noted with concern that travellers sometimes use such land illegally. Allowing land to fall into disrepair or to be used in unsuitable ways can have the effect of devaluing local properties it was suggested.
- 1.2 Building may assist in improving the 'look' of an area if it was assured that any land would NOT be compulsory purchased and that any building should not negatively impact on current residents. Participants felt it necessary that each area should be considered on its own merit based on the criteria outlined here. A further positive aspect was that there would be 'more freedom' for the design of the buildings resulting in more individual approaches than may be possible in larger developments.
- 1.3 That the use of such land may remove unsightly areas was a positive aspect also mentioned in the 'older' group, (60 years and over), and that the removal of unsightly areas would give a better outlook for neighbours.
- 1.4 The 'younger' group, (under 35 years), felt that a positive aspect of using such land was that there would be minimal impact on existing areas with little traffic increase. For this group, who were keen to see more family type accommodation being developed, participants felt that there may be sufficient space to include houses rather than flats in such developments.

### **NEGATIVE ASPECTS**

- 1.5 Concern was expressed in the younger group about potential negative impacts on neighbours, especially the possibility that such building may devalue other properties in the area, and concerns about the sites being over developed with housing being 'crammed' into small sites. The middle age group were worried about ex-farmland that is 'deliberately under-used' by speculative developers, a theme they mentioned on several occasions, and that should this land be considered to be under-used it should revert to farm or common land.

- 1.6 However in the main there were few negatives expressed about this type of land use with no negatives being appended by the age group 60 years and over group.

**PRIORITY**

- 1.7 For ALL three groups, when discussing the priority they would place on Redevelopment of Under Used or Vacant Land and Buildings were the 'TOP' priority.

## **2.0 'Allotments and Under Used Garage Courts and Parking Areas'**

- 2.1 Participants felt that there were substantial differences between the use of allotments and under-used garage courts and parking. Some concerns were expressed that these had been shown on the same illustration and participants wished to make clear that they wished these to be considered separately.

### **POSITIVES – Allotments**

- 2.2 No positive aspects of using allotments for building were determined by any of the groups.

### **NEGATIVES – Allotments**

- 2.3 Participants in all groups felt that allotment use should be encouraged as there were many benefits from such use, such as the provision of exercise, healthy food, reduction in 'food miles', preservation of green areas, habitat for local wildlife, and opportunities for hobbies and socialising.
- 2.4 In addition the reduction in the size of gardens and/or flat dwelling, may mean that allotments are the only means for individuals to grow their own food. Certainly within the middle age group participants, there was a belief that there is a high currently unmet demand for allotments. It was also felt in one group that there may be a requirement to compensate current allotment users should it be required that they move.
- 2.5 The older group made the suggestion that some of the larger allotments might be sub divided down into smaller, more manageable, plots as the larger sites may be too large for some users.

### **POSITIVES - Under used garage courts**

- 2.6 Positives for using underused garage courts and parking areas for housing development were that this would improve the appearance of the area if 'tastefully and sympathetically' developed, reduce vandalism and remove 'eyesores'. They were therefore thought to be ideal for development if they were currently under-used.

### **NEGATIVES - Under used garage courts**

- 2.7 Concerns about such usage were that there would need to be made available additional areas for parking and some surprise was expressed in the middle age group that such areas were under-used. There may, it was felt, be a need to promote the facilities rather than build on them. This group were also of the view that using the land for building would actually create more demand for garages and parking which then it would not be possible to meet.
- 2.8 It was suggested that on street parking should be discouraged and if there were no areas for parking or garaging of vehicles this would exacerbate the current problem with parking. There was also a concern amongst these participants about the visual impact of infill building with the younger group being concerned about the possible need to pay existing users compensation.

### **PRIORITY**

- 2.9 There are two priorities for this space with allotments being the last priority for all three groups and some differences between the groups on the use of under-used garages and parking areas with the younger age group giving this as second priority and the other groups as a third priority.

### **3.0 Conversion of Commercial Land and Buildings: 'Converting or redeveloping land and buildings currently in other uses (offices, scout huts, etc.) to housing'**

- 3.1 When considering the illustrations participants were concerned to see 'scout huts' directly mentioned, or any other community based building, and were at pains to express the view that the retention or replacement of scout huts/community buildings were important to them.
- 3.2 However, the groups were very much in favour of the use of 'brownfield' sites which were, they felt, a 'sensible and rational' way forward as this approach does not impinge on green belt, provides much needed housing using 'wasted' space.
- 3.3 Certain principles should apply it was felt. Specifically the middle group felt that it is important that the use of land and buildings currently in other uses should be converted only if the use of them stops 'voluntarily' and that the redevelopment is 'sympathetic' to the surrounding areas.
- 3.4 Development of disused office and warehouse space for example would not affect the aesthetic appearance of the area, indeed may improve it, although there was a concern that the use of such land would need to be carefully considered in case its use reduced future employment prospects.
- 3.5 The use of current commercial land and buildings would allow the community needs to be considered at the time of building, rather than being 'added on' to existing communities, although the infrastructure such as roads, water, etc. would already be in place. Not using land for commercial use would reduce pollution from factories and this approach would be especially popular should the existing buildings already be close to housing.

#### **NEGATIVES**

- 3.6 In addition to the concerns about the use of scout huts, (noted above), participants were keen to ensure that such development did not reduce future employment prospects as several participants were concerned about the Borough becoming a 'dormitory' for other areas. It was further noted that low cost office or commercial space can encourage local business/entrepreneurs.
- 3.7 The younger group were also concerned that the locations for such building may not provide 'desirable' housing and that traffic congestion in some business areas was already heavy. This group was also concerned that the land would be most likely to be used for flats, rather than houses with gardens, the latter being required for growing families.

- 3.8 Brownfield sites have the major advantage that development does not use up green belt land but nevertheless it was important to ensure that land is available for future employment in the Borough.

**PRIORITY**

- 3.9 Conversion of Commercial Land and Buildings was the second priority for all groups except for the younger age group who had this as third priority.

## **4.0 Large Back Gardens**

### **POSITIVES**

- 4.1 In addition to not building on the green belt, or reducing the requirement to do this, younger group members felt that the approach of using large back gardens was that it would have 'minimal impact' on traffic and the facilities both community and services would already be in place.
- 4.2 Participants recognised that the use of such land would be beneficial for the owners, if the majority of adjacent owners agree, and that such an approach would have a beneficial effect upon untidy areas.
- 4.3 Other criteria were mentioned as preliminary understandings that would need to be in place prior to support for such development. These included not only getting agreement of other owners, but the development should be controlled and sympathetic to its surroundings, should not be too big for the plot and not blocking the views of neighbours.
- 4.4 The group of participants over the age of 60 years were of the overall view that people should be able to sell off land for development if they wished to but added a further concern about the possible loss of trees.

### **NEGATIVES**

- 4.5 As noted above, potential negative effects are the development of large back gardens may affect adversely other residents and there was concern to ensure that contractual and boundary limits, access and rights of way, are clearly defined. There was also some concerns expressed about the increased requirements for parking that such developments may create and the possibility of increasing local traffic congestion. The potential effects on wildlife, especially birds, was noted as a worry.
- 4.6 As with other types of development participants were keen to ensure that any developments, or the density of developments, did not devalue neighbours properties or have a negative effect on water / drainage and other service facilities. To this end participants felt that such developments would need to be limited and very site specific.

### **PRIORITY**

- 4.7 When considering their priorities for what should be designated for housing and what should be left as it is, two groups considered that the development

of large back gardens was their third priority and the middle age group their fourth priority.

## **5.0 Areas of Informal Open Space: ‘Green space that aren’t specially protected for leisure or recreation uses’**

### **POSITIVES**

- 5.1 Few positive aspects emerged when participants discussed the use of areas of informal open space as sites for new homes, with the middle group being unable to find any positive features of this, although the younger group suggested that a benefit of this approach would be that homes would be near existing facilities such as shops and that this would provide more housing in existing communities.
- 5.2 Affordable housing was an issue raised in connection with this use of land in the older age group discussions and a few, (but not all), participants in this group thought that it might be possible to use a small part of some of the larger areas of informal green space, (‘nibble at them’), as long as a substantial area of green remained.

### **NEGATIVES**

- 5.3 There were many negative aspects of the use of such land in the opinion of participants. Even green space that is not apparently used was considered important for the overall well being of residents in the age group 35 to 60 years. In all groups the argument was promulgated that presence of such land near to existing housing is an invaluable resource for recreational use, safe areas for children to play and areas for neighbours to meet and socialise, thus promoting community cohesion.
- 5.4 The value of such areas for the physical, (exercise); and mental health, (pleasant, ‘non depressing’ views), were mentioned and an overall reduction in the quality of life. It was argued in the middle group that the way in which green space had been left in urban areas was the ‘basis of the development of the new town’, and that it would be ‘ethically wrong’ to change this. In addition the value of adjacent housing may reduce.
- 5.5 Parking issues, disruption to residents whilst building and a feeling that such building would create ‘over-crowding’ were mentioned by the younger group. This group also felt that the removal of this informal green space may have an adverse effect upon crime, change the dynamic of the areas, and put pressure on the infrastructure, especially relating to water and electricity. Some concern was also expressed amongst the younger participants that removal of such land would badly affect wildlife.
- 5.6 Similar concerns were also expressed in the older group who also felt that children, especially younger children, need areas to play which are close, preferably in sight of, their homes and that informal open space could be landscaped with seating to promote social interaction.

## **PRIORITY**

- 5.7 The priority for the use of 'Areas of Informal Open Space: Green space that aren't specially protected for leisure or recreation uses' was low with two groups giving this as the lowest priority and for the older group this was the fourth priority.

## 6.0 Sufficiency of Land to Provide Jobs for Local Residents

- 6.1 Participants were informed in the groups that as well as having to build new homes Dacorum Borough Council also needs to ensure that sufficient land is available to provide jobs for local residents. The main areas of employment land within the Borough are the town centres, mostly in the form of offices, and in the designated employment areas, such as the Maylands area in Hemel Hempstead and Icknield Way industrial estate in Tring. It was explained to participants that the Council is currently facing a lot of pressure to allow some of this employment land to be redeveloped to provide new homes.
- 6.2 Participants were asked their views on the positives and negatives of redeveloping office buildings and industrial areas for houses or flats. They were asked to bear in mind that when considering the issue it is important to note that if employment land is lost in one area then it will have to be replaced and that this might be in the green belt area.
- 6.3 Issues that participants felt should be taken into consideration were numerous and are explored below.
- 6.4 Traffic congestion and public transport: Some participants were concerned that if all employment land is in one area of the town, or towns, then this would lead to congestion during the 'rush hour'. The younger group therefore suggested that some land currently designated as employment land could be used to provide homes and that employment land should be integrated into the community so that the traffic load is spread. This may also encourage people to walk to work. It was also felt that work is more 'office' than 'factory' based and that the original concerns about mixing employment and housing land relating to pollution had reduced.

*'Quite a lot of industrial now is just office blocks, isn't it, it is not heavy industry – those industries aren't so polluting now. But if you do that you stand more chance of people being able to walk to work'. (younger people, p14)*

- 6.5 The middle group were also concerned about designating areas outside of the main towns as employment areas because this has an effect upon commuting. If employment areas are more central, it was argued, then people can get to their place of work potentially by public transport. For this reason they felt that there was merit in using some land external to the towns which was currently designated as employment land, for housing purposes.

*'But there is a danger if you force out all office to the periphery – if they are in the centre people can walk from the station or bus – if it is right out then more people are going to be driving and it is going to put more pressure on the town's roads' (middle group, p17)*

- 6.6 Future of Buncefield: It was noted in several groups that the future of Buncefield had not been decided and that this would affect views on whether

some land should be released. Although it was suggested that the site, if used for the same purposes in future, would be protected by a 'bank', it was felt by participants that this would not be an area where anyone would want to live.

- 6.7 Commuting: Participants were concerned that industry was moving away from the area and that this may result in Dacorum becoming a 'dormitory' for other towns and for London workers. It was thought by the middle group that it was important to maintain the amount of space available for employment but that they too did not mind if some housing were built on land currently designated for employment purposes. The older group were also concerned about commuting but felt that people would live where they could afford to live and find work locally to that.

*'One thing that forces people to move is to go somewhere near where they work and where they can also afford to live' (older group, p12)*

- 6.8 Excess of space: Some participants were of the view that there is already an 'excess' of available employment land and cited various locations throughout the Borough where offices and industrial land had remained unoccupied for significant periods of time in support of their assumptions.

- 6.9 Use of Greenbelt: There were no participants in favour of using greenbelt land for industrial or commercial developments. It was suggested that instead of using new land that existing space be used 'more flexibly'.

*'You could use the footprint of one storey office spaces for housing and then build a six storey office building off the bypass. Maybe that is the sensible thing to you because you are actually using less land in an acceptable way' (middle group, p18)*

*'Commercial use has changed so much. When it used to be small workshops, that is fine, but that is not what people want now, they want flexible buildings that they can put up, take down, change the electronics – they want flexible space' (older group, p10)*

- 6.10 The older group were 'wary' that by using land designated for employment then in future the authority would be 'forced' to use greenbelt land and therefore felt that this land should not be used unless other land, which was not part of the greenbelt, could be found to replace it.

*'We have used industrial land for housing so we have got to build on green belt now. You told us we can because you said we can do this. So that is another negative – or is a positive for building but a negative for using industrial sites' (older group, p13)*

## 7.0 Gypsy Traveller Community

7.1 Participants were informed that Dacorum Borough Council has a duty to make accommodation provision for the gypsy/traveller community, that a recent study showed the need for 200 pitches across Hertfordshire by 2021 and that some of these pitches would need to be in Dacorum. The groups were asked whether they thought it would be preferable that all pitches should be in one location or whether they should be spread across smaller sites across the Borough.

7.2 Participants had mixed views on this with some participants expressing concern about these sites because of personal experience which they related in the groups, and others expressing concern that travellers were being discriminated against because of prejudice.

7.3 The behaviour of some travellers that had been experienced by some group members had an effect upon the discussions with the placing of any pitches being seen by some group members as 'negative'. Others in the groups were of the opinion that they, as part of the settled community, should not be expressing an opinion as this was something that should be asked of the travelling community. It was further suggested in one group that if the travellers are allowed to buy the land then they are more likely to use it with respect and care.

*'It's very hard not to tarnish them all when you have had several who come and trash your place and threaten to kill you and things like that, and they have beaten up friends and hounded friends and burned their cars. It is frightening. I wouldn't want my children around that area' (younger people, p17)*

*'Obviously this is more a question of the Council actually talking to them about what they want rather than asking everyone else as well, because we can't really make a decision for them about where they want to live' (younger people, p18)*

7.4 Smaller sites: On the question of whether it is preferable to have one or several sites, participants suggested that several small sites would assist in integrating travellers with the community and for services such as schools not being stretched when the pitches are in use.

*'Split them up into smaller groups, like you say, perhaps there is a chance they might integrate with the local community and get on with them better' (younger people, p20)*

*'It is a huge issue because wherever they move into, automatically you take so many of their children in the schools and if your child is on the waiting list for that school and suddenly their site is moved there and they all get the places, you are going to be up in arms.' (middle group, p20)*

7.5 Larger site: For some of those participants who felt that the traveller community can cause problems, a larger site was preferred as the community is more 'controllable' than if the community is spread across many sites.

*'I think if you have just got the one area, and obviously people have had experienced problems with them, then they are more controllable' (younger people, p18)*

- 7.6 Other arguments in favour of a larger site were that facilities could be provided that potentially were not possible to provide on smaller sites because of the resource implications and would take up more room.

*'It probably would be better in a large site – one site offering facilities for them, rather than having separate sites which has got duplicate site offices and facilities which would actually take up more room' (middle group, p19)*

*'The services and facilities will cost X so it would lead me to think that it is better to have one properly designed, properly serviced site than to have a lot of small ones which would be more expensive to service' (older group, p14)*

- 7.7 Location: There was no location agreed by all members of the groups and as noted above in one group allowing the community to purchase their own land and set up their own sites was the preferred solution of at least one participant.

- 7.8 Whilst a number of participants preferred isolated sites, and Three Cherry Trees Lane and 'next door to the prison at Bovingdon' were suggested, these were not supported by other group members on the grounds that they were too isolated and that this would have a detrimental affect upon the women and children on the sites. This argument related to the community requiring not just water, power and sanitation, but access to health care, services such as Surestart and education.

- 7.9 Another site suggested was the possibility of developing the hospital site as a central and open space although others strongly contested this as it was thought necessary to maintain that land for future use for health services.

## **8.0 Social/community facilities**

- 8.1 It was noted in the groups that one of the land designations the Council will have to include in the Local Development Framework is social and community uses. It was explained that this term is used to indicate facilities such as childcare, residential care, education, health, general welfare, worship, social contact and environmental services such as the disposal of household waste.
- 8.2 Participants were asked if they had any suggestions regarding what types of social and community facilities they would like to see in Dacorum.
- 8.3 This opened a debate on the closure of schools and the hospital with participants being concerned about both of these facilities. In view of the additional housing that will be required, participants questioned whether it was appropriate to close the schools which may well be needed for the children of the new residents of the Borough when the homes are occupied.

*'They are closing schools now and we urgently need schools now that you have got more and more people coming – where are the children going to go?' (older group, p16)*

- 8.4 In addition the older group felt that there should be more social activities for both the older and younger age groups. Whilst there are community centres in each area it was said, these could be used more. In addition health services, especially mental health provision was required.

## 9.0 Primary School Sites

- 9.1 Participants were told that there are four primary schools in the Borough that have been identified for closure over the next few years. These are Barncroft, Pixies Hill, Martindale and Jupiter Drive, all of which are in Hemel Hempstead. Participants asked what they thought should be done with these sites. The options were to keep them for community use including the playing fields, to allow development of the buildings but to retain the playing fields or to allow development of the whole site.
- 9.2 As noted in the previous section participants expressed the view that with the additional housing schools would be required and therefore it was inappropriate to close schools as these places would be needed in the near future. It was argued by a minority that this would tend to depend on the type of homes that are to be built.
- 9.3 In the main participants were of the view that, as a minimum, the playing fields of the schools should be retained for community use unless there was already significant amounts of green space that the public can have access to in the vicinity.
- 9.4 Some were of the view that the buildings should be retained so that they can be re-used as schools in the future when the school age population rises. However, although this was a popular suggestion in several of the groups, it was noted that this may not be practicable as the buildings may not easily convert to community use and then convert back to school use in due course. In fact it was thought that this might be an 'expensive' option.
- 9.5 Although the idea of any school closure was unpopular, the general view of the groups was that the fields should be kept for community use, that the buildings, where practicable, be used for community and where this was not practical for the 'concrete footprint' of the school buildings, be used for house building.

*'I think there is an extent to which you could develop the buildings in that schools are not necessarily the most useful building for a community use – quite often school buildings are tired with lots of asbestos and a lot of problems with them' (older group, p18)*

*'You could have some use where you could develop a small part, like the bit that has already got the concrete footprint on it for building – playground and whatever – and out of that get some housing or whatever and some redevelopment for a purpose built community facility which would be what people actually need it for, rather than making do with a building which is past its sell by date' (older group, p18)*

## 10.0 Comments on the Range of Shopping Facilities in the Town Centres

10.1 Participants were asked their views on the range of shopping facilities in the town centres and asked if there should be more shops where they should be built.

10.2 Preferences expressed by participants were for more local community based shops, built around such facilities as community centres, doctors' surgeries and pharmacies. The reason for this preference was that participants thought such facilities are essential for older people, especially for those who can no longer drive.

*'They are important for the elderly who don't want to drive, so they have somewhere to walk to locally' (middle group, p27)*

10.3 Additional facilities noted by respondents as being required were furniture and white good stores.

10.4 Facilities in Hemel town centre were not thought to be good; in fact some participants described these as being 'dreadful'. Rather than visit Hemel participants tended to go to towns such as Watford and Brent Cross. One end of Hemel, where the new Debenhams store is located, was thought to be 'really nice' but that this is 'segregated' from the rest of the town and the further away from Debenhams the shopper moves the less good the shopping facilities are. Even the Debenhams store, however was criticised for not holding the stock that the larger of its stores do.

10.5 Shops in Berkhamsted, which was thought of as an old market town, were thought to be better although different, with specialist shops, an evening economy and certainly more 'atmosphere' than is present in Hemel. Tring was thought to be similar to Berkhamsted although lacking in the provision of basic facilities such as large food stores now that a Tesco's store has opened on the perimeter of the town. Home delivery and ordering by Internet were thought to have reduced the viability of some town centres including Berkhamsted and Tring.

## **Appendix F**

# **DACORUM BOROUGH COUNCIL CITIZENS' PANEL SURVEY – APRIL 2007**

*Analysis carried out by NWA Social Research  
on behalf of the Dacorum Borough Council*

**DACORUM BOROUGH COUNCIL**  
**CITIZENS' PANEL SURVEY – APRIL 2007**

**C O N T E N T S**

	<b>Page No</b>
<b>A. EXECUTIVE SUMMARY .....</b>	<b>2</b>
<b>B. METHODOLOGY .....</b>	<b>17</b>
<b>C. RESULTS.....</b>	<b>21</b>
1. Community Plan .....	21
2. Green Space Strategy .....	26
3. Anti-Social Behaviour .....	44
4. Waste Recycling.....	50
5. Information and Consultation.....	55

**APPENDICES:**

1. Questionnaire, marked-up with Weighted Survey Results
2. Tables of Weighted Results excluding missing data (Separate contents list)
3. Weighted Frequency Counts including missing data
4. Responses to 'open' questions

## DACORUM BOROUGH COUNCIL

### CITIZENS' PANEL SURVEY – APRIL 2007

#### A. EXECUTIVE SUMMARY OF MAIN FINDINGS

Dacorum Borough Council's Citizens' Panel is a body of residents who have expressed a willingness to give their views to the Council via self-completion postal questionnaires, and currently comprises 929 members. The April 2007 Panel survey was used to review resident opinion on the following five issues:

1. Community Priorities (for Community Plan)
2. Green Space Strategy
3. Anti-social behaviour
4. Waste Recycling
5. Information and Consultation

#### COMMUNITY PLAN

##### All priorities for the community

1. Residents were asked about issues they considered to be a 'priority for their community'. Six of the issues listed on the questionnaire were deemed as 'a priority' by more than three quarters of all respondents, and these were: 'ensuring that appropriate infra-structure is developed to take account of increased housing' (84%); 'improve local hospitals & health care facilities' (83.4%), 'improving road maintenance & the condition of roads' (82.9%), 'effective policing' (78.1%), 'reducing/ preventing graffiti/ fly-tipping and when it occurs remove it quickly' (76.4%), and 'reducing anti-social behaviour & nuisance' (75.6%).
2. Other issues referred to as a priority by a majority (50%+) of respondents were 'maintaining/ supporting local facilities, e.g. post offices, shops, village halls' (73.7%), 'employment for local residents' (69.9%), 'ensure fire cover for the area is adequate' (67.4%), 'reducing crime' (67.2%), 'ensuring the future of wildlife habitats' (62.7%), 'ensuring that house building & housing development meet local needs' (59.9%), 'more facilities/ activities for young people (13 to 21 years)' (58.9%), 'encouraging business to locate in Dacorum' (58.7%), 'improving public transport' (52.4%), 'reducing traffic congestion'

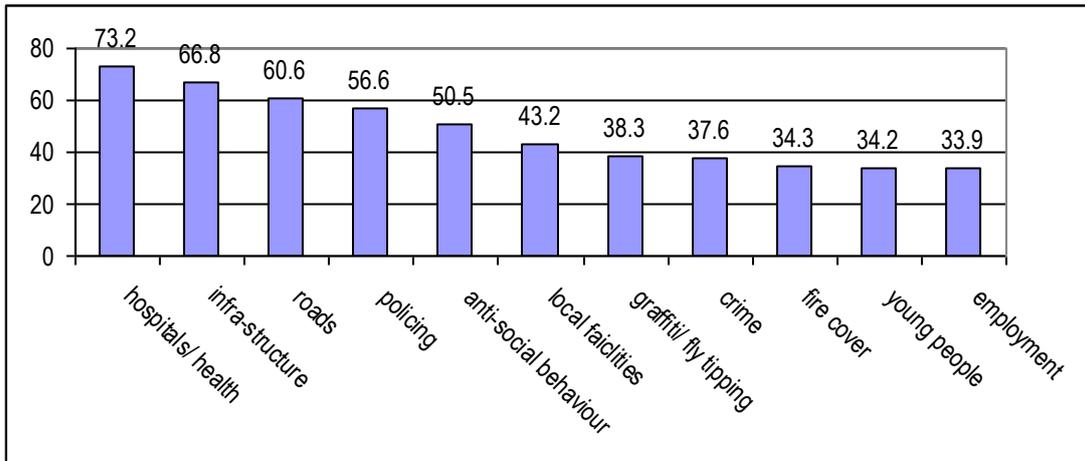
(51.3%), and 'protecting our community from expansion of Luton Airport, M25, M1 etc.' (50.7%).

3. 'Ensuring that appropriate infra-structure is developed to take account of increased housing', 'improving local hospitals/ health care facilities', and 'improving road maintenance & the condition of roads' were the most mentioned priorities in all areas of the Borough apart from 'Tring' where 'effective policing' replaced 'local hospitals/ health care facilities' in the top three.

#### Most important priorities for the community

4. Residents were asked to identify their 'top ten most important priorities'. The three most important priorities amongst the sample overall, were 'improve local hospitals and health care facilities' (73.2%), 'ensuring that appropriate infra-structure is developed to take account of increased housing', (66.8%), and 'improve road maintenance & the condition of roads' (60.6% ): each referred to by 60%+ of all respondents when asked to name the 'ten most important priorities'. These three issues were also the only ones referred to by 80%+ of all respondents when asked to indicate 'all priorities'.
5. 'Local hospitals/ health care facilities', 'infra-structure' and 'road maintenance' were top priorities in all areas of the Borough, although 'effective policing' was rated second most important priority by those living in 'Rural areas', pushing 'road maintenance' into fourth place. Also, those living in 'Berkhamsted' were more likely than others to deem 'reducing traffic congestion' as a most important priority.

'Most Important' Priorities  
(Q.1b : % response – all respondents)

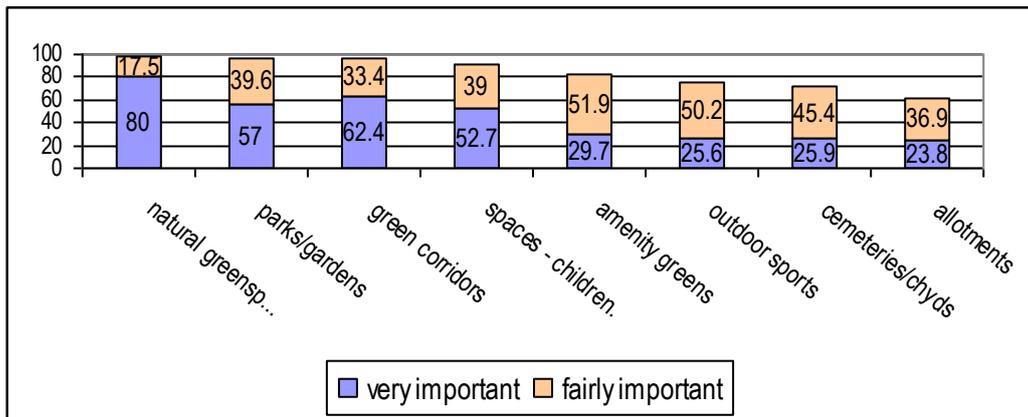


GREEN SPACE STRATEGY

Importance of Green Space

6. Each of the ten categories of 'green space' listed in the questionnaire was deemed 'very' or 'fairly important' by a majority (60%+) of respondents.
7. 'Natural green spaces' were deemed the most important category of green space by the sample overall, referred to as 'very important' by 80% of all respondents, and as 'fairly important' by a further 17.5% (97.5% very/ fairly important).
8. Three other categories of open space were also deemed 'very important' by over 50% of all respondents, 'parks and public gardens (57%), 'green corridors' (62.4%), and 'spaces for children and young people' (52.7%) – and these three categories were also rated as 'very or fairly important' by in excess of 90% of respondents.

Importance of green spaces  
(Q2 : % response – all respondents)



9. 'Natural green space' was deemed the most important category of green space by respondents from all 'areas' of the Borough, with the percentage rating this as 'very important' only falling below 80% amongst those living in 'Hemel Hempstead' (74.8%).

Usage of Green Space

10. Three categories of green spaces had been used in the last year by the great majority (89%+) of all respondents, and had been used regularly (at least once a month) by two-thirds or more: 'parks & gardens' (94.6% 'used'/ 68.4% 'at least monthly'), 'natural green spaces' (94.3%'used'/ 69.4% 'at least monthly'), and 'green corridors' (89.1%'used'/ 66.5% 'at least monthly').
11. Other categories which had been used during the last 12 months (at least once) by a majority of all respondents were 'amenity greens' (58.7%), 'spaces for children and young people' (52.4%), and 'outdoor sport facilities' (50.1%). 'Cemeteries and churchyards' had been used by just under a half (48.6%) of respondents during the last year, whilst 'allotments' had been used by only 15.9%.

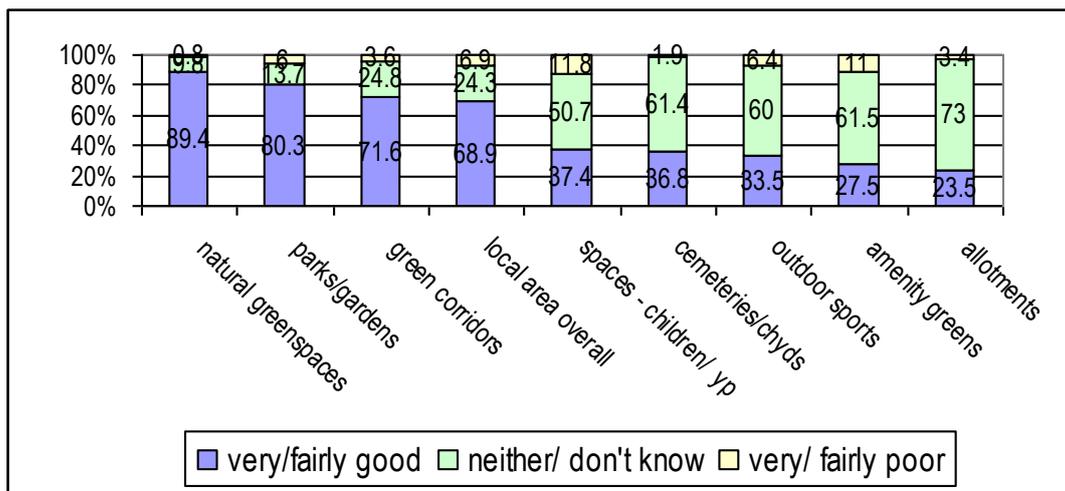
Quality of Green Space

12. 'Natural green spaces' was the category of green space which was rated the highest for quality by the sample overall, with 45.3% rating this as 'very good' and a further 44.1% as 'fairly good' (89.4% 'good'). 'Parks and public gardens' (80.3%), 'green corridors' (71.6%), and 'green space in the local area –

overall' (68.9%) were also rated as 'very or fairly good' by more than two-thirds of all respondents.

13. Only two categories of green space were rated as 'poor' by more than one-in-ten of all respondents, and these were 'spaces for children and young people' (11.8%), and 'amenity greens' (11%).

Quality of Open Space in Dacorum  
(Q4 : % response – all respondents)



Quantity of Green Space

14. One-in-three of all respondents (33.8%) was of the view that there were 'not enough' spaces for children and young people' in Dacorum. Other categories of green space about which one-in-five or more respondents felt there 'was not enough' were 'amenity greens' (23.5%), 'green corridors' (21.8%), 'green space in the local area overall' (21.5%), and 'parks and public gardens' (20%).
15. In all areas of the Borough, green space requirements were greatest for 'spaces for children and young people', with 'not enough' responses in respect of these ranging from 29.4% ('Berkhamsted') to 40.8% 'Rural' areas.

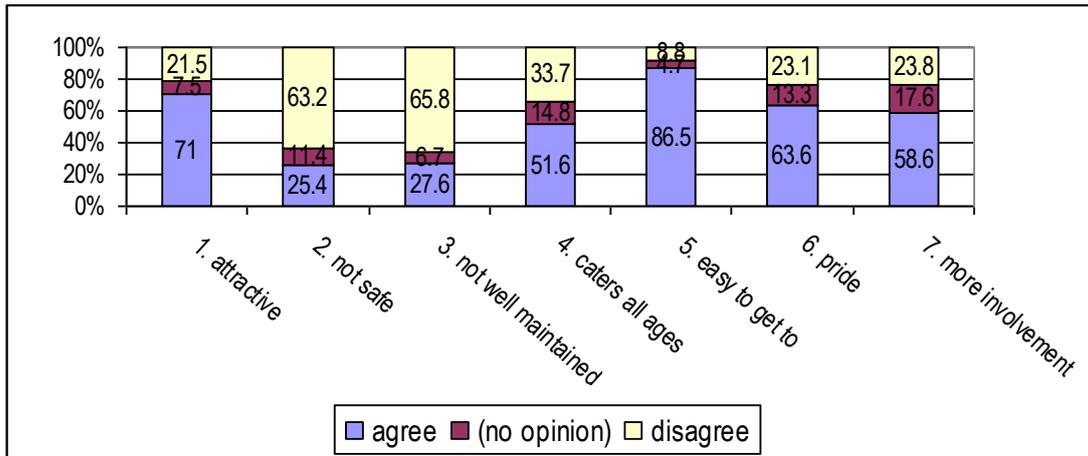
### The natural environment, heritage, and habitats

16. The overwhelming majority of respondents were of the view that 'the natural environment, heritage and habitats' in Dacorum were important:
- 99.1% were of the opinion that 'easy access to countryside in and around the towns and villages of Dacorum is important (74.9% 'very' + 24.2% 'fairly');
  - 96.7% were of the opinion that 'the protection of all types of green spaces from future development' is important (77.6% 'very' + 19.1% 'fairly');
  - 95.3% were of the opinion that 'the inclusion of wildlife areas and natural green spaces within their town/ village' is important (64.3% 'very' + 31% 'fairly'); and
  - 95.2% were of the opinion that 'protection and enhancement of Dacorum's historical features within the landscape' is important (67% 'very' + 28.2% 'fairly').

### Local parks

17. Respondents overall appear to have a generally positive perception of their local park: 'easy to get to' (86.5%), 'attractive and welcoming space' (71%), 'well maintained' (65.8%), 'feel proud of them' (63.6%), 'feel safe when visiting on their own' (63.2%), and 'caters for all ages' (51.6%). However, 58.6% are of the opinion that 'local people should be more involved in the management of local parks and other spaces'.
18. Although the overall view of local parks is positive, substantial minorities had negative perceptions: 'does not cater for all age groups' (33.7%), 'not very well maintained' (27.6%), 'not safe when visiting alone' (25.4%), and 'not attractive and welcoming' (21.5%). However, only 8.8% were of the view that their 'local park is not easy to get to'.

Perception of local parks – all respondents  
(Q7 : % response – all respondents)



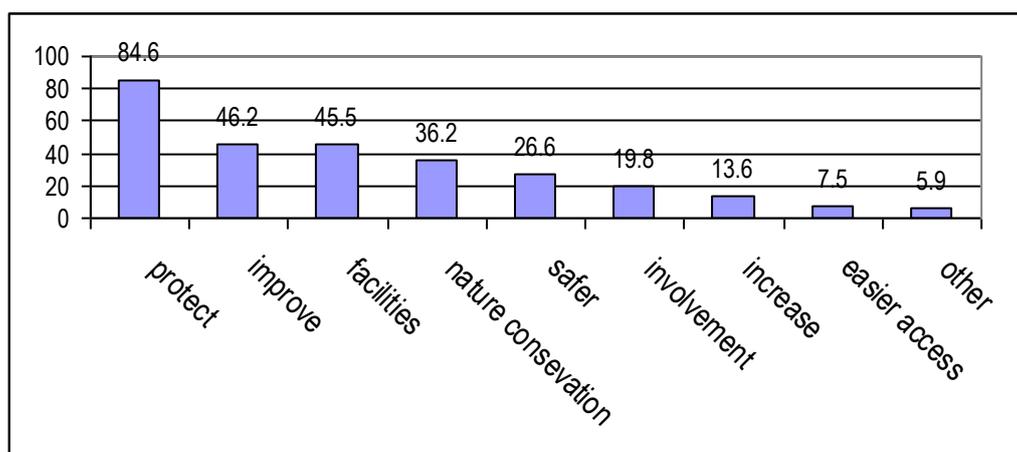
19. Over a quarter (25.9%) of all respondents referred to 'Gadebridge' as their 'local park': this constituted 39.3% of those who lived in 'Hemel Hempstead', and 25.8% of those living in 'Rural areas'. No one from either the 'Berkhamsted' or 'Tring' areas referred to 'Gadebridge' as their local park. Other local parks referred to were diverse, with the only parks mentioned by 5% or more of all respondents being 'Boxmoor' (6.4%), 'Canal Fields' (5.9%), and 'Tring Memorial Park' (7.8%).
20. Over half (53.9%) of all respondents offered a response when asked an open question '*what would encourage you to visit your local park more frequently*', with the largest proportion of these (23.2% of the total sample) referring to 'additional facilities or events'. Other aspects referred to were 'greater cleanliness' (9.5% of total sample), 'maintenance/ management issues' (9.4%), 'safety' (7.2%), 'access' (2.8%), 'better weather' (2.4%), and 'dog fouling' (2.2%). 2% referred to 'lack of time/ opportunity'.
21. Just over two-thirds (68.5%) of all respondents expressed satisfaction 'with the way the Council have managed, maintained and developed parks and open spaces in Dacorum', whilst 21.7% were 'neither satisfied nor dissatisfied', and only 7.4% expressed dissatisfaction (2.4% 'don't know'). Whilst 'satisfaction' ranged between 61.5% (Rural area) and 74.8% ('Tring'), because of the small sample numbers these differences between areas were not statistically significant. Dissatisfaction did not exceed 10% in any area.

22. 71.2% of those who referred to 'Gadebridge' as their local park, expressed satisfaction with 'way the Council have managed, maintained and developed parks and open spaces in Dacorum', whilst 22.1% gave 'neither satisfied nor dissatisfied' responses, and only 6.7% expressed 'dissatisfaction'.

Main priorities for 'parks & open spaces' in Dacorum

23. 'Protecting open space from development' was the main priority for parks and open spaces in Dacorum amongst the sample overall, referred to by 84.6% when asked to refer to up to three priorities.
24. Only four other priorities were referred to by more than one-in-four of all respondents: 'improve the quality of open space' (46.2%), 'increase facilities' (45.5%), 'nature conservation' (36.2%), and 'make people feel safer when visiting open spaces' (26.6%).

Main Priorities for Parks & Open Spaces in Dacorum  
(Q11 - % response – all respondents)



25. Amongst those who referred to 'Gadebridge' as their local park, the three main priorities for parks and open spaces in Dacorum were 'protect open space from development' (85.9%), 'increase facilities' (52.5%), and 'improve the quality of open space' (41.7%).

General comments about Green Space in Dacorum

26. More than a third (34.6%) of the total sample put forward general comments about 'green space' in Dacorum. Principle issues referred to were 'the importance of Green Space' and the necessity to 'protect Green Space from

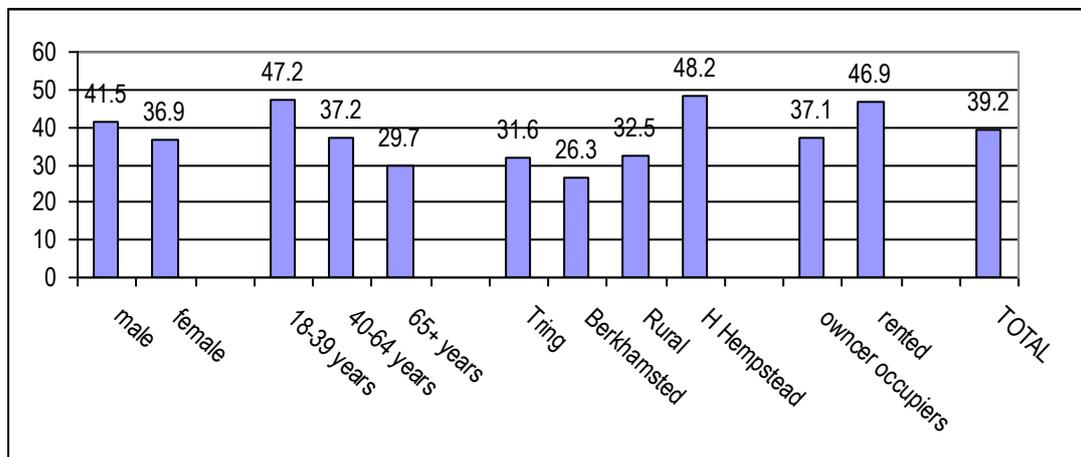
development' (26.9% of those who made comments), 'maintenance/ management of Green Spaces' (20.8%), and 'cleanliness issues' (14.2%).

**ANTI-SOCIAL BEHAVIOUR**

**Perception of anti-social behaviour as problem in local area**

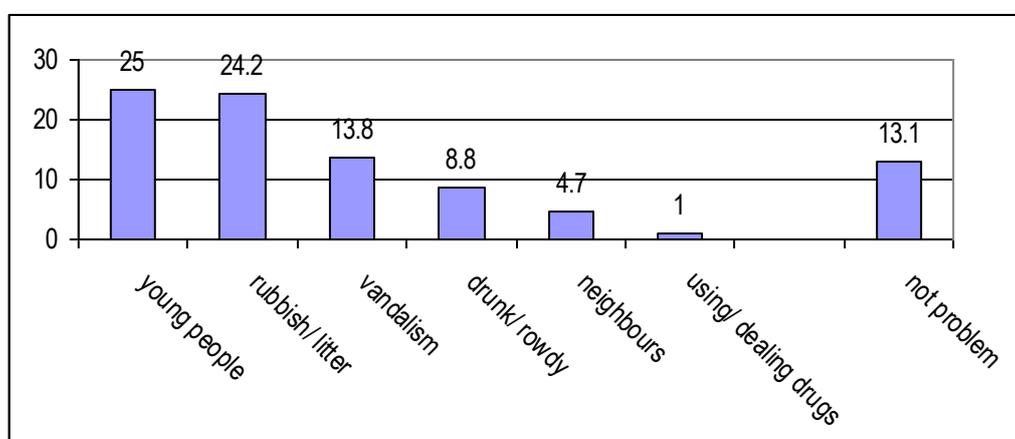
- 27. Just under two-in-five (39.2%) of all respondents were of the view that 'anti-social behaviour is a 'big problem' in their local area, whilst half (50.6%) felt that it was 'not a very big problem', and 7.1% felt that it was 'not a problem at all' (3.1% gave 'don't know' responses).
  
- 28. Those living in 'Hemel Hempstead' (48.2%), and '18-39 year olds' (47.2%) were more likely than others, to think that 'anti-social behaviour is big a problem in their local area', whilst '65+ year olds' (29.7%), and those living in 'Berkhamsted' (26.3%) were less likely to think this. Also, those living in 'rented' homes were more likely to be of the view that anti-social behaviour is a big problem in their areas, than 'owner occupiers' (46.9% compared with 37.1%).

**Anti-social behaviour a 'big' problem in local area**  
(Q13 : % response 'very big problem' + 'fairly big problem')



29. 'Problems with young people on the streets or around local shops' (25%), and 'rubbish and litter lying around' (24.2%) were viewed as the most problematic types of anti-social behaviour amongst the sample overall, when asked about the '*biggest single anti-social behaviour problem in the local area in the last 12 months*'. 'Vandalism, graffiti and other deliberate damage to property or vehicles' (13.8%) was the only other category of anti-social behaviour that was referred to as 'the single biggest problem' by more than one-in-ten respondents.

Single biggest anti-social behaviour problem in local area  
(Q14 : % response – all respondents)



30. On an 'area' basis, those living in 'Hemel Hempstead' were more likely to refer to 'problems with young people on the streets or around local shops' (31.3%), and less likely to say that 'anti-social behaviour is not a problem in my local area' (8.3%) than others. Also, those living in 'Berkhamsted' were more likely than others to refer to 'vandalism, graffiti etc.' (21.7%), and 'people being drunk or rowdy in public places' (14.9%) than others.

Personal experience of anti-social behaviour

31. Just over three-in-five (61.1%) of all respondents reported that they personally had experienced anti-social behaviour in the area where they live 'in the last year': 6.7% 'almost every day', 14.7% 'at least once a week', 13.9% 'at least once a month', and 25.8% 'within the last year'. 14.3% of respondents had experienced anti-social behaviour in the area where they live 'but not in the last year', whilst 18.6% reported that they had 'never' experienced this, and 6% gave 'not sure' responses.

32. Whilst there were small differences between areas here (with those living in 'Rural' areas being a little less likely to report having suffered from anti-social behaviour in their local area during the last year), there were quite large differences in terms of age: with 75.1% of '18-39 year olds' reporting having suffered, compared to only 42.6% of '65+ year olds' (and 58.5% of '40-64 year olds').
33. When questioned about the impact that anti-social behaviour has had on their lives, whilst 28.8% of those who had experienced anti-social behaviour in their local area in the last year stated that 'anti-social behaviour hasn't had any impact on how they live', over half (55.4%) reported 'they get on with everyday life, but feel less safe', and one-in-ten (9.9%) felt that 'anti-social behaviour has changed how they live their life'.
34. The majority (62%) of those who had experienced anti-social behaviour in their local area in the last year 'did not report it', whilst a quarter reported it 'to the police' (25.5%), 6.4% to 'Dacorum Borough Council's Anti-Social Behaviour Team', 1.5% to 'Housing Landlord', and 8.3% to 'other' (unlisted) organisations.

#### Tackling anti-social behaviour

35. Over three-quarters (78.4%) of respondents were of the view that 'parents need parenting sessions/ classes, both formal and informal, when their child is involved in anti-social behaviour'. Only 9.3% of respondents believed 'parenting sessions/ classes' were 'not' appropriate for parents whose children were involved in anti-social behaviour, whilst 12.4% were 'not sure'.
36. Only 13% of all respondents were aware of projects or activities that were available locally to divert young people away from anti-social behaviour, with those living in 'Berkhamsted' (21.9%) and 'Rural areas' (20%) being more likely to be aware of such schemes than those from 'Tring' (8.1%) or 'Hemel Hempstead' (8.8%).

#### Reporting anti-social behaviour

37. When asked who they would report anti-social behaviour to, should they experience it in future, over half of all respondents referred to 'the Police'

(56.3%), and just under a quarter to 'Dacorum Borough Council's Anti-Social Behaviour Team' (23.9%). However, 17.8% of respondents said they 'didn't know' who they would report anti-social behaviour to, and 18.1% that they would be 'unlikely to report it'.

## WASTE RECYCLING

### Importance of waste recycling

38. The great majority of respondents were of the view that it is 'very important' (83.5%) for people to recycle household waste, and a further 14.1% thought that this is 'fairly important' (97.6% 'important'). Only 2.2% of all respondents were of the opinion that it is 'not so important' (1.8%) or 'not at all important' (0.4%), and this view did not rise above 7% in any of the sample sub-groups.

### Personal recycling behaviour

39. The great majority (95.9%) of respondents use the 'kerbside collection' for recycling their household waste, whilst 56.7% take it to 'Household Waste Recycling Centres/ Civic Amenity Sites', and 48.5% to 'local recycling facilities (bottle banks etc.).
40. 40.9% of all respondents 'compost waste in their own garden/ allotment', with those living in 'Rural' areas being most likely to do this (57.2%), and those living in 'Hemel Hempstead' least likely (31.3%).
41. Over three quarters (77.9%) of all respondents said that they put out their recycling box on a 'weekly' basis, whilst 19% of respondents put out their recycling box 'fortnightly', 2.3% put their box out monthly, and only 0.8% claimed never to put it out at all.
42. Items of waste which over 90% of all respondents report as almost always being recycled by their household were 'newspapers' (98.5%), plastic bottles' (97.3%), 'magazines' (96.6%), 'cardboard' (94.8%), 'glass bottles/ jars' (94.5%), 'garden waste' (93.2%), and 'junk mail' (93%). Additionally, over 80% of respondents report almost always recycling 'aluminium drink cans' (89.7%), 'steel food cans' (87.9%), and 'fruit and vegetable peelings' (82.6%).

43. 'Aerosols were the items which were least likely to be recycled (66.6% 'almost always', 7.5% 'sometimes', and 21.2% 'never'). Only three other items were reported to 'never' be recycled by their household by in excess of 5% of respondents: 'fruit and vegetable peelings' (8%), 'steel food cans' (7.6%), and 'aluminium drink cans' (5.5%).

#### Information about waste/ recycling

44. 'Dacorum Digest' was referred to by 62% of all respondents when asked how they find out about 'refuse/ waste recycling', and this was the principal source of information for all sample sub-groups: fewer respondents referred to 'local newspapers' (38.6%) or 'Dacorum Borough Council's Website' (17.3%) as a source of information. However, almost a quarter (24.5%) referred to 'other' media (unlisted in the questionnaire): the main 'other' sources mentioned were 'Council leaflets/ flyers', and 'notes/ information provided with the bins'.
45. Respondents were asked an 'open-ended question' about what information they would like to see in the 'recycling section' of the Council's website, and 28.4% of the total sample offered suggestions. The type of information that most respondents would like to see (30.6% of those who made comments) was information on 'recyclables' i.e. clear definitions of what can and cannot be recycled in the Council area.
46. A further 21.9% of those who offered comments on the 'recycling section' of the Council's website, said that they would like there to be information relating to the 'current recycling service/ collection dates and times', whilst 9.7% said they would be interested in various statistics on the recycling service.

#### Creating litter

47. Just under one-in-ten (9.8%) of all respondents reported that they 'always or sometimes' dropped at least one type of litter, with 'those who live in rented homes' (15.7%), and 'males' (13%) being most likely to confess to this behaviour, and '65+ year olds' (4.8%), and those who live in 'Tring' (3.2%) being least likely.
48. 'Cigarette stubs' were the types of litter which were most likely to be referred to as being 'always or sometimes' dropped in public places' (6.3% of all respondents), followed by 'chewing gum' (2.4%) 'food litter' (2.2%), and

'sweet/ chocolate wrappers' (2%): other forms of litter were referred to in this respect by less than 2% of the sample. No respondents admitted to ever dropping 'any other type of litter', although 20% of the total sample did not respond to this part of the question.

#### Reporting of Issues (Abandoned vehicles, graffiti, fly tipping, & fly posting)

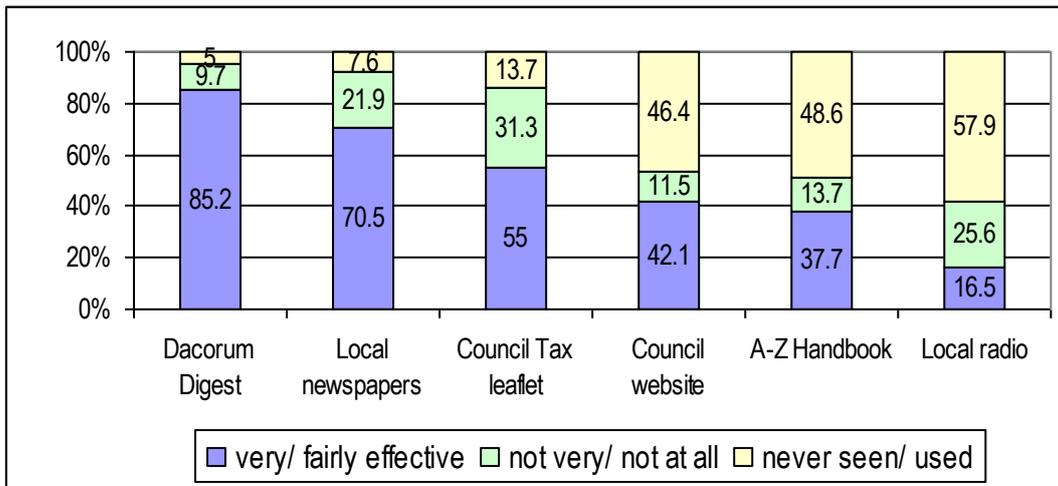
49. Almost two-in-five (39.5%) of the total sample had reported an instance of 'abandoned vehicles, graffiti, fly tipping or posting, or litter': 'abandoned vehicles' (27%), 'litter' (16.6%), 'fly tipping' (14.4%), 'graffiti' (7%), and 'fly posting' (16.6%).
50. For all types of issues listed, with one exception, a majority of those who had reported incidents, had reported it to the Council's Waste Refuse Department: 'fly tipping' (87.9%), 'litter' (79.2%), 'fly posting' (69.6%), and graffiti' (66.8%). Only in relation to 'abandoned vehicles' did a majority of those who reported incidents, report these to 'the police' (62.6% 'police : 36.8% 'Council's Refuse Depot').

### INFORMATION & CONSULTATION

#### Information

51. The 'Dacorum Digest' was deemed the most effective medium for finding out about Council services, referred to 30.5% of all respondents as 'very effective' and by a further 54.7% as 'fairly effective' (85.2% 'effective'): this was followed by 'local newspapers' (70.5% 'effective') and 'Council Tax Leaflet' (55% 'effective').
52. Other mediums were only felt to be 'very or fairly effective' ways of finding out about the Council by less than half of all respondents: 'Council Website' (42.1%), 'A-Z Handbook' (37.7%), and 'Local Radio' (16.5%). However, large proportions of respondents reported that they 'had never seen or used' these three mediums: 'Council Website' (46.4%), 'A-Z Handbook' (48.6%), and 'Local Radio' (57.9%).

How effective in finding out about Council Services ?  
(Q30 - % response : all respondents)



Influencing decisions

53. Under a half (48.6%) of all respondents believe that ‘the Council listens to local people before taking decisions’ (2.4% ‘to a large extent’ + 46.2% ‘to some extent’), whilst 35.8% felt they do ‘not listen to local people very much’, and 6.1% that they do this ‘not at all’ (9.6% ‘don’t know’ responses).
  
54. Similarly, just under a half (49.8%) of all respondents felt that ‘their views influence Council decisions’ to a ‘large’ (2.6%) or to ‘some’ (47.2%) extent, whilst 32.3% felt that their views did not ‘have very much’ influence on Council decisions, and 5.5% that they ‘did not influence’ Council decisions at all (12.4% gave ‘don’t know’ responses).

Results of this survey

55. 86.2% of all respondents (427) would like to see a copy of the results from this survey when they are available, and this did not fall below 83% in any of the sample sub-groups.

## B. METHODOLOGY

### **Background & Survey Objectives**

B.1 Dacorum Borough Council's Citizens' Panel is a body of residents who have expressed a willingness to give their views to the Council via self-completion postal questionnaires, and currently following the survey comprises 929 members. The April 2007 Panel survey was used to review resident opinion on the following five issues:

1. Community Priorities (for Community Plan)
2. Green Space Strategy
3. Anti-social behaviour
4. Waste Recycling
5. Information and Consultation

### **Survey Methodology & Analysis**

#### The Questionnaire

B.2 The questionnaire was developed by the Council in consultation with NWA Social Research: a copy of the questionnaire is **attached as Appendix 1**, to this report, marked-up with the weighted overall survey findings (representative of the Borough).

#### Mailings

B.3 Questionnaires were posted to all of the original 967 Citizens' Panel members in March 2007, using Royal Mail (second class postage).

#### Response

B.4 From the original 967 panel members, 23 expressed a wish to be removed from the panel whilst 15 mailings were returned unopened indicating that the person no longer lives at that address, thus leaving 929 current members in the Panel. A total of 498 completed questionnaires were returned prior to analysis giving a response rate of 54%.

### Analysis

- B.5 Data was analysed to tables using SPSS (Statistical Package for the Social Sciences) Version 12. Tables of Results are **attached as Appendix 2**.
- B.6 Frequency tables (showing counts and count percentages), giving full details of 'missing' responses, were shown for all questions from the weighted data. These frequency counts are **attached to this report as Appendix 3**.
- B.7 The response from the Panel was not fully representative of the population of the Borough especially in respect of young men. 'Weightings' on age and gender interlocked were applied to make the data representative of population in terms of 'age' and 'gender'.

	Population Est	Achieved Current	Weight Age&Gender
	%	%	(To 2 decimal places)
<b>18 to 39 MALE</b>	17.7	13.3	2.53
<b>18 to 39 FEMALE</b>	17.9	27.2	1.4
<b>40 to 64 MALE</b>	21.7	60.1	0.69
<b>40 to 64 FEMALE</b>	21.9	51.9	0.89
<b>65 and over MALE</b>	10.4	26.6	0.74
<b>65 and over FEMALE</b>	10.4	20.9	1.07

- B.8 Tables were then produced showing 'weighted' percentages (and unweighted counts) for each question, for the overall sample, and for the following variables:

Age: 18 to 39 years : 40 to 64 years : 65+ years.

Gender: Male and Female.

Economic Activity: 'Economically active' and 'Not economically active'.

Disability: Yes and No.

Tenure: 'Privately owned or mortgaged' and 'Rented'.

Area:

Four area sub-groups, reflecting geographical areas of the Borough were also included as cross-breaks: see over.

Hemel Hempstead

Adeyfield East  
Adeyfield West  
Bennetts End  
Boxmoor  
Chaulden & Shrubhill  
Corner Hall  
Gadebridge  
Grovehill  
Hemel Hempstead Central  
Highfield & St Pauls  
Leverstock Green  
Nash Mills  
Warners End  
Woodhall Farm

Tring

Aldbury & Wiggington  
Tring Central  
Tring East  
Tring West

Berkhamsted

Berkhamsted Castle  
Berkhamsted East  
Berkhamsted West  
Northchurch

Rural

Apsley  
Ashridge  
Bovingdon, Flaunden &  
Chipperfield  
Kings Langley  
Watling

- B.9 As with all self-completion questionnaires, some individuals did not complete all questions. This may be because they did not have an opinion on the question asked, but we cannot make this assumption in full confidence. Such 'missing data' is excluded from the Tables of Results and marked-up questionnaire, but included in the Tables of Frequencies.
- B.10 Figures are 'rounded' to the nearest 0.1% by the statistical software (SPSS). Due to this 'rounding' process, therefore, in some instances tables of percentages may not add up to 100% (i.e. they may add up to 99.9% or 100.1%). Also, in some instances, due to the rounding process, the reported 'total satisfaction/ dissatisfaction' may not exactly equal 'very' + 'fairly' responses, e.g. 'very satisfied' = 2.14% (reported as 2.1%) plus 'fairly satisfied' = 2.14% (reported as 2.1%) gives 'total satisfied' = 4.28% (reported as 4.3%).

B.11 All survey results are subject to a 'margin of error' ('Confidence Interval'): this is based on both the sample number and the proportion of respondents giving a particular response. The following table shows the Confidence Intervals at the '95% Confidence Level' relating to the sample sub-groups for 'age', 'gender', and 'area' and for the overall sample (498 respondents).

Sampling Error: Confidence Intervals (at the 95% Confidence Level)  
for Sample Sub-Groups

		Unweighted Count	Response 50%/ 50%	Response 10%/ 90%
			<u>± %</u>	<u>± %</u>
Age	18 to 39 years	99	9.8	5.9
	40 to 64 years	280	5.9	3.5
	65 years and over	119	9.0	5.4
Gender	male	263	6.0	3.6
	female	235	6.4	3.8
Geographical Area	Tring	66	12.1	7.2
	Berkhamsted	86	10.6	6.3
	Rural	102	9.7	5.8
	Hemel Hempstead	244	6.3	3.8
<b>TOTAL RESPONSE</b>		498	4.4	2.6

## C. SURVEY RESULTS

### 1. **Community Plan**

*Q1.a Which of these issues do you think are priorities for your community?*

*Q1.b Which do you think are the most important priorities?*

*(Appendix 2, pages 1 to 7 refer)*

#### All Priorities

- 1.1 Seventeen of the issues listed on the questionnaire were seen as 'a priority' by more than half of all respondents.
- 1.2 Six issues were deemed as 'a priority' by more than three quarters of respondents, and these were: 'ensuring that appropriate infra-structure is developed to take account of increased housing' (84%); 'improve local hospitals & health care facilities' (83.4%), 'improving road maintenance & the condition of roads' (82.9%), 'effective policing' (78.1%), 'reducing/ preventing graffiti/ fly-tipping, and when it occurs remove it quickly' (76.4%), and 'reducing anti-social behaviour & nuisance' (75.6%).
- 1.3 Other issues referred to as a priority by a majority (50%+) of respondents were 'maintaining/ supporting local facilities, e.g. post offices, shops, village halls' (73.7%), 'employment for local residents' (69.9%), 'ensure fire cover for the area is adequate' (67.4%), 'reducing crime' (67.2%), 'ensuring the future of wildlife habitats' (62.7%), 'ensuring that house building & housing development meet local needs' (59.9%), 'more facilities / activities for young people (13 to 21 years)' (58.9%), 'encouraging business to locate in Dacorum' (58.7%), 'improving public transport' (52.4%), 'reducing traffic congestion' (51.3%), and 'protecting our community from expansion of Luton Airport, M25, M1 etc.' (50.7%).
- 1.4 Issues least likely to be referred to as priorities were 'more informal recreation space for ball games etc' (32.4%), 'more facilities/ activities for children 0-12 years' (29%), and 'encouraging tourism' (17.9%): these were the only issues listed which were deemed a priority by less than 40% of all respondents.
- 1.5 20.1% of respondents referred to 'other' (unlisted) issues, some respondents referring to more than one of these. Over half of all 'other issues' mentioned,

related to 'environmental issues' (10.1% of total sample), whilst others related to 'transport/ traffic' (5.8%), 'leisure facilities' (4.1%), 'local services' (3.9%), 'housing' (2.3%), 'community safety' (1.2%), and 'other diverse issues' (2.6%). All the 'other' issues are listed in Appendix 4, sorted by the type of issue first referred to.

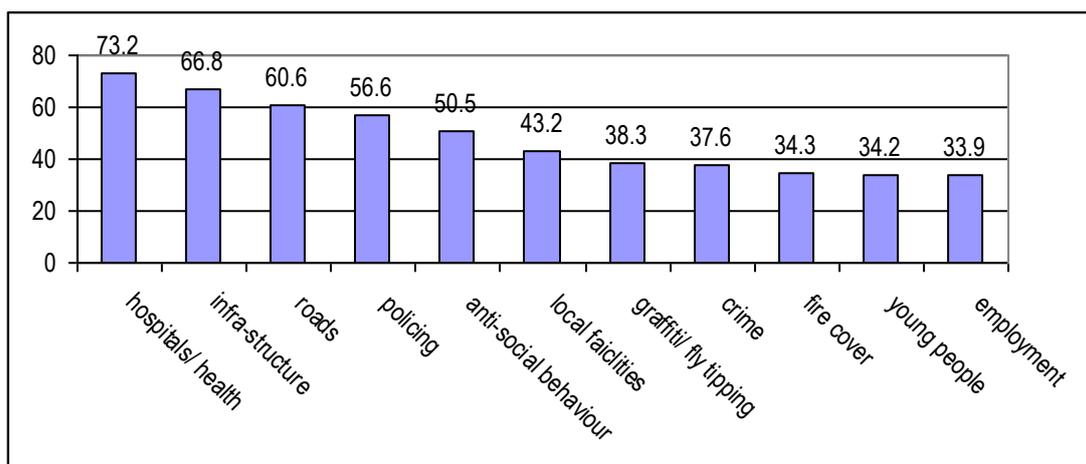
- 1.6 'Ensuring that appropriate infra-structure is developed to take account of increased housing', 'improving local hospitals/ health care facilities', and 'improving road maintenance & the condition of roads' were the most mentioned priorities in all areas of the Borough apart from 'Tring' where 'effective policing' replaced 'local hospitals/ health care facilities' in the top three.

		Area				Total
		Tring	Berkhamsted	Rural	Hemel Hempstead	TOTAL %
		%	%	%	%	
Q1a: Which of these issues are priorities for your community	Ensuring that appropriate infra-structure is developed to take account of increased housing	78.5%	86.2%	85.1%	84.4%	84.0%
	Improve local hospitals & health care facilities	71.4%	84.5%	87.3%	84.9%	83.4%
	Improving road maintenance & the condition of roads	80.3%	84.3%	85.9%	82.0%	82.9%
	Effective policing	77.8%	75.1%	79.4%	78.7%	78.1%
	Reducing/preventing graffiti/fly tipping & when occurs remove it quickly	72.5%	71.3%	73.9%	80.1%	76.4%
	Reducing anit social behaviour & nuisance	65.0%	70.1%	74.7%	80.6%	75.6%
	Maintaining/supporting local facilities e.g. post offices, shops, village halls	74.7%	72.8%	78.2%	72.0%	73.7%
	Employment for local residents	68.8%	67.8%	66.3%	72.3%	69.9%
	Ensure fire cover for the area is adequate	55.8%	65.9%	76.7%	67.5%	67.4%
	Reducing crime	64.7%	59.9%	65.7%	70.8%	67.2%
	Ensuring the future of wildlife habitats	65.0%	64.2%	64.8%	60.7%	62.7%
	Ensuring that house building & housing development meet loc	61.3%	73.1%	59.9%	55.1%	59.9%
	More facilities/activities for young people (13 to 21 years)	57.4%	55.0%	55.8%	61.7%	58.9%
	Encouraging business to locate in Dacorum	54.6%	52.0%	48.4%	66.0%	58.7%
	Improving public transport	55.8%	52.7%	59.0%	48.8%	52.4%
	Reducing Traffic Congestion	46.2%	61.7%	49.6%	49.8%	51.3%
	Protecting our community from expansion of Luton Airport, M25, M1 etc.	59.7%	61.1%	49.1%	45.4%	50.7%
	Clear communication from Councils, police, health services etc	49.0%	46.3%	44.3%	48.7%	47.5%
	Improving car parking	44.1%	63.8%	49.2%	35.8%	44.2%
	Improve public toilet facilities	39.0%	45.6%	45.3%	42.7%	43.2%
	More & better cycle paths & cycle facilities	41.6%	38.9%	44.2%	44.6%	43.2%
	Protecting the environment f from climatic chang	37.4%	32.6%	48.4%	42.8%	41.4%
	Improving road safety	36.7%	44.6%	45.9%	39.7%	41.3%
	Building more affordable housing	33.4%	44.9%	44.5%	41.0%	41.3%
	More informal recreation space (for ball games etc.)	21.5%	38.0%	37.8%	31.4%	32.4%
	More facilities/activities for children (0 to 12 years)	14.7%	24.1%	28.6%	34.7%	29.0%
	Encouraging tourism	23.1%	16.1%	13.3%	18.8%	17.9%
	(Others - mentioned)	10.7%	19.5%	25.2%	21.0%	20.1%
Don't know/not sure	1.5%	4.6%	2.0%	2.4%	2.6%	

### Most Important Priorities

- 1.7 The three most important priorities amongst the sample overall, were 'improve local hospitals and health care facilities' (73.2%), 'ensuring that appropriate infra-structure is developed to take account of increased housing', (66.8%), and 'improve road maintenance & the condition of roads' (60.6%); each referred to by 60%+ of all respondents when asked to name the 'ten most important priorities'. These three issues were also the only ones referred to by 60%+ of all respondents when asked to indicate 'all priorities'.
- 1.8 'Improve local hospitals and health care facilities' was the 'top priority' in all sample analysis sub-groups (age, gender, area, tenure etc.).
- 1.9 Other issues referred to as 'most important priorities' by more than one-in-three of all respondents were: 'effective policing' (56.6%), 'reducing anti social behaviour & nuisance' (50.5%), 'maintaining/ supporting local facilities, e.g. post offices, shops, village halls' (43.2%), 'reducing/ preventing graffiti/ fly tipping and when it occurs remove quickly' (38.3%), 'reducing crime' (37.6%), 'ensuring fire cover for the area is adequate' (34.3%), 'more facilities/ activities for young people (13 to 21 years)' (34.2%), and 'employment for local residents' (33.9%).

'Most Important' Priorities  
(Q.1b : % response – all respondents)



- 1.10 Issues least likely to be referred to as 'most important priorities' were 'more facilities/ activities for children 0-12 years' (7.2%), 'more informal recreation space for ball games etc' (6.5%), and 'encouraging tourism' (3.8%).
- 1.11 Less than one-in-ten of all respondents referred to any 'other' (unlisted) issues as 'most important priorities', with just under half of these (4.7% of the total sample) relating to 'environmental issues'. Other unlisted issues referred to concerned 'transport/ traffic' (2.3%), 'local services' (2.3%), 'leisure facilities' (1%), and 'housing issues' (1%). All 'other' issues referred to are listed in Appendix 4.
- 1.12 'Local hospitals/ health care facilities', 'infra-structure' and 'road maintenance' were top priorities in all areas of the Borough, although 'effective policing' was rated second most important priority by those living in 'Rural areas', pushing 'road maintenance' into fourth place. Also, those living in 'Berkhamsted' were more likely than others to deem 'reducing traffic congestion' as a most important priority (38.1% compared with 26.9% of all respondents).
- 1.13 The table overleaf shows 'most important priorities' by area.

		Area				Total
		Tring	Berkhamsted	Rural	Hemel Hempstead	%
		Col %	Col %	Col %	Col %	Col %
Q1b: Ten most important priorities	Improve local hospitals & health care facilities	69.0%	69.1%	73.2%	75.7%	73.2%
	Ensuring that appropriate infra-structure is developed to take account of increased housing	61.1%	67.3%	59.8%	70.8%	66.8%
	Improving road maintenance & the condition of roads	54.2%	58.3%	62.4%	62.4%	60.6%
	Effective policing	45.9%	49.2%	67.1%	57.9%	56.6%
	Reducing anti social behaviour & nuisance	51.4%	39.7%	49.1%	54.5%	50.5%
	Maintaining/supporting local facilities e.g. post offices, shops, village halls etc.	52.8%	43.7%	50.1%	37.7%	43.2%
	Reducing/preventing graffiti/fly tipping & when occurs removing it	47.8%	34.4%	40.3%	36.3%	38.3%
	Reducing crime	31.9%	27.9%	36.0%	43.0%	37.6%
	Ensure fire cover for the area is adequate	29.8%	31.1%	40.8%	34.1%	34.3%
	More facilities/activities for young people (13-21 years)	37.4%	28.9%	31.9%	35.9%	34.2%
	Employment for local residents	31.6%	27.0%	27.0%	39.4%	33.9%
	Ensuring that house building & housing development meet local needs	28.5%	32.1%	39.9%	30.4%	32.3%
	Ensuring the future of wildlife habitats	29.0%	27.9%	29.0%	31.7%	30.2%
	Protecting our community from expansion of Luton Airport, M25, M1 etc.	38.2%	31.0%	33.1%	24.4%	29.1%
	Reducing Traffic Congestion	21.8%	38.1%	26.5%	24.8%	26.9%
	Encouraging business to locate in Dacorum	18.9%	16.4%	18.7%	35.8%	26.9%
	Improving public transport	34.2%	22.4%	32.9%	22.0%	25.9%
	Building more affordable housing	23.5%	22.8%	26.8%	26.7%	25.6%
	Improving car parking	19.7%	29.9%	20.0%	12.6%	17.9%
	More & better cycle paths & cycle facilities	18.6%	19.9%	11.5%	16.5%	16.4%
	Protecting the environment from climatic change	22.0%	12.5%	19.7%	13.3%	15.6%
	Improving road safety	19.0%	12.8%	11.9%	16.8%	15.5%
	Clear communication from Councils, police, health services etc.	16.1%	9.9%	10.2%	13.9%	12.8%
	Improve public toilet facilities	9.3%	9.6%	13.3%	14.0%	12.5%
	(Others mentioned)	9.1%	10.1%	10.8%	8.1%	9.1%
	More facilities/activities for children (0 to 12 years)	4.6%	4.2%	8.1%	8.5%	7.2%
	More informal recreation space (for ball games etc.)		13.1%	6.0%	6.4%	6.5%
	Don't know/not sure	3.4%	7.1%	4.3%	3.8%	4.4%
Encouraging tourism	7.8%	.8%	1.1%	4.7%	3.8%	

## 2. Green Space Strategy

Q2. *How important are the following categories of open space to you?*

Q3. *Thinking about the last 12 months, about how frequently, if at all, have you used or visited the following open spaces in Dacorum?*

Q4. *How do you rate the quality of the following categories of open space in Dacorum?*

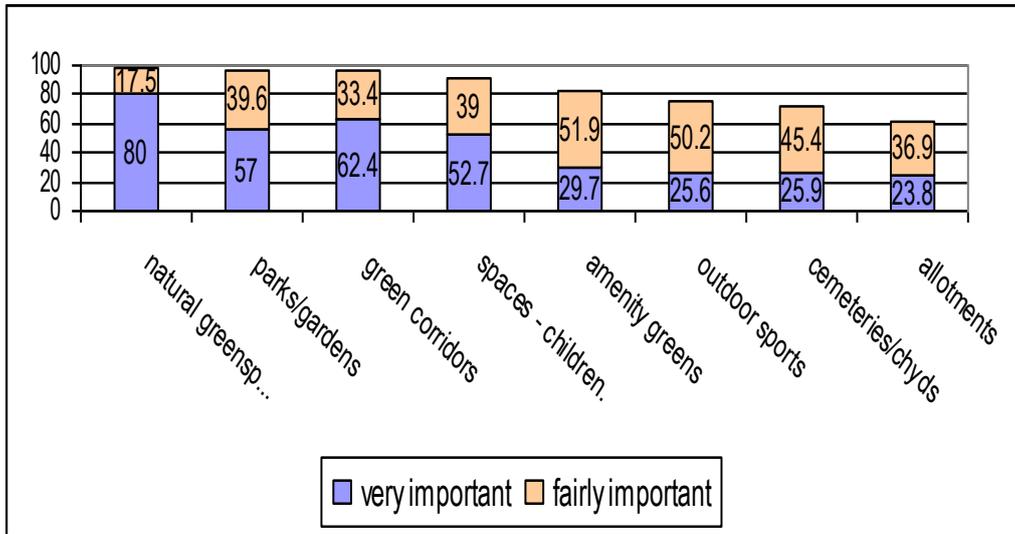
Q5. *What is your view on the quantity of the following open spaces in Dacorum?*

*(Appendix 2, pages 8 to 41 refer)*

### Importance of Green Space

- 2.1 Each of the ten categories of 'green space' listed was deemed 'very' or 'fairly important' by a majority (60%+) of respondents.
- 2.2 'Natural green spaces' were deemed the most important category of green space by the sample overall, referred to as 'very important' by 80% of all respondents, and as 'fairly important' by a further 17.5% (97.5% very/ fairly important).
- 2.3 Three other categories of open space were also deemed 'very important' by over 50% of all respondents, 'parks and public gardens' (57%), 'green corridors' (62.4%), and 'spaces for children and young people' (52.7%) – and these three categories were also rated as 'very or fairly important' by in excess of 90% of respondents.
- 2.4 Of the categories of green space listed, 'allotments' achieved the lowest importance rating amongst the sample overall (23.8% 'very' : 36.9% 'fairly' : 39.3% 'not very/ not at all').

Importance of green spaces  
(Q2 : % response – all respondents)



2.5 'Natural green spaces' was deemed the most important category of green space by respondents from all 'areas' of the Borough, with the percentage rating this as 'very important' only falling below 80% amongst those living in 'Hemel Hempstead' (74.8%).

2.6 'Mean' importance scores also confirm 'natural green space' as of the greatest importance, in the Borough overall, and in the four areas of the Borough. These are shown below – and please note that the lowest 'mean' score demonstrates highest importance.

**Q2 : 'Mean' Importance Scores**

*(1 = very important : 2 = fairly important : 3 = not very important : 4 = not at all important )*

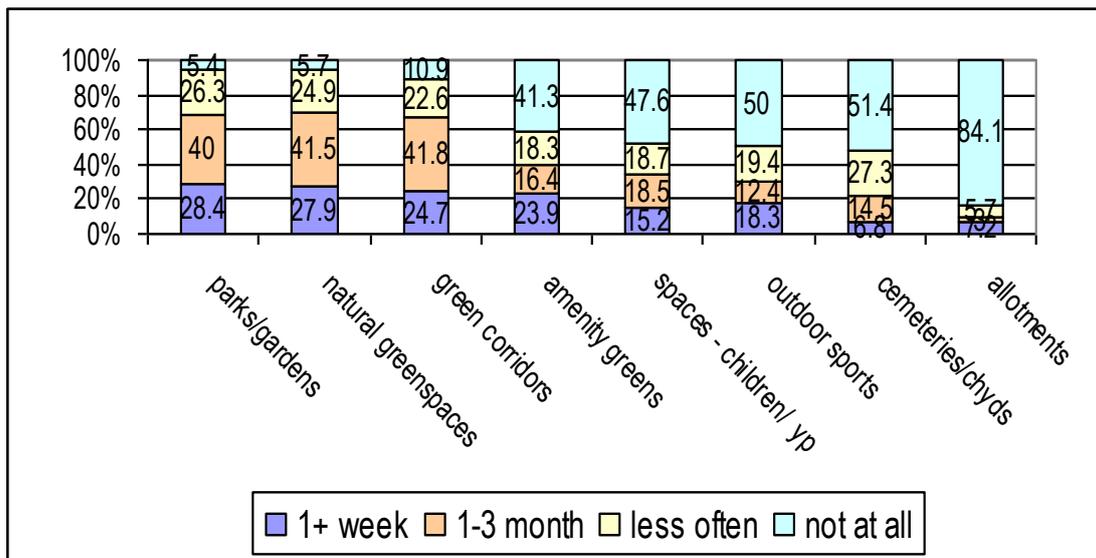
		Q2.1: Parks and public gardens	Q2.2: Natural greenspaces	Q2.3: Green corridors	Q2.4: Outdoor sport facilities	Q2.5: Amenity greens	Q2.6: Spaces for children & young people	Q2.7: Allotments	Q2.8: Cemeteries and churchyards
		Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
Area	Tring	1.56	1.20	1.38	2.23	2.11	1.71	2.24	2.06
	Berkhamsted	1.44	1.14	1.42	1.97	1.91	1.52	1.96	1.94
	Rural	1.66	1.19	1.37	1.99	1.94	1.60	2.14	2.15
	Hemel Hempstead	1.38	1.28	1.45	2.01	1.83	1.54	2.38	2.10
Total		1.47	1.23	1.42	2.03	1.91	1.57	2.24	2.08

2.7 'Natural green spaces' was also rated the most important category by all other sample sub-groups, with one exception - whilst 61% of those 'living in rented homes', rated 'natural green spaces' as 'very important', slightly more gave this rating to 'spaces for children and young people' (65.1%).

Usage of Green Space

- 2.8 Three categories of green spaces had been used in the last year by the great majority (89%+) of all respondents, and had been used regularly (at least once a month) by two-thirds or more: ‘parks & gardens’ (94.6% ‘used’/ 68.4% ‘at least monthly’), ‘natural green spaces’ (94.3%‘used’/ 69.4% ‘at least monthly’), and ‘green corridors’ (89.1%‘used’/ 66.5% ‘at least monthly’).
- 2.9 Other categories which had been used during the last 12 months (at least once) by a majority of all respondents were ‘amenity greens’ (58.7%), ‘spaces for children and young people’ (52.4%), and ‘outdoor sport facilities’ (50.1%). ‘Cemeteries and churchyards’ had been used by just under a half (48.6%) of respondents during the last year, whilst ‘allotments’ had been used by only 15.9%.

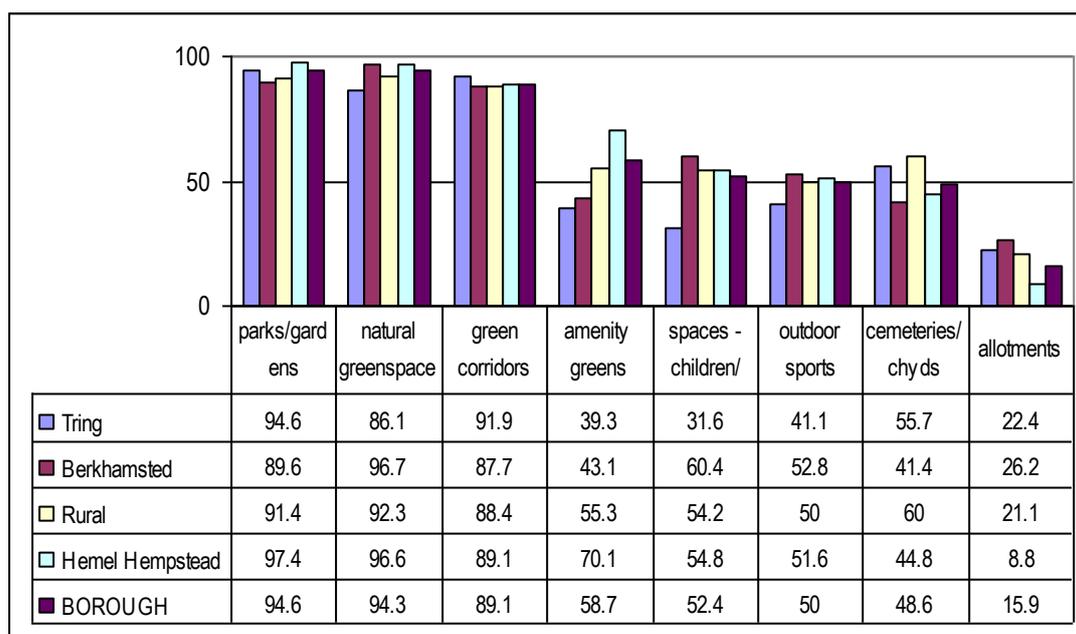
Usage of green space in last 12 months  
(Q3 : % response (used at all) – all respondents)



2.10 Whilst 'parks & gardens', 'natural green spaces', and 'green corridors' had been used in the last 12 months by the great majority of respondents from all areas of the Borough, with 'allotments' the least used category green space in all areas of the Borough, there were variations in green space usage between areas.

- Usage of 'amenity greens' was lower amongst those living in 'Tring' (39.3%) and 'Berkhamsted' (43.1%), and higher amongst those living in 'Hemel Hempsted' (70.1%).
- Usage of 'spaces for children and young people' was lower amongst those living in 'Tring' (31.6% cf. 52.4% overall).
- Usage of 'allotments; was higher amongst those living in 'Berkhamsted' (26.2%), and lower amongst those living in 'Hemel Hempstead' (8.8%).

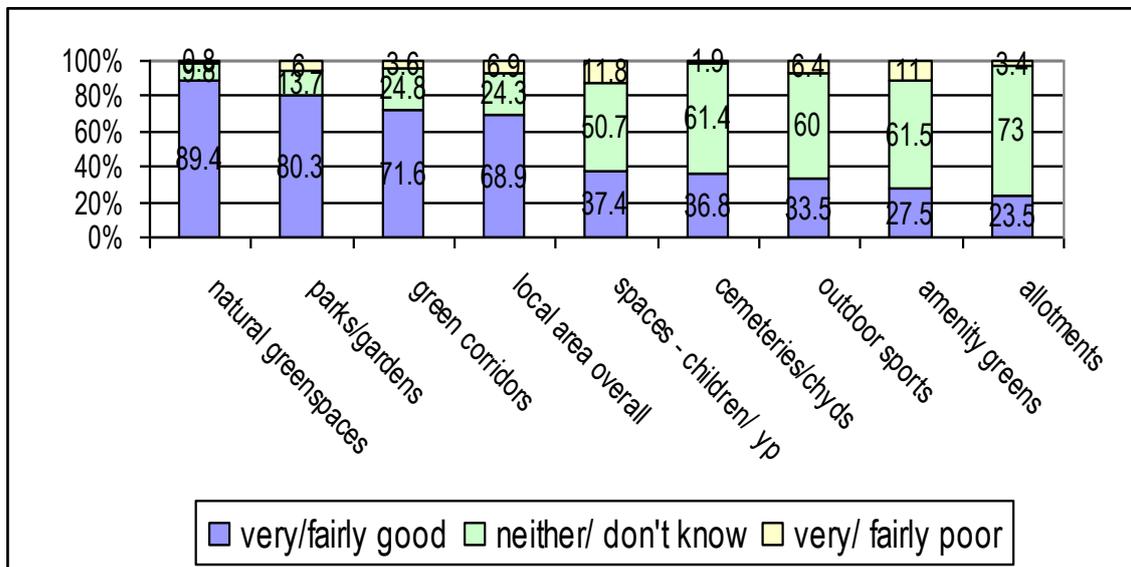
Usage of green space in last 12 months  
(Q3 : % response (used at all) – by area)



Quality of Green Space

- 2.11 'Natural green spaces' was the category of green space which was rated the highest for quality by the sample overall, with 45.3% rating this as 'very good' and a further 44.1% as 'fairly good' (89.4% 'good'). 'Parks and public gardens' (80.3%), 'green corridors' (71.6%), and 'green space in the local area – overall' (68.9%) were also rated as 'very or fairly good' by more than two-thirds of all respondents.
- 2.12 Whilst other categories of green space were rated as 'very or fairly good' by only minorities of respondents, this was because the majority of respondents gave 'neither good nor poor' or 'don't know' responses'.
- 2.13 Only two categories of green space were rated as 'poor' by more than one-in-ten of all respondents, and these were 'spaces for children and young people' (11.8%), and 'amenity greens' (11%).

Quality of Open Space in Dacorum  
(Q4 : % response – all respondents)



2.14 Analysis of quality ratings using a 'mean' score, which excludes 'don't know' responses, (1 = 'very good' : 3 = 'neither good nor poor' : 5 = 'very poor' ) shows that 'natural green spaces' achieves the highest 'quality' rating, and 'amenity greens' the lowest quality rating, from respondents from all areas of the Borough. However, note that all categories of green space achieve an overall 'positive' quality rating (i.e. achieve a 'mean' score of less than '3').

#### Q4 : 'Mean' Quality Scores

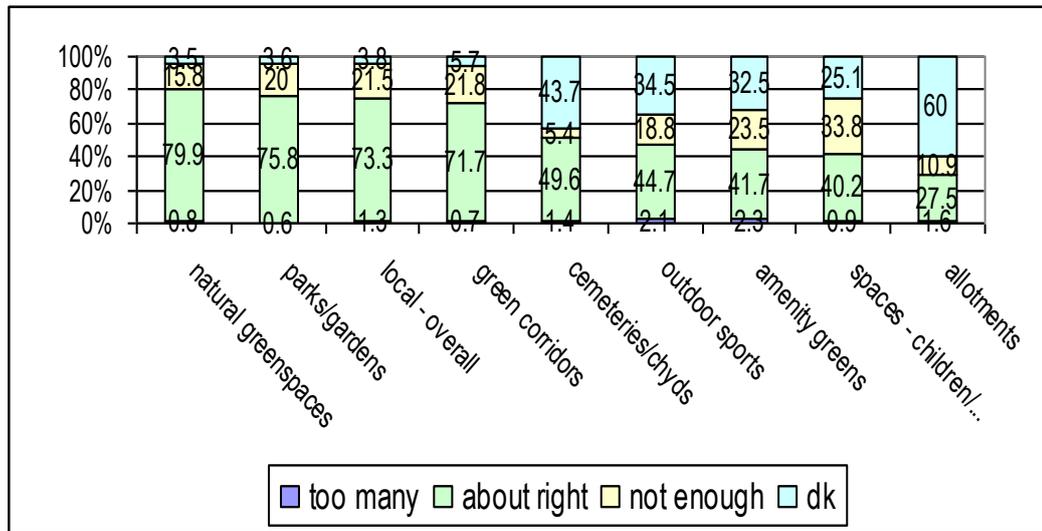
*(1 = very good : 2 = fairly good : 3 = neither good nor poor : 4 = fairly poor : 5 = very poor  
( 'don't know' responses excluded from analysis)*

		Q4.1: Parks and public gardens	Q4.2: Natural greenspaces	Q4.3: Green corridors	Q4.4: Outdoor sports facilities	Q4.5: Amenity greens	Q4.6: Spaces for children & young people	Q4.7: Allotments	Q4.8: Cemeteries & churchyards	Q4.9: Green space in your local area - Overall
		Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
Area	Tring	2.15	1.55	1.89	2.58	2.78	2.60	2.12	2.19	2.06
	Berkhamsted	2.11	1.42	1.93	2.46	2.66	2.41	2.14	2.34	2.16
	Rural	2.18	1.62	2.19	2.57	2.82	2.81	2.66	2.44	2.27
	Hemel Hempstead	1.99	1.69	2.18	2.60	2.71	2.56	2.66	2.26	2.28
Total		2.07	1.62	2.10	2.57	2.74	2.58	2.42	2.29	2.23

#### Quantity of Green Space

2.15 One-in-three of all respondents (33.8%) was of the view that there were 'not enough' spaces for children and young people' in Dacorum. Other categories of green space about which one-in-five or more respondents felt there 'was not enough' were 'amenity greens' (23.5%), 'green corridors' (21.8%), 'green space in the local area overall' (21.5%), and 'parks and public gardens' (20%).

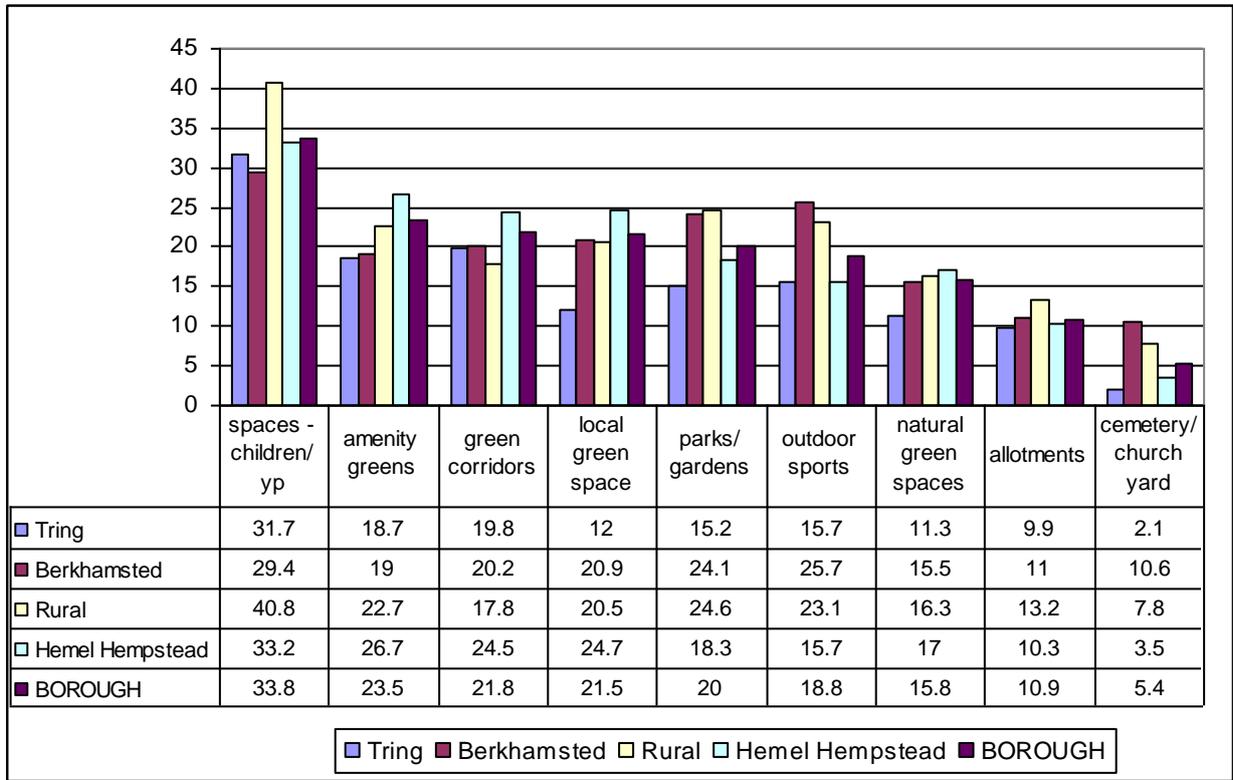
Quantity of Open Space in Dacorum  
(Q5 : % response – all respondents)



2.16 In all areas of the Borough, green space requirements were greatest for ‘spaces for children and young people’, with ‘not enough’ responses in respect of these ranging from 29.4% (‘Berkhamsted’) to 40.8% ‘Rural’ areas.

2.17 However, those living in ‘Tring’ were a little less likely than others to be of the view that there was ‘not enough’ ‘green space overall in their local area’ (12% compared with 21.5% overall).

Quantity of Open Space in Dacorum – Additional Requirements  
(Q5 : % 'not enough' response – by area)



The natural environment, heritage and habitats

Q6. 'How important are the following to you.....?'  
(Appendix 2, pages 42 to 45 refer)

2.18 The overwhelming majority of respondents were of the view that 'the natural environment, heritage and habitats' in Dacorum were important:

- 99.1% were of the opinion that 'easy access to countryside in and around the towns and villages of Dacorum is important (74.9% 'very' + 24.2% 'fairly');
- 96.7% were of the opinion that 'the protection of all types of green spaces from future development' is important (77.6% 'very' + 19.1% 'fairly');
- 95.3% were of the opinion that 'the inclusion of wildlife areas and natural green spaces within their town/ village' is important (64.3% 'very' + 31% 'fairly'); and
- 95.2% were of the opinion that 'protection and enhancement of Dacorum's historical features within the landscape' is important (67% 'very' + 28.2% 'fairly').

2.19 The above aspects achieved high importance ratings from respondents in all areas of the Borough, as illustrated in the table below, where low 'mean' scores represents high importance.

Q6 : 'Mean Importance Ratings' – All respondents, by area

(1 = very important : 2 = fairly important : 3 = not very important : 4 = not at all important)

		Q6.1: Easy access to countryside in & around the towns & villages of Dacorum	Q6.2: The inclusion of wildlife areas & natural green spaces within your town/village	Q6.3: The protecting of all types of green spaces from future development	Q6.4: Protection & enhancement of Dacorum's historical features within the landscape
		Mean	Mean	Mean	Mean
Area	Tring	1.15	1.39	1.22	1.36
	Berkhamsted	1.19	1.32	1.17	1.41
	Rural	1.25	1.37	1.35	1.46
	Hemel Hempstead	1.32	1.45	1.26	1.34
Total		1.26	1.40	1.26	1.38

## Local Parks

Q7. *To what extent do you agree or disagree with the following statements about your local park?* Q8. *What is your local park?*

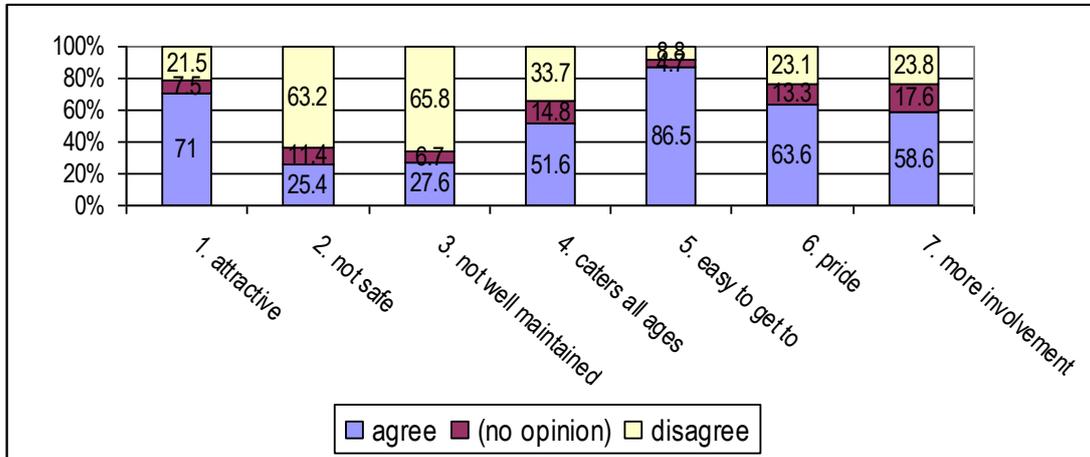
Q9. *What, if anything, would encourage you to visit your local park more frequently?*

*(Appendix2, pages 46 to 56 refer)*

- 2.20 Respondents overall appear to have a generally positive perception of their local park: 'easy to get to' (86.5%), 'attractive and welcoming space' (71%), 'well maintained' (65.8%), 'feel proud of them' (63.6%), 'feel safe when visiting on their own' (63.2%), and 'caters for all ages' (51.6%). However, 58.6% are of the opinion that 'local people should be more involved in the management of local parks and other spaces'.
- 2.21 Whilst the overall view of local parks is positive, substantial minorities had negative perceptions: 'does not cater for all age groups' (33.7%), 'not very well maintained' (27.6%), 'not safe when visiting alone' (25.4%), and 'not attractive and welcoming' (21.5%). However, only 8.8% were of the view that their 'local park is not easy to get to' (ranging from 13.9% for those living in 'Rural areas' down to only 5.1% amongst those living in Hemel Hempstead).
- 2.22 Over a quarter (25.9%) of all respondents referred to 'Gadebridge' as their 'local park': this constituted 39.3% of those who lived in 'Hemel Hempstead', and 25.8% of those living in 'Rural areas'. No one from either the 'Berkhamsted' or 'Tring' areas referred to 'Gadebridge' as their local park.
- 2.23 Other local parks referred to were diverse, with the only parks mentioned by 5% or more of all respondents being 'Boxmoor' (6.4%), 'Canal Fields' (5.9%), and 'Tring Memorial Park' (7.8%). (As 'Gadebridge' was the only local park referred to by in excess of 35 respondents, this was the only 'local park' which was appropriate for analysis against Q8).
- 2.24 The great majority of those who think of 'Gadebridge' as their local park, think this park is 'easy to get to' (91.2%), and is an 'attractive and welcoming space' (82.4%). Additionally, over 70% of these respondents feel that Gadebridge Park 'caters for all age groups' (73.8%), 'is well maintained' (71.5%) and 'feel proud of the parks and open spaces in their community' (74%). However, one-in-three (33.9%) of these respondents 'do not feel safe when visiting Gadebridge park on their own', and 61.9% feel that 'local people

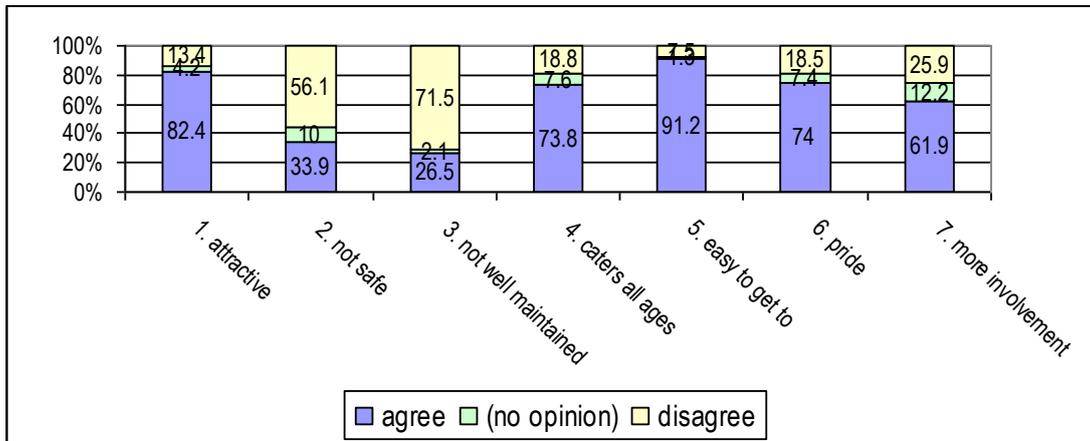
should be more involved in the management of local parks and other open spaces’.

**Perception of local parks – all respondents**  
(Q7 : % response – all respondents)



**Perception of local parks – ‘Gadebridge’**

(Q7 : % response – all those who referred to ‘Gadebridge’ as their local park)



**Q7 : Agree/ Disagree Statements**

1. *‘My local park is an attractive and welcoming space’*
2. *‘I do not feel safe when visiting my local park on my own.’*
3. *‘My local park is not very well maintained.’*
4. *‘My local park caters for all age groups’.*
5. *‘It is easy for me to get to my local park.’*
6. *‘I feel proud of the parks and open spaces in my community’.*
7. *‘Local people should be more involved in the management of local parks and other open spaces.’*

2.25 At Question 7.8 respondents were asked the following open-ended question: 'if you think local people should be more involved in the management of local parks and open spaces, what kind of involvement would you like to see?' 32.8% of the total weighted sample (162 respondents) gave suggestions as to how people could be involved, and these are listed in full in Appendix 4. The main ideas mentioned related to increased 'public consultation/ user input' (24.6% of those who made comments), 'cleanliness issues/ litter picks' (22%), 'management groups/ working parties' (17.1%), and 'local community projects/ activities' (13.2%).

		Unweighted Count	Col %
Q7.8: If you think local people should be more involved in management of local park & open spaces, what kind of involvement would you like to see?	Management groups/ working parties	31	17.1%
	Cleanliness issues/ 'litter picks'	35	22.0%
	Local community involvement/ projects/ activities	21	13.2%
	Public consultation/ user input	45	24.6%
	Educate/ reduce irresponsible behaviour	7	4.5%
	Other	23	18.5%
Total		162	100.0%

2.26 Over half (53.9%) of all respondents offered a response when asked an open question 'what would encourage you to visit your local park more frequently', with the largest proportion of these (43% of those who offered a suggestion, and 23.2% of the total sample) referring to 'additional facilities or events'. Whilst 'additional facilities' was the principal suggestion in all areas of Borough, those who referred to 'Gadebridge' as their local park were a little more likely to refer to these than those who referred to 'other' parks (32% compared with 20.6% of those who used 'other' parks).

2.27 Other aspects referred to when asked what would encourage more frequent visits were 'greater cleanliness' (9.5% of total sample), 'maintenance/management issues' (9.4%), 'safety' (7.2%), 'access' (2.8%), 'better weather' (2.4%), and 'dog fouling' (2.2%). 2% referred to 'lack of time/ opportunity'. All responses are listed in Appendix 4 (sorted by first issue referred to).

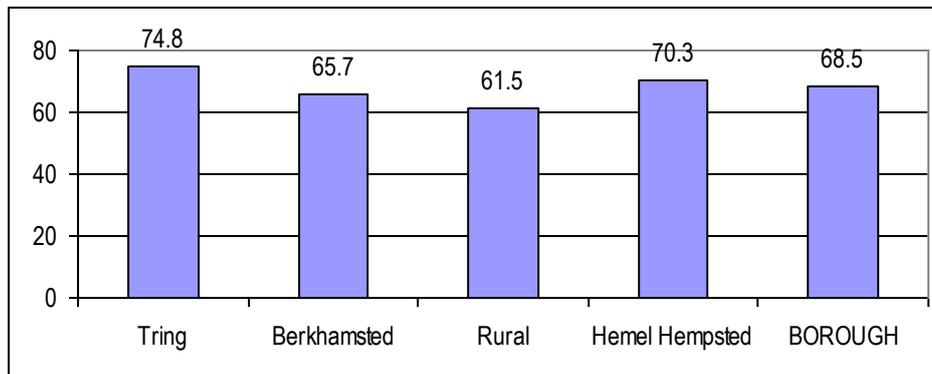
		Area				Total
		Tring	Berk-hamsted	Rural	Hemel Hempstead	Col %
		Col %	Col %	Col %	Col %	
Q9: What would encourage more frequent visits?	(none given)	55.9%	53.5%	57.7%	36.6%	46.1%
	additional facilities/ events	13.1%	29.9%	15.5%	26.7%	23.2%
	cleaner	5.6%	3.9%	6.7%	13.5%	9.5%
	maintenance/ management	4.5%	6.8%	4.5%	13.6%	9.4%
	safer	8.0%	2.0%	6.6%	8.9%	7.2%
	other	5.4%	2.8%	2.4%	2.6%	3.0%
	access	6.9%		4.7%	1.8%	2.8%
	better weather	3.6%	.8%	2.4%	2.6%	2.4%
	dog fouling	1.3%	1.1%	3.6%	2.4%	2.2%
time/opportunity	4.5%	2.7%	.9%	1.4%	2.0%	

		Local Park	
		Gadebridge	Other
		Col Response %	Col Response %
Q9: What would encourage more frequent visits?	(none given)	39.9%	48.0%
	additional facilities/ events	32.0%	20.6%
	cleaner	11.2%	9.0%
	maintenance/ management	7.0%	10.2%
	safer	7.4%	7.1%
	other	2.2%	3.2%
	access	3.1%	2.7%
	better weather	1.2%	2.8%
	dog fouling		2.9%
time/opportunity	1.9%	2.0%	

Q10. Overall, how satisfied are you with the way the council have managed, maintained and developed parks and open spaces in Dacorum?  
(Appendix 2, page 57 refers)

2.28 Just over two-thirds (68.5%) of all respondents expressed satisfaction 'with the way the Council have managed, maintained and developed parks and open spaces in Dacorum' (9.4% 'very satisfied' + 59.1% 'fairly satisfied'), whilst 21.7% were 'neither satisfied nor dissatisfied', and only 7.4% expressed dissatisfaction (2.4% 'don't know'). Whilst 'satisfaction' ranged between 61.5% (Rural area) and 74.8% 'Tring', because of the small sample numbers these differences between areas were not statistically significant. Dissatisfaction did not exceed 10% in any area.

Overall satisfaction with way Council runs parks/ open spaces  
(Q10 - % 'very or fairly satisfied' response – by area)



2.29 71.2% of those who referred to 'Gadebridge' as their local park, expressed satisfaction with 'way the Council have managed, maintained & developed parks and open spaces in Dacorum', whilst 22.1% gave 'neither satisfied nor dissatisfied' responses, and only 6.7% expressed 'dissatisfaction'.

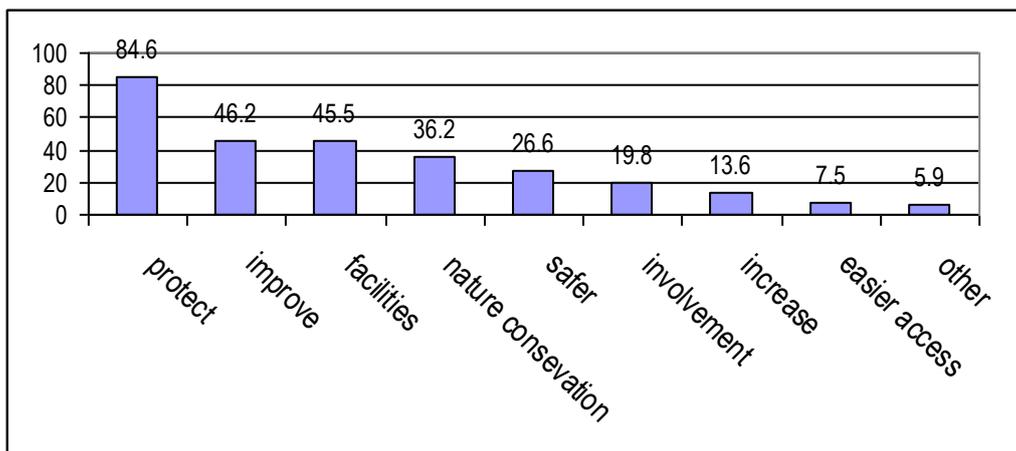
Q11. *What do you think should be the main priorities for 'parks and open spaces' in Dacorum? (Please tick up to three)*  
(Appendix 2, pages 58 and 59 refer)

2.30 'Protecting open space from development' was the main priority for parks and open spaces in Dacorum amongst the sample overall, referred to by 84.6% when asked to refer to up to three priorities.

2.31 Only four other priorities were referred to by more than one-in-four of all respondents: 'improve the quality of open space' (46.2%), 'increase facilities' (45.5%), 'nature conservation' (36.2%), and 'make people feel safer when visiting open spaces' (26.6%).

2.32 Only one-in-five respondents felt that 'increasing involvement of local residents in the management of open spaces' (19.8%) was a priority, and even fewer referred to 'increasing the amount of open space' (13.6%), and 'making it easier for people to visit open spaces' (7.5%). 5.9% of respondents referred to 'other' (unlisted) requirements – these were diverse and are listed in Appendix 4.

Main Priorities for Parks & Open Spaces in Dacorum  
(Q11 - % response – all respondents)



2.33 Whilst 'protecting open space from development' was the greatest priority of respondents from all areas, those who lived in 'Rural' areas were more likely than others to be of the opinion that 'making people feel safer when visiting open spaces' was a main priority' (40.7% compared with 26.6% overall).

		Area				Total
		Tring	Berkhamsted	Rural	Hemel Hempstead	Col
		Col %	Col %	Col %	Col %	Response %
Q11: Main priorities for parks and open spaces	Protect open space from development	83.3%	94.6%	84.6%	81.8%	84.6%
	Improve the quality of open space	50.9%	40.5%	41.8%	48.5%	46.2%
	Increase facilities	43.9%	47.2%	34.7%	49.6%	45.5%
	Nature conservation	37.2%	34.6%	32.0%	38.0%	36.2%
	Make people feel safer when visiting open spaces	24.4%	18.8%	40.7%	24.1%	26.6%
	Increase involvement of local residents in the management of	18.7%	22.7%	13.8%	21.6%	19.8%
	Increase the amount of open space	12.2%	15.2%	20.1%	11.0%	13.6%
	Make it easier for people to visit open spaces	8.2%	8.7%	10.8%	5.6%	7.5%
	Some other priority	7.6%	3.1%	5.8%	6.4%	5.9%
	Don't know			.8%	.6%	.4%

2.34 Amongst those who referred to 'Gadebridge' as their local park', the three main priorities for parks and open spaces in Dacorum were 'protect open space from development' (85.9%), 'increase facilities' (52.5%), and 'improve the quality of open space' (41.7%).

General comments about Green Space in Dacorum

Q.12 Please use this space to tell us any other comments you have about 'green space' in Dacorum.

2.35 More than a third (34.6%) of the total weighted sample (167 respondents) put forward general comments about 'green space' in Dacorum. Principle issues referred to were 'the importance of Green Space' and the necessity to 'protect Green Space from development' (26.9% of those who made comments), 'maintenance/ management of Green Spaces' (20.8%), and 'cleanliness issues' (14.2%). All the comments made are listed in full in Appendix 4.

		Unweighted Count	Col %
Q12: Please use this space to tell us any other comments you have about 'green space' in Dacorum	Cleanliness issues	25	14.2%
	Maintenance/ management of Green Space	34	20.8%
	Safety/ ASB issues	8	6.2%
	Facilities	8	5.8%
	Importance of Green Space/ protect from development	49	26.9%
	Amount of Green Space	9	5.1%
	Other	34	21.1%
	Total	167	100.0%

### 3. Anti-Social Behaviour

#### Perception of anti-social behaviour as problem in local area

Q13. Overall, how much of a problem do you feel anti-social behaviour is in your local area?

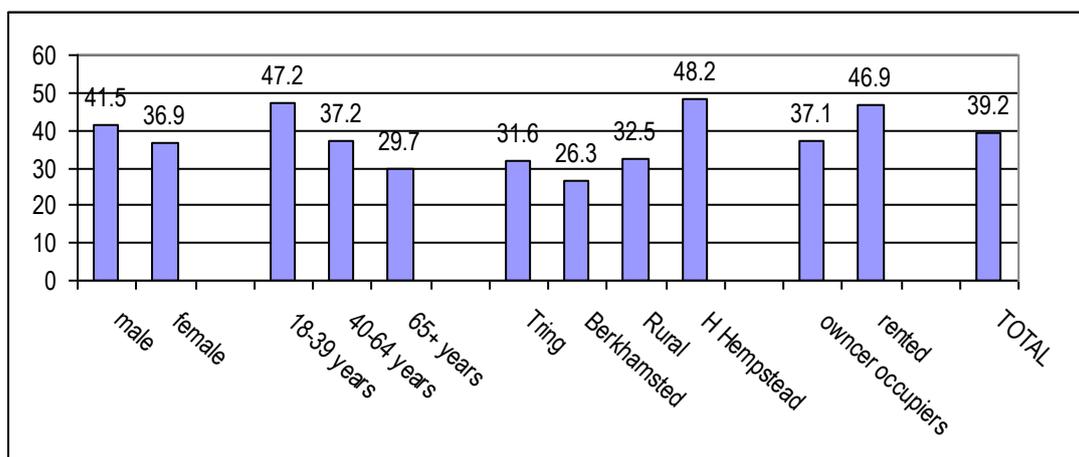
Q14. Which of the following would you say has been the biggest single anti-social behaviour problem in your local area in the last 12 months?

(Appendix 2, pages 60 and 61 refer)

3.1 Just under two-in-five (39.2%) of all respondents were of the view that 'anti-social behaviour is a 'big problem' in their local area (7.5% 'very big problem' + 31.7% 'fairly big problem'), whilst half (50.6%) felt that it was 'not a very big problem', and 7.1% that it was 'not a problem at all' (3.1% gave 'don't know' responses).

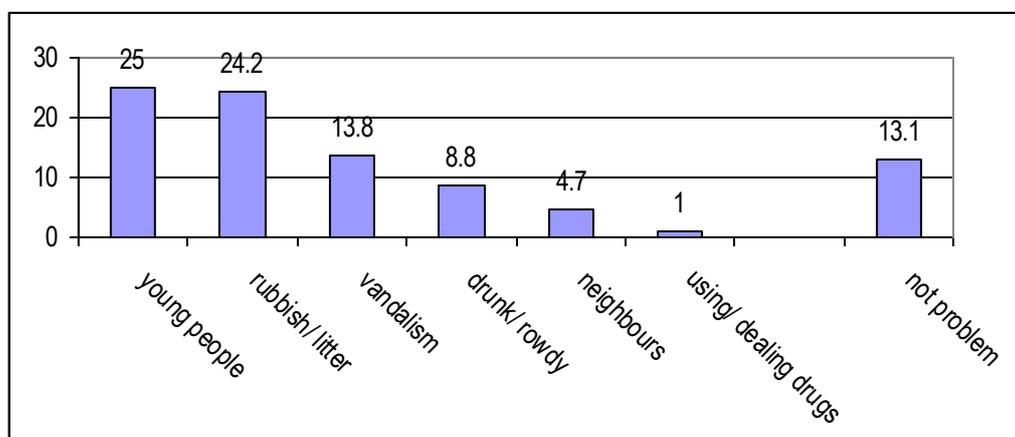
3.2 Those living in 'Hemel Hempstead' (48.2%), and '18-39 year olds' (47.2%) were more likely than others, to think that 'anti-social behaviour is big a problem in their local area', whilst '65+ year olds' (29.7%), and those living in 'Berkhamsted' (26.3%) were less likely to think this. Also, those living in 'rented' homes were more likely to be of the view that anti-social behaviour is a big problem in their areas, than 'owner occupiers' (46.9% compared with 37.1%).

Anti-social behaviour a 'big' problem in local area  
(Q13 : % response 'very big problem' + 'fairly big problem')



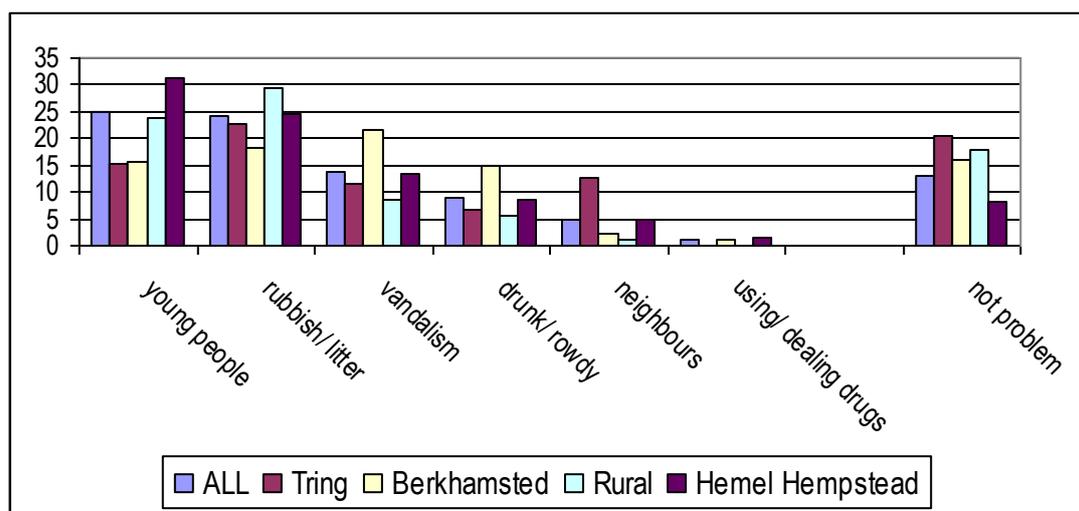
- 3.3 'Problems with young people on the streets or around local shops' (25%), and 'rubbish and litter lying around' (24.2%) were viewed as the most problematic types of anti-social behaviour amongst the sample overall, each referred to by around a quarter of all respondents when asked about the 'biggest single anti-social behaviour problem in the local area in the last 12 months'.
- 3.4 'Vandalism, graffiti and other deliberate damage to property or vehicles' (13.8%) was the only other category of anti-social behaviour that was referred to as 'the single biggest problem' by more than one-in-ten respondents, whilst 8.8% referred to 'people being drunk or rowdy in public places' in this respect, 4.7% to 'noisy or nuisance neighbours', and only 1% to 'people using or dealing drugs'.
- 3.5 13.1% reported 'anti-social behaviour is not a problem in my local area', whilst 5.6% gave 'not sure' responses, and 3.8% gave 'other' diverse responses, which are listed verbatim in Appendix 4.

Single biggest anti-social behaviour problem in local area  
(Q14 : % response – all respondents)



- 3.6 On an 'area' basis, those living in 'Hemel Hempstead' were more likely to refer to 'problems with young people on the streets or around local shops' (31.3%), and less likely to say that 'anti-social behaviour is not a problem in my local area' (8.3%) than others. Also, those living in 'Berkhamsted' were more likely than others to refer to 'vandalism, graffiti etc.' (21.7%), and 'being people drunk or rowdy in public places' (14.9%) than others.

Single biggest anti-social behaviour problem in local area  
(Q14 : % response – by area)



Personal experience of anti-social behaviour

Q15. How often, if at all, have you personally experienced anti-social behaviour in the area where you live?

Q16. Did you recognise any of the people who carried out these acts of anti-social behaviour?

Q17. How would you describe the impact that anti-social behaviour has had on your quality of life in the last year?

Q18. Who did you report the anti-social behaviour to?

(Appendix 2, pages 62 to 65 refer)

- 3.7 Just over three-in-five (61.1%) of all respondents reported that they personally had experienced anti-social behaviour in the area where they live 'in the last year': 6.7% 'almost every day', 14.7% 'at least once a week', 13.9% 'at least once a month', and 25.8% 'within the last year'. 14.3% of respondents had experienced anti-social behaviour in the area where they live 'but not in the last year', whilst 18.6% reported that they had 'never' experienced this, and 6% gave 'not sure' responses.

3.8 Whilst there were small differences between areas here (with those living in 'Rural' areas being a little less likely to report having suffered from anti-social behaviour in their local area during the last year), there were quite large differences in terms of age: with 75.1% of '18-39 year olds' reporting having suffered, compared to only 42.6% of '65+ year olds' (and 58.5% of '40-64 year olds').

		Q15 : Experienced anti-social behaviour in local area in last year						Total		
		yes			no			Count	Row %	Unweighted Count
		Count	Row %	Unweighted Count	Count	Row %	Unweighted Count			
Area		44	64.8%	39	24	35.2%	26	68	100.0%	65
	Berkhamsted	45	56.1%	47	36	43.9%	37	81	100.0%	84
	Rural	49	52.0%	48	45	48.0%	50	93	100.0%	98
	Hemel Hempstead	160	65.2%	148	86	34.8%	92	246	100.0%	240
Total		298	61.1%	282	190	38.9%	205	488	100.0%	487

		Q15 : Experienced anti-social behaviour in local area in last year						Total		
		yes			no			Count	Row %	Unweighted Count
		Count	Row %	Unweighted Count	Count	Row %	Unweighted Count			
Age	18 to 39 years	131	75.1%	70	43	24.9%	27	174	100.0%	97
	40 to 64 years	125	58.5%	162	89	41.5%	113	213	100.0%	275
	65 years & over	43	42.6%	50	58	57.4%	65	101	100.0%	115
Total		298	61.1%	282	190	38.9%	205	488	100.0%	487

3.9 The majority (68.1%) of those who had experienced anti-social behaviour during the last year in their local area 'did not recognise' any of the people who carried out the anti-social behaviour. However, 17.4% 'knew some names' of those who carried out the anti-social behaviour, 'and where they

lived', whilst '1.5% 'knew some names, but not where they lived', and 14.4% 'knew some by sight only' (1.3% gave 'not sure' responses).

- 3.10 When questioned about the impact that anti-social behaviour has had on their lives, whilst 28.8% of those who had experience anti-social behaviour in their local area in the last year stated that 'anti-social behaviour hasn't had any impact on how they live', over half (55.4%) reported 'they get on with everyday life, but feel less safe', and one-in-ten (9.9%) felt that 'anti-social behaviour has changed how they live their life'.
- 3.11 The majority (62%) of those who had experienced anti-social behaviour in their local area in the last year 'did not report it', whilst a quarter reported it 'to the police' (25.5%), 6.4% to 'Dacorum Borough Council's Anti-Social Behaviour Team', 1.5% to 'Housing Landlord', and 8.3% to 'other' (unlisted) organisations.

#### Tackling anti-social behaviour

*Q19. Do you think that parents need parenting sessions/ classes, both formal and informal, when their child is involved in anti-social behaviour?*

*Q20. Are you aware of any projects or activities that are available locally to divert young people away from anti-social behaviour?*

*(Appendix 2, pages 66 and 67 refer)*

- 3.12 Over three-quarters (78.4%) of respondents were of the view that 'parents need parenting sessions/ classes, both formal and informal, when their child is involved in anti-social behaviour, and this was a majority view in all analysis sub-groups (only falling below 70% amongst those who lived in 'Berkhamsted' (65.7%). Only 9.3% of respondents believed 'parenting sessions/ classes' were 'not' appropriate for parents whose children were involved in anti-social behaviour, whilst 12.4% were 'not sure'.
- 3.13 Only 13% of all respondents were aware of projects or activities that were available locally to divert young people away from anti-social behaviour, with those living in 'Berkhamsted' (21.9%) and 'Rural areas' (20%) being more likely to be aware of such schemes than those from 'Tring' (8.1%) or 'Hemel Hempstead' (8.8%). Projects/ activities referred to were diverse, and are listed in Appendix 4.

#### Reporting anti-social behaviour

- 3.14 When asked who they would report anti-social behaviour to, should they experience it in future, over half of all respondents referred to 'the Police' (56.3%), and just under a quarter to 'Dacorum Borough Council's Anti-Social Behaviour Team' (23.9%). However, 17.8% of respondents said they 'didn't know' who they would report anti-social behaviour to, and 18.1% that they would be 'unlikely to report it'.

#### **4. Waste Recycling**

##### Importance of waste recycling

Q22. *How important do you think it is for people to recycle household waste?*

*(Appendix 2, page 69 refers)*

- 4.1 The great majority of respondents were of the view that it is 'very important' (83.5%) for people to recycle household waste, and a further 14.1% thought that this is 'fairly important' (97.6% 'important'). Only 2.2% of all respondents were of the opinion that it is 'not so important' (1.8%) or 'not at all important' (0.4%), and this view did not rise about 7% in any of the sample sub-groups.

##### Personal recycling behaviour

Q23. *Where do you take your household waste for recycling?*

Q24. *How often do you put your recycling box out?*

Q25. *Which of the following items does your household recycle?*

*(Appendix 2, pages 70 to 83 refer)*

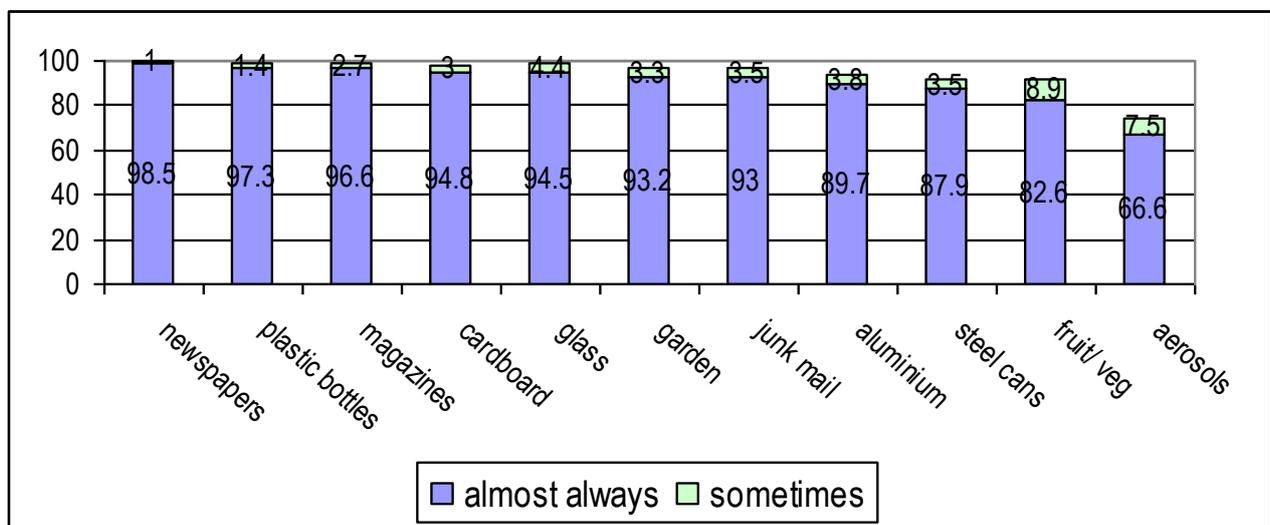
- 4.2 The great majority (95.9%) of respondents use the 'kerbside collection' for recycling their household waste, whilst 56.7% take it to 'Household Waste Recycling Centres/ Civic Amenity Sites', and 48.5% to 'local recycling facilities (bottle banks etc.). Whilst the 'kerbside collection' was used by 94%+ of respondents in each of the four analysis areas, those living in 'Berkhamsted' were a little less likely than others to take their waste to 'local recycling facilities' (33.7% compared with 48.5% overall).
- 4.3 40.9% of all respondents 'compost waste in their own garden/ allotment', with those living in 'Rural' areas being most likely to do this (57.2%), and those living in 'Hemel Hempstead' least likely (31.3%).

4.4 Over three quarters (77.9%) of all respondents said that they put out their recycling box on a 'weekly' basis; and in fact the proportion of respondents putting out their recycling box weekly did not fall below 72% amongst any of the sample sub-groups. Nearly one-in-five (19%) of respondents put out their recycling box 'fortnightly', whilst 2.3% put their box out monthly, and only 0.8% claimed never to put it out at all. Respondents living in Tring (86% - weekly) were more likely to put out their recycling box weekly than those living in 'Berkhamsted' (74.1% - weekly), or those living in 'Rural' areas (72.3% - weekly).

4.5 Items of waste which over 90% of all respondents report as almost always being recycled by their household were 'newspapers' (98.5%), plastic bottles' (97.3%), 'magazines' (96.6%), 'cardboard' (94.8%), 'glass bottles/ jars' (94.5%), 'garden waste' (93.2%), and 'junk mail' (93%). Additionally, over 80% of respondents report almost always recycling 'aluminium drink cans' (89.7%), 'steel food cans' (87.9%), and 'fruit and vegetable peelings' (82.6%).

4.6 'Aerosols were the items which were least likely to be recycled (66.6% 'almost always', 7.5% 'sometimes', and 21.2% 'never'). Only three other items were reported to 'never' be recycled by their household, by in excess of 5% of respondents: 'fruit and vegetable peelings' (8%), 'steel food cans' (7.6%), and 'aluminium drink cans' (5.5%).

Items recycled  
(Q25 - % response – all respondents)



Information about waste/ recycling

Q26. *How do you find out about refuse/waste/recycling?*

Q27. *What information would you like to see in the 'Recycling Section' of the Council's website?*

*(Appendix 2, page 84 refers)*

- 4.7 'Dacorum Digest' was referred to by 62% of all respondents when asked how they find out about 'refuse/ waste recycling', and this was the principal source of information for all sample sub-groups. Fewer respondents referred to 'local newspapers' (38.6%) or 'Dacorum Borough Council's Website' (17.3%) as a source of information about refuse, waste, recycling etc. However, almost a quarter (24.5%) referred to 'other' (unlisted) media, which appear in full in Appendix 4: the main sources mentioned were 'Council leaflets/ flyers', and 'notes/ information provided with the bins'.
- 4.8 As regards usage of 'local newspapers' for information about 'refuse/ waste etc', those living in Berkhamsted (47.1%) were more likely than others to use this source, and those living in 'Tring' (21.7%) least likely. However, there was little difference between sample sub-groups in respect of usage of the Council's website for this information.
- 4.9 Respondents were asked an 'open-ended question' about what information they would like to see in the 'recycling section' of the Council's website, and 28.4% of the total weighted sample (135 people) offered suggestions. The type of information that most respondents would like to see (30.6% of those who made comments) was information on 'recyclables' i.e. clear definitions of what can and cannot be recycled in the Council area.

		Unweighted Count	Col %
Q27: What information would you like to see in the 'Recycling Section' of the Council's website?	Recyclables/ what is and is not recy clable	40	30.6%
	Current statistics on recycling	13	9.7%
	Current service information/ collection dates and times	28	21.9%
	No access to computer/ Internet/ don't use	19	13.8%
	Other	35	23.9%
Total		135	100.0%

4.10 A further 21.9% of those who offered comments said that they would like there to be information relating to the 'current recycling service/ collection dates and times' (e.g. contact information, location of offices, where to recycle certain items, changes in the recycling service, etc.), whilst 9.7% said they would be interested in various statistics on the recycling service. All the comments are listed in full in Appendix 4.

Creating litter

Q28. *How often, if at all, do you personally drop the following types of litter in public areas?*

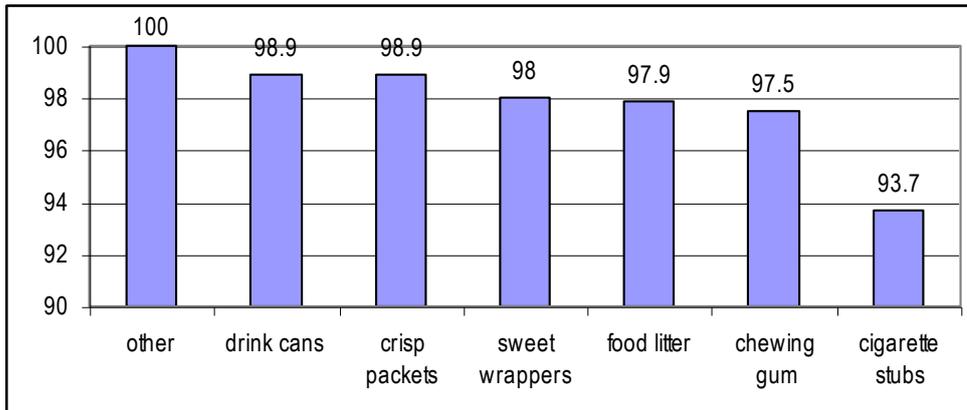
*(Appendix 2, pages 85 to 91 refer)*

4.11 Just under one-in-ten (9.8%) of all respondents reported that they 'always or sometimes' dropped at least one type of litter, with 'those who live in rented homes' (15.7%), and 'males' (13%) being most likely to confess to this behaviour, and '65+ year olds' (4.8%), and those who live in 'Tring' (3.2%) being least likely.

		Q28 : Always/sometimes drop any litter			
		yes		No	
		Unweighted Count	Row %	Unweighted Count	Row %
Gender	male	32	13.0%	222	87.0%
	female	15	6.7%	218	93.3%
Age	18 to 39 years	11	11.8%	88	88.2%
	40 to 64 years	30	10.4%	245	89.6%
	65 years & over	6	4.8%	107	95.2%
Tenure	Privately owned or mortgaged	32	8.1%	363	91.9%
	Rented	15	15.7%	77	84.3%
Area	Tring	3	3.2%	60	96.8%
	Berkhamsted	6	9.3%	78	90.7%
	Rural	11	10.4%	89	89.6%
	Hemel Hempstead	27	11.5%	213	88.5%
Total		47	9.8%	440	90.2%

4.12 'Cigarette stubs' were the types of litter which were most likely to be referred to as being 'always or sometimes' dropped in public places' (6.3% of all respondents), followed by 'chewing gum' (2.4%) 'food litter' (2.2%), and 'sweet/ chocolate wrappers' (2%): other forms of litter were referred to in this respect by less than 2% of the sample. No respondents admitted to ever dropping 'any other type of litter', although 20% of the total sample did not respond to this part of the question.

'How often... do you personally drop the following types of litter in public places?'  
(Q28 : all respondents - % 'never' response)



Reporting of Issues

Q29a. *Have you ever reported any of the following? Abandoned vehicles; graffiti; fly-tipping; fly-posting; litter.*

Q29b. *Who did you report it to?*

*(Appendix 2, pages 92 to 97 refer)*

- 4.13 Almost two-in-five (39.5%) of the total sample had reported an instance of 'abandoned vehicles, graffiti, fly tipping or posting, or litter': 'abandoned vehicles' (27%), 'litter' (16.6%), 'fly tipping' (14.4%), 'graffiti' (7%), and 'fly posting' (16.6%).
- 4.14 For all types of issues listed, with one exception, a majority of those who had reported incidents, had reported it to the Council's Waste Refuse Department: 'fly tipping' (87.9%), 'litter' (79.2%), 'fly posting' (69.6%), and graffiti' (66.8%). Only in relation to 'abandoned vehicles' did a majority of those who reported incidents, report these to 'the police' (62.6% 'police : 36.8% 'Council's Refuse Depot'). Only in respect of 'Graffiti' and 'Fly Posting' did more than one-in-ten of those who reported incidents, report these to the 'Council's Anti-Social Behaviour Team' (though note, the numbers of those who actually reported incidents here were very small – 34 and 7 respectively).

## 5. Information and Consultation

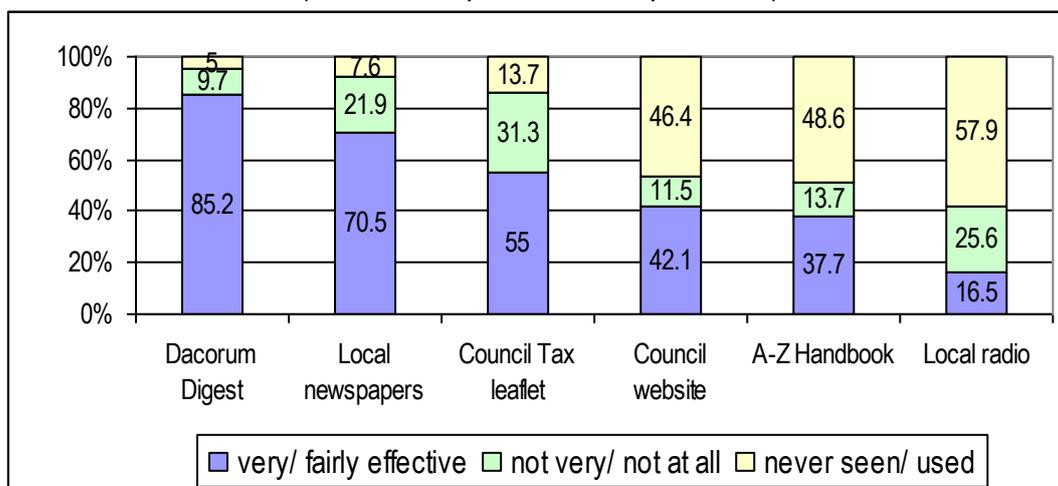
### Information

Q30. How effective do you find the following ways of finding out about Council services?

(Appendix 2, pages 98 to 104 refer)

- 5.1 The 'Dacorum Digest' was deemed the most effective medium for finding out about Council services, referred to 30.5% of all respondents as 'very effective' and by a further 54.7% as 'fairly effective' (85.2% 'effective'): this was followed by 'local newspapers' (70.5% 'effective') and 'Council Tax Leaflet' (55% 'effective').
- 5.2 Other mediums were only felt to be 'very or fairly effective' ways of finding out about the Council by less than half of all respondents: 'Council Website' (42.1%), 'A-Z Handbook' (37.7%), and 'Local Radio' (16.5%). However, large proportions of respondents reported that they 'had never seen or used' these three mediums: 'Council Website' (46.4%), 'A-Z Handbook' (48.6%), and 'Local Radio' (57.9%).
- 5.3 Whilst usage of the 'Council Website' was particularly low amongst '65+ year olds' (73.8% - never used), and usage of 'A-Z Handbook' lowest amongst those who lived in 'Berkhamsted' (62% - never used), usage of 'local radio' was less than 50% for all sample sub-groups.

How effective in finding out about Council Services ?  
(Q30 - % response : all respondents)



- 5.4 Analysis of Question 30 excluding 'never seen/ not used' responses, suggests that over 70% of users find the following media effective: 'Dacorum Digest' (89.7%), 'Council Website' (78.4%), 'local newspapers' (76.4%), and 'A-Z Handbook' (73.3%). Least effective was 'local radio' (39.3%).

Analysis of Q30 (Excluding 'never seen/ not used' responses)

		Unweighted Count	Col %
Q30.1: Dacorum Digest	Very effective	152	32.1%
	Fairly effective	263	57.6%
	Not very effective	33	8.1%
	Not at all effective	8	2.1%
Q30.2: Council website	Very effective	53	24.5%
	Fairly effective	117	53.9%
	Not very effective	39	19.9%
	Not at all effective	4	1.7%
Q30.3: Local newspapers	Very effective	97	23.0%
	Fairly effective	225	53.4%
	Not very effective	79	18.3%
	Not at all effective	21	5.3%
Q30.4: Local radio	Very effective	19	10.5%
	Fairly effective	44	28.8%
	Not very effective	71	42.9%
	Not at all effective	31	17.7%
Q30.5: Council Tax Leaflet	Very effective	63	15.1%
	Fairly effective	196	48.7%
	Not very effective	96	26.6%
	Not at all effective	33	9.6%
Q30.6: A - Z Handbook	Very effective	52	22.4%
	Fairly effective	114	50.9%
	Not very effective	45	20.7%
	Not at all effective	13	6.1%

Influencing decisions

Q31. *As a member of the Citizens' panel you complete surveys on a wide variety of topics. Please indicate to what extent you believe your views influence council decisions?*

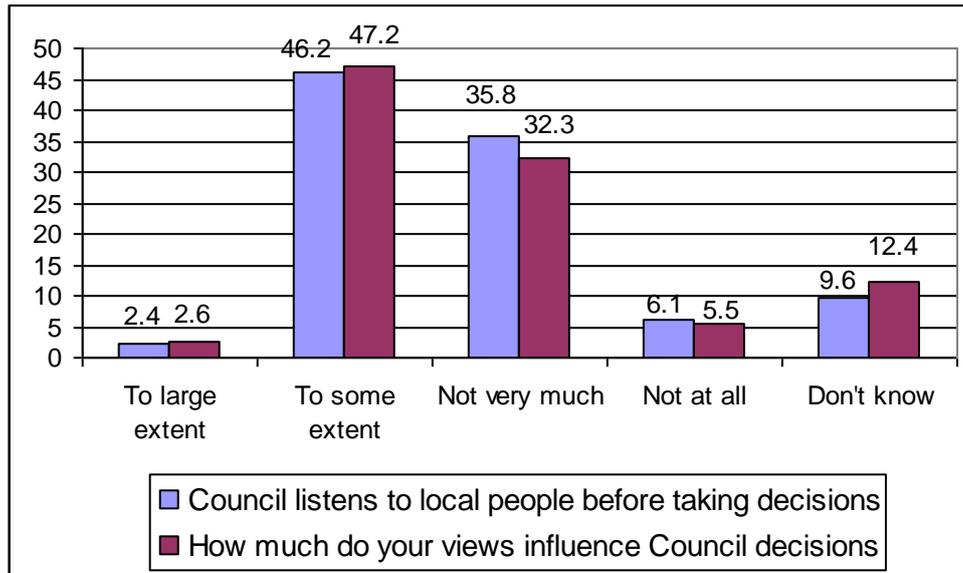
Q32. *Thinking more generally, how much do you believe the Council listens to local people before taking decisions?*

*(Appendix 2, pages 105 and 106 refer)*

- 5.5 Less than a half (48.6%) of respondents believe that 'the Council listens to local people before taking decisions' (2.4% 'to a large extent' + 46.2% 'to some extent'), whilst 35.8% felt they do 'not listen to local people very much', and 6.1% that they do this 'not at all' (9.6% 'don't know' responses).

5.6 Just under a half (49.8%) were of the opinion that 'their views influence Council decisions' to a 'large' (2.6%) or to 'some' (47.2%) extent, whilst 32.3% felt that their views did not 'have very much' influence on Council decisions, and 5.5% that they 'did not influence' Council decisions at all (12.4% gave 'don't know' responses).

Influence on Council Decisions  
(Q31/ 32 : % response – all respondents)



Results of this survey

Q33. *Would you like to see a copy of the results from this survey when they are available?*

*(Appendix 2, page 107 refers)*

5.7 86.2% of all respondents (427) would like to see a copy of the results from this survey when they are available, and this did not fall below 83% in any of the sample sub-groups.

## **Appendix G**

### **List of Housing Sites from the Council's Urban Capacity Study (January 2005).**

## **KEY**

**RA = Residential Area**

**RA(1) = Garage courts/public and private care parking**

**RA(2) = Business/community venues, ongoing and vacant**

**RA(3) = Gardens**

**RA(4) = Landscaped amenity space**

**RA(5) = House and garden**

**RA(6) = Amenity space regarded as open land**

**RA(7) = Community buildings and surrounding space**

### **Various sites Hemel Hempstead**

AE24 Berrymead

AE28 Stocks Meadow

AE31 Adeyfield Road

APS16,17 Ebbens Road

APS20 Storey Street

APS27,32 Featherbed Lane

APS35 High Ridge Road

APS47 Roughdown Avenue

APS5, 6, 7, 9, 23, 24, 38 London Road

AW1 Old House Road

AW12 Eastwick Row (Area taken into account under RA(1))

AW28 Eastbrook Way

AW29 Adeyfield Road

AW30 Adeyfield Road (taken into account under RA(1))

AW30 Commons Lane (Area taken into account under RA(1))

AW34 Great Road (Area taken into account under RA(1))

AW5 (Area taken into account under RA(1)), 7, 8 Windmill Road

BEN12 Candlefield Road

BEN30 Kimps Way

BEN7 Reddings

BOX10 Latchford Place

BOX16 Mayo Gardens

BOX20 Anchor Lane

BOX22 Anchor Lane

BOX29 Green End Road

BOX3 off Sunnyhill Gardens

BOX30 Sebright Road

BOX41 Puller Road

BOX8 Woodland Avenue

CH15 St Albans Hill

CH16, 16a, Deaconsfield Road

CH18 Semphill Road

CH23 Lawn Lane (Area taken into account under RA(2))

CH23, Lawn Lane

CH30 Dowling Court

CH8 Johnson Court

CHA22 Chaulden Terrace

CHA24 School Row

CHA24 School Row (Area taken into account under RA(7))  
GH20 Peterlee Court  
GH52 Stevenage Rise  
GH55 Turnpike Green  
HHC11 Adeyfield Road  
HHC18 Bury Green  
HHC21 Leighton Buzzard Road  
HHC24 Bridge Street  
HHC26 Moor End Road  
HHC30 Cotterells  
HHC32 Cotterells  
HHC33 Station Road  
HHC37, 74 Marlowes  
HHC47 Hillfield Road  
HHC6 Templemead  
HHC7,8 Bury Road  
HHC70, Church Street  
HHC70a Allandale  
HHC75 Lockers Park Lane  
HSP1 Templemead  
HSP10 Apollo Way  
HSP13,14 Queensway  
HSP2 Wheatfield  
HSP32 Typleden Close  
HSP41 Catsdell/Fletcher Way  
HSP48 Borrowdale Court  
HSP53 Sleddale  
HSP58 1 Jupiter Drive  
HSP63 Mimas Road  
HSP66 Corner Farm, Redbourn Road  
HSP8 Little Mims  
LG20 Rant Meadow  
LG36 Green Lane  
LG38 Leverstock Green Road  
LG40 Leverstock Green Road  
N12 New Road  
NM10 Silverthorn Drive  
NM13 Sappi Nash Mills  
NM14 Belswains Lane  
WE25 Warners End Road  
WH5 Aragon Close  
WH7 Kimpton Close

**Various sites, Berkhamsted**

BC10 Lower Kings Road  
BC12 Chapel Street (Area taken into account under RA(7))  
BC12 Chapel Street (taken into account under RA(2))  
BC30 St Katherine's Way  
BC31 Springfield Road/St. Katherine's Way  
BC32 St. John's Well Lane  
BC38 Bank Mill, Rose Cottage  
BC7 Manor Street  
BC7a Manor Street  
BE15 off High Street  
BE16 Charles Street  
BE17 Kings Road  
BE19 off High Street  
BE2 Victoria Road  
BE7 Clarence Road  
BW1 Belton Road  
BW15 High Street  
BW16 High Street  
BW2, 3 Stag Lane/High Street  
BW23 Belton Road  
BW5 High Street  
BW7 Park Street  
BW8 Bulbourne House  
BW9 Edgeworth House, Berkhamsted  
N1 Alma Road/Duncombe Road  
N4 Covert Road  
N5 Lyme Avenue  
N9 Chapel Crofts

**Various sites, Tring**

TC10 Silk Mill Way  
TC13 Kingsley Walk  
TE10 Carrington Place  
TE8 Brook Street  
TE9 Shugars Green  
TW 27, 31, 32, 35, 40, 43 Tring Road  
TW12 High Street  
TW13 Harrow Yard  
TW19 High Street  
TW30 Station Road  
TW4 King Street  
TW42 Chapel Fields  
TW6 Western Road  
TW7 Western Road  
TW8 Western Road/Miswell Lane (Area taken into account under RA(1))

**Various sites, Bovington**

BOV17 Hyde Meadows  
BOV20 Hyde Lane  
BOV30 Windsor close  
BOV46, 48 High Street  
BOV2 Yew Tree Drive  
BOV3 Church Street  
BOV9 High Street  
BOV11 (Scout hut), 14 St. Lawrence Close

**Various sites, Aldbury**

ALD3 Stoneycroft Road, Aldbury  
ALD1 Stocks Road/Toms Hill Road (Area taken into account under RA(7))  
ALD4 Stoneycroft Road  
ALD9 Trooper  
ALD1 Stock's Road/Tom's Hill Road (area taken into account with RA(4))

**Various sites, Kings Langley**

KL16 Great Park, Kings Langley  
KL6 The Nap; KL10 Church Lane/Alexandra Road; KL21 off High Street; KL27 off Vicarage Lane; KL38 London Road  
KL6 The Nap(Area taken into account under RA(2)); KL23 Common Lane; KL35 Vicarage Lane  
KL3 Coniston Road.

**Various sites, Markyate**

WA2 Cavendish Road  
WA5 Old Vicarage Gardens  
WA16 Park Close  
WA27 Roman Way  
WA38 Hicks Road  
WA21 London Road  
WA19 High Street  
WA4 Cavendish Road  
WA13 The Coppins  
WA14a,14b Pickford Road  
WA18 Pickford Road  
WA30 High Street

## **Appendix H**

### **Schedule of Sites Considered**

## Schedule of Sites

### KEY

**H – Hemel Hempstead      B - Bovington**  
**Be – Berkhamsted        M - Markyate**  
**T – Tring                      O – Other**

**h = housing                  r = retail**  
**t = transport              L = leisure**  
**e = employment        c = community**

H/h1	Marchmont Farm	H/h16	Eskdale Court / Borrowdale Court / Westerdale, Highfield
H/h23	The Hive, Featherbed Lane, Felden	H/h33	Barnacres Road/Candlefield Road, Bennetts End
H/h25	Marchmont Farm	H/h35	Deansway, Bennetts End
H/h32	Shendish Manor	H/h36	Horselers, Bennetts End
H/h40	Gorhambury Estate land	H/h37	Lime Walk, Bennetts End
H/h41	Marchmont Farm	H/h38	Reddings, Bennetts End
H/h42	Shendish Manor	H/h39	Ritcroft Street, Bennetts End
H/h54	Bunkers Park	H/h4	Paradise Fields (H40)
H/h44	Nash Mills	H/h26	Land south of Redbourn Road (H41)
H/h45	Felden	H/h27	Buncefield Lane / Green Lane (H38)
H/h46	Grovehill and Woodhall Farm	H/h28	Westwick Farm, Pancake Lane (H42)
H/h47	Boxmoor	H/h29	Three Cherry Trees Lane / North East Hemel Hempstead (H18)
H/h48	Gadebridge North	H/h17	Ebbens Road / Frogmore Road
H/h49	Old Town	H/h18	1-13 Frogmore Road
H/h62	Pouchen End, West Hemel Hempstead	H/h19	Frogmore End, Frogmore Road
H/h63	Land beside M1	H/h22	Three Cherry Trees Lane (East) (E4)
H/h64	Land at Breakspear Way	H/h30	74-78 Wood Lane End
H/h65	Land North of Gadebridge	H/h31	Hemel Gateway
H/h66	Breakspear Way	H/h34	Gas Board site, London Road (TWA5)
H/h67	West Hemel Hempstead	H/h53	Former Kodak Tower, Cotterells
H/h68	Shendish Manor	H/h59	Land at former John

			Dickinsons, London Road (TWA7)
H/h71	London Road, Boxmoor	H/h60	Sappi Site, Nash Mill, Belswains Lane
H/h72	Sheethanger Lane, Felden	H/h61	Lord Alexander House Waterhouse Street
H/h5	Windmill Road, Adeyfield	H/h69	Buncefield Lane
H/h6	Driftway, Adeyfield	H/h21	Leverstock Green football club
H/h7	Paston Road, Adeyfield	H/h50	Hemel Hempstead football club
H/h8	Mimas Road, Highfield	H/h51	Land adj 37 Coleridge Crescent
H/h9	Malvern Way, Highfield	H/h2	West Herts College
H/h11	Marlins Turn (A) and (B), Warners End	H/h3	Hemel Hempstead Hospital (C5)
H/h12	Cuttsfield Terrace / Chaulden Terrace, Chaulden	H/h55	Martindale Primary School, Boxted Road
H/h13	Cumberlow Place, Leverstock Green	H/h56	Pixies Hill JMI School, Pixies Hill Crescent
H/h14	Kimpton Close / Cleaves Road, Woodhall Farm	H/h57	Barncroft Primary School, Washington Avenue
H/h15	Claymore, Grovehill	H/h58	Jupiter Drive JMI School, Jupiter Drive
H/h24	Three Horseshoes Petrol Station, Leverstock Green	Be/h9	Land at Ashlyns School
H/h52	Civic Zone	Be/t1	Tunnel Fields Northchurch
H/L1	Caravan site, Buncefield Lane, Bedmond Road	Be/c1	Hospice Site, Shootersway
H/e1	Junction of Eastman Way and Swallowdale Lane	T/h2	Marchcroft Lane (landowner submission)
H/c1	Land at Featherbed Lane, Two Waters Way, Apsley	T/h3	Land north of Icknield Way
H/r1	Marlowes / Bridge Street / Waterhouse Street	T/h4	Land adjacent to Icknield Way GEA
H/r3	Jarman Fields local centre	T/h5	Land at New Mill
H/r2	Maylands Business Area	T/h6	Marshcroft Lane / Station Road
H/t1	Dacorum cycle route network	T/h10	Land between Station Road, Cow Road and London Road
H/t2	Dacorum pedestrian route network	T/h11	Station Road/Cow Lane

H/t3	Hemel Hempstead Northern Bypass	T/h12	South of Park Street
H/t4	A414 Maylands Avenue roundabout	T/h13	Cattle Market, Brook Street
H/t5	A414 Breakspear Way/ Green Lane roundabout	T/h14	Land at Miswell Lane
H/t6	North East Relief Road	T/h1	Rear of Western Road
H/t7	Swallowdale Lane	T/h7	Akeman Street, General Employment Area
H/t8	A4147 Redbourn Road	T/h8	Brook Street, General Employment Area
H/t9	Breakspear Way	T/h9	Miswell Lane
H/t10	Water Gardens North Car Park	T/e1	Land Adjacent to Icknield Way General Employment Area
H/L4	Land at West Hemel Hempstead	T/e2	Land Between Marshcroft Land and Station Road
H/L6	Shendish Manor – south side fields	T/e3	Dunsley and Cow Farm Lane
H/L2	Land north of H42	T/r1	Cattle Market & Forge Car Park
H/L5	Lucas Sports Ground, Breakspear Way	T/L1	Dunsley and Cow Lane Farms
H/h7	Field between Westwick Farm & Green Lane	T/L2	Land at Hastoe Lane/Park Road
H/h73	Land at Horseshoe, Leverstock Green	T/L3	Land west of Cow Lane
H/h74	Land between Westwick Farm and Green Lane	T/L4	Land east of Cow Lane
H/L3	Bunkers Farm	T/t1	Land Adjacent to Tring Station car park, Station Road
Be/h1	Ivy House Lane	Bov/h1	Land at Duckhall Farm
Be/h2	Land south of Berkhamsted	Bov/h2	Land off Louise Walk
Be/h3	Lockfield, New Road	Bov/h3	Little Gables, Long Lane
Be/h4	Pea Lane, Northchurch	Bov/h4	Land at Middle Lane, Bovingdon
Be/h5	Land at Shootersway	Bov/h5	Land at Shantock Hall Lane
Be/h6	Blegberry, Shootersway	Bov/h6	Land at Grange Farm
Be/h7	Land to the west of Durrants Lane	Bov/h7	Land at Long Lane
Be/h8	Land at Bank Mill Lane	Bov/e1	Land between Ley Hill Road and Bakers Wood
Bov/L1	Drive-Thru Cinema, Bovingdon Airfield	M/h9	Land at Cheverells Green (west)
Bov/c1	Bovingdon Prison	M/h8	Land rear of Pickford Road, Cleveland Road, Sursham Court and Farrer Top

KL/h3	Rectory Farm, Rectory Lane	M/h2	Hicks Road / A5
KL/h5	Hill Farm, Love Lane	M/t1 a&b	Land at Slip End / Pepsal End
KL/h1	Sunderlands Yard, Church Lane	O/h2	The Twist, Wiggington
KL/h2	Ex- Kings Langley Building Supplies	O/h6	Bourne End Lane, Bourne End
KL/L1	Rectory Farm	O/h8	End of Nunfield, Chipperfield
KL/L2	Rucklers Wood, Rucklers Lane	O/h9	Ackwell Simmons Ltd, Chapel Croft, Chipperfield
KL/hh1	Rucklers Lane flint bungalows	O/h4	Grange Road, Wilstone (DBC housing submission)
M/h3	Foxdall Farm, Luton Road	O/h5	Grange Road, Wilstone (landowner submission)
M/h4	Dammersley Close	O/h7	Wilstone Bridge, Tring Road, Wilstone
M/h5	Land at Westerley Road, Albert Street	O/h1	Bourne End Mills (employment & residential)
M/h1	Land at Cheverells Green (east)	O/h3	Bourne End Mills (elderly persons complex)
M/h6	Land at Buckwood Road	O/L1	Piccotts End Pumping Station
M/h7	Land at Buckwood Road/Cavendish Road	O/t1	Water End A4146