

RESPONSE TO INFORMAL CONSULTATION IN RELATION TO QUERIES EMERGING FROM HEARINGS – DACORUM CORE STRATEGY

Respondent
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COMMENTS

Issue 11: Berkhamsted **Question 11A: Trip Rates**

The response from the highway authority clearly indicates that the figure of the “in the region of 90 vehicles in peak periods” for a development of around 200 dwellings at the site at Durrants Lane/Shootersway/Egerton Rothesay School is a significant underestimate.

The additional information shows that the Local Allocations and Strategic Sites, Examination Document HG15 has chosen a figure at the bottom of the projected range. Given the location of the site and the distance from amenities and the town centre, a more appropriate figure seems to be one at the top of the range.

The DBC response appears to acknowledge this by using the proposed site at West Hemel Hempstead as a comparison.

The DBC Core Strategy should be amended to show a higher figure for trips generated by a development at the Durrants Lane/Shootersway/Egerton Rothesay School site.

The comment on the trip rates for the proposed Hicks Road, Markyate site are noted. These figures still seem to imply a trip rate of at more than 0.7 for the residential element. It would be helpful for the Core Strategy to indicate how their estimates for this site are split between each of residential, commercial and community use.

DBC have not addressed some of the points in my query on trip rates:

- They have not addressed how correcting the underestimate in the Core Strategy documents for the Durrants Lane/Shootersway/Egerton Rothesay School site would impact estimates for traffic levels in Berkhamsted.
- DBC have not provided any response as to whether there are similar underestimates for other Berkhamsted sites
- DBC have provided no response on the validity of the estimates for the increase in traffic volumes in Berkhamsted

It was not clear to me whether DBC were expected to contact me independently on this issue or only via the document to which I am responding. If the former, then they have not done so. I have received no direct contact from DBC on this issue.

Question 1B: Census Information

At the hearing on Berkhamsted, there was discussion on the level of housing that would be required.

Table 1 clearly shows that Dacorum has the lowest estimated population growth of any area in Hertfordshire and significantly lower than the growth expected for England as a whole.

The figures in the table titled "10 Year Population Growth (2011---2021) for comparison with Growth Projections in Tables 3 and 4" show a range of estimates of 9,870 to 10,329. DBC's current plans are for 11,320 dwellings, which is nearly 1,000 more than the higher estimate in the table.

This seems to support the evidence submitted that the appropriate figure for dwellings in Berkhamsted is the (approx.) 780 proposed previously and not the (approx.) 1,180 in the Core Strategy.

In this response, DBC do not address why they persist in keeping a figure of 11,320 dwellings other than to say it is "reasonable", even though their figure is between 9.5% and 15% higher than the figures in the table