

DACORUM BOROUGH COUNCIL'S RESPONSES TO QUERIES RAISED DURING HEARINGS

COMMENTS OF Mr. GRAHAME PARTRIDGE

Dear Mr Kemp

Thank you for your email with the attachment prepared by Dacorum Borough Council in response to Mr David Hogger's questions. I should like to take this opportunity to further my comments.

Start

On Page 7 of the attachment there is a heading Strategic Sites.

With regard to Question 2A my comments relate to Strategic Site SS1 at Berkhamsted. The SS1 site and the accompanying master plan have not been subject to public consultation whilst I have been a resident in the town since January 2008. The original housing numbers for this site was 100 units and this number has been recorded in the council minutes at both Berkhamsted Town Council and Dacorum Borough Council's meetings. The original 100 units has mysteriously been escalated to 240 units between the years 2008 and 2011 by the house developer Taylor Wimpey without justification as to meeting the needs of Berkhamsted housing stock. The figure has again been mysteriously recorded in the year 2012 at "around 180 units".

The definition of "around 180 units" needs to be clearly defined. Is it 180 or what degree of flexibility does the developer and Dacorum Borough Council have in mind regarding this number? Will the number 180 creep upwards towards the 240 mark?

My comment is that a Strategic Site, by definition, should have a specific number of housing units attributed to it. The council minutes state 100 units when the land was reclassified from Green Belt to Development land in the year 2002. I have found no record in the council's minutes whereby the 100 that was originally agreed by them was to be increased.

In Question 5B the Berkhamsted Business Parking Survey does not take into account any recent predictions about the Berkhamsted Traffic survey which has yet to be done. How can a Parking Survey be realistic when the overall traffic survey is not yet available? Berkhamsted suffers from severe traffic congestion in the year 2012 and without an objective survey for the town the congestion will become progressively worse. This will deter residents from shopping in the town.

Under Issue 11 Berkhamsted on Page 19 of the attachment I wish to challenge the trip rates assumed for the Strategic Site SS1.

The statistical model used to calculate the predicted trips generated from the SS1 site does not take into account the topography of the SS1 site. It is located on a ridgetop and valley side, 300 feet above the valley floor and 2 kilometres from the train station and 1.5 kilometres from the retail shopping area. There is no local bus service provision and therefore the trip generation numbers of 0.4 to 0.8 trips per dwelling in the peak hour is incorrect by being too low.

The figure is likely to be at least 1.0 trips per dwelling as many households in Berkhamsted have more than one vehicle. This will add to the already congested roads.

The number of vehicles travelling from and to the SS1 site will not deliver the carbon reductions as envisaged by Dacorum Borough Council.

End

This concludes my response. I trust it will be incorporated in your response to the Inspector.

Thank you.

Mr Grahame Partridge