

# **The Grovehill Future Neighbourhood Plan Consultation Statement**

## **Appendix 7: Consultation on the Draft (pre-submission) Grovehill Future Neighbourhood Plan**

**March 2017**



**2016-2031**

**GROVEHILL FUTURE**



# **The Grovehill Future Neighbourhood Plan Draft**



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information evening**

**Monday 3rd Oct 7.30pm-9pm, Grovehill Community  
Centre**



**2016-2031**

**GROVEHILL FUTURE**



# The Grovehill Future Neighbourhood Plan Draft

Consultation from 28th September - 4 November 16  
Please take a copy

2016-2031

**GROVEHILL FUTURE**



## NEWS

### EMPICS AND PARALYMPICS

# Golden duo's Hemel homecomings

EN RAZA  
razag@press.co.uk  
026176@TheBenRaza

They're the medal-winning duo who made their home proud.

Now Hemel has thrown arms out to welcome back Jessica Stretton and Max Whitlock.

16-year-old Jess, who won a gold medal at the Paralympics, was welcomed back to Longdean school on Monday at a special assembly.

And Max Whitlock will be the centre of a multi-sport event in the town centre.

Jess was the youngest gold medalist in the world when she claimed first place in the women's W1 archery competition earlier this month.

The summer trip to Rio meant she had a belated start starting Sixth Form, but she is no stranger to making

up lost ground - she only began taking archery seriously last year before unknowingly breaking the world record at a competition in Dubai.

Meanwhile Dacorum Borough Council has unveiled plans for a special event to celebrate Olympic Champion Max Whitlock's trio of medals in gymnastics.

Max Whitlock - Live@Hemel Hempstead will take place in the New Town Square from 4-6.30pm on October 26.

Max won a bronze and two gold Olympic medals in Rio to add to his 21-strong medal haul from Championship, Olympic and Commonwealth games since 2010.

As part of the celebration, local sports groups will be inspiring local residents to get active by giving them the chance to try out sports from judo to triathlons.

Rush Judo will be giving young disabled and

able people the chance to try martial arts, while Berkhamsted Gym Club will be bringing along gymnastics equipment for youngsters aged up to 16 to try out.

Sportspace will also give some people the chance to compete in a static sprint triathlon, using a rowing machine, treadmill and cycle.

Councillor Neil Harden, council portfolio holder for corporate services, said: "This event is a fantastic opportunity for local residents to celebrate our most highly acclaimed and decorated champion Max Whitlock."

"I hope that the event in the town centre will inspire the next generation to use their passion and dedication to sport to achieve great things so that in the future we will be able to have many more events like this to celebrate Dacorum's local sporting champions."



Jessica Stretton and (inset) Max Whitlock. See more photos at [www.hemeltoday.co.uk](http://www.hemeltoday.co.uk)

### RIME

## Teenager put into headlock and hit in Gadebridge Park

A 13-year-old was put into a headlock and punched repeatedly last Tuesday (September 20).

The victim was in Gadebridge Park with his girlfriend when an altercation occurred between him and two other boys and they assaulted him.

They also damaged the victim's bicycle before escaping on a bicycle and scooter.

The attackers are described as two boys, aged around 15, both with a pale complexion, freckles and short ginger hair.

Inspector George Holland, from the Herts Police safer neighbourhood team, said: "I am appealing for anyone who was in the park at the time of this incident and saw what happened to get in touch."

"We'd also like to hear from anybody who saw two boys matching the description in the Gadebridge Park area, or believes they know who is responsible for this assault, to contact Herts Police via the non-emergency number 101, quoting crime reference D1/16/6759."

## Help to make Herts a safer place

A charity which helps to make Hertfordshire safer is on the look-out for new board members. Herts in Trust is a grant-giving charity which operates across the county giving sums of up to £5,000 to local charities and community groups. Trustees meet quarterly for board meetings. To find out more call Gail Franklin on 01707 355866 or email [hertsintrust@herts.pnn.police.uk](mailto:hertsintrust@herts.pnn.police.uk)

## Concrete steam train is stolen

Thieves broke into a garden in Hemel last week and stole a concrete steam train. The incident took place between 6pm on Wednesday, September 21, and 4.15pm on Friday, September 23, in Gravel Lane. A garden gnome was also damaged. The garden ornament is heavy and it is believed that it would have taken two people to carry it away or possibly one person with a wheelbarrow. Anyone with information is asked to call Herts Police on 101, quoting crime reference D1/16/6818.

### PLANNING

## Have your say to shape the future of Grovehill

Don't miss your chance to have your say on the future of Grovehill.

The Grovehill Future Neighbourhood Forum has now produced the Draft

Grovehill Future Neighbourhood Plan - outlining its aspirations for future development. Go to [www.grovehillfuture.org](http://www.grovehillfuture.org)

## Westbrook Hay Prep School



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Deadline for  
responses

4<sup>th</sup> November  
2016

# The Grovehill Future Neighbourhood Plan Draft

Consultation 28<sup>th</sup> September – 4<sup>th</sup> November 2016

On behalf of the Grovehill Future Forum, I have pleasure in presenting you with a copy of the Draft Grovehill Future Neighbourhood Plan. This is being issued to households, businesses and community user groups in Grovehill. The consultation will run from 28<sup>th</sup> September until 4<sup>th</sup> November, with extra copies available at the community centre.

The purpose of making the Neighbourhood Plan is to set down planning policies and some clear principles for any future development in our neighbourhood.

Please take some time to read the Neighbourhood Plan and let us have your views, you can do this in a number of ways (see overleaf). Please note that the appendices referred to in the Neighbourhood Plan can be found on the consultation page of our website.

Following your responses, the final Neighbourhood Plan will be formally submitted to Dacorum Borough Council for external examination, followed by a local referendum, where a majority **YES** vote will lead to this important document for Grovehill being adopted by them as part of their Local Development Plan.

We welcome your comments.



Signed, Mike Devlin,  
Chair Grovehill Future Forum

[www.grovehillfuture.org](http://www.grovehillfuture.org)  
[www.twitter.com/grovehillfuture](https://twitter.com/grovehillfuture)  
[www.facebook.com/grovehillfuture](https://www.facebook.com/grovehillfuture)  
[grovehillfuture@gmail.com](mailto:grovehillfuture@gmail.com)





**Deadline for  
responses**

**4<sup>th</sup> November  
2016**

## **We welcome your feedback**

You can send us your comments in a number of ways



By email  
[Grovehillfuture@gmail.com](mailto:Grovehillfuture@gmail.com)



By hand to the  
Community Centre



Online @  
[www.surveymonkey.co.uk/r/  
draftneighbourhoodplan](http://www.surveymonkey.co.uk/r/draftneighbourhoodplan)

Please write your comments here:

[www.grovehillfuture.org](http://www.grovehillfuture.org)  
[www.twitter.com/grovehillfuture](https://www.twitter.com/grovehillfuture)  
[www.facebook.com/grovehillfuture](https://www.facebook.com/grovehillfuture)  
[grovehillfuture@gmail.com](mailto:grovehillfuture@gmail.com)





# **The Grovehill Future Neighbourhood Plan Draft**



**2016-2031**

**GROVEHILL FUTURE**



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**Grovehill Future**  
**Neighbourhood Plan 2016-2031**

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**Policy: Area 2 - Garage Blocks**

**Policy: Theme 1 - Enhancing Public Spaces**

**Policy: Theme 2 - Housing**

**Policy: Theme 3 - Improving Access and Connectivity**



## Glossary

|  |  |
|--|--|
| Affordable Housing   | Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The term does not include low cost open market housing. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision ( <i>National Planning Policy Framework, March 2012</i> ). |
| Appropriate Assessment (also referred to as Habitats Regulations Assessment) | This assessment is required under The Conservation of Habitats and Species Regulations 2010. Its purpose is to analyse a plan or proposals and ascertain whether there would be any significant effects on internationally important nature conservation sites (also referred to as Natura or European sites).   |
| Community Infrastructure Levy (CIL)  | A new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it.  |
| Community Hub  | A centralised area that provides for community engagement, which is accessible to all.   |
| Conservation Area  | Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.   |
| Conservation Area Appraisals (CAA)   | Set out why an area has been defined as a Conservation Area; its different character areas and appearance, buildings of significant interest, features for retention and improvement, and proposals for its future management.   |
| Dacorum Borough Local Plan (DBLP)  | This is the Local Plan for Dacorum Borough which was adopted by the Council on 21 April 2004. Its policies will gradually be replaced by the local planning framework. Until that happens the Council will use the policies to help it determine planning applications.  |
| Deprivation (commonly known as Indices of Multiple Deprivation)              | Usually used in the context of the indices of multiple deprivation used by the Office of National Statistics to define disadvantage usually relating to poverty but also including data relating to poor health, high crime and limited access to services including shopping, schools, health and social care.  |
| Development Plan Documents DPD   | Component parts of the Local Plan which makes up the Development Plan.   |
| Evidence Base  | The process of producing a development plan document firstly requires the assembly of an evidence base. The evidence base consists of studies, plans and strategies produced by the Council and other organisations.   |
| Greenfield   | Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (the opposite of <i>brownfield</i> or previously developed land). It normally includes private gardens and applies to most land outside the built-up area boundaries.  |
| Habitats Regulation Assessment*  | A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.                            |



|  |  |
|--|--|
| Heritage Assets                            | This is a general term for all the valued components of the historic environment such as – buildings, monuments, sites, places and landscape, which merit particular consideration in planning decisions. Some are designated nationally or through national legislation e.g. scheduled ancient monuments and listed buildings, conservation areas. Others are identified by the Council or County Council through normal decision making or plans e.g. buildings of local importance, areas of archaeological importance. |
| Incubation units                           | Business start-up areas are aimed at supporting individuals with entrepreneurial aspirations to develop new business ideas and provide low cost back office support.   |
| Infrastructure - CIL                       | A taxation mechanism for developer contributions. A fund to contribute towards infrastructure needed to support the development of the administrative area of the Council and a funding source for local improvements via a neighbourhood proportion of CIL.   |
| Infrastructure Delivery Plan               | Plan identifies the infrastructure required to support the existing and planned levels of housing and employment development within the Borough up to 2031 as set out within the Core Strategy.  |
| Issues and Options                         | A formal stage of consultation, in which the key issues and options relating to the document are set out within the context of government guidance and policy.   |
| Listed Building                            | A building included in a list compiled or approved by the Secretary of State. It includes any object or structure fixed to the building and any object structure within the cartilage of the building which, although not fixed to the building, formed part of the land and has done so since July 1948.  |
| Local Allocation                           | Local Allocations are modest extensions to some of our towns and large villages. They will help maintain existing populations, meet local housing needs and plug gaps in local infrastructure. They are focused upon meeting specific local needs and the future vision for that particular place.   |
| Local List                                 | A list of buildings and other structures that have local importance from an architectural or historic perspective. They may be buildings of merit in their own right, or form part of an important group of buildings.   |
| Local needs survey                         | A local survey to understand the needs and aspirations of local residents, visitors and user groups.   |
| Local neighbourhood centres/Local Centre** | Individual local centres, which are attractive and secure, to serve the community and to attract thriving business and services and which provide valuable services to the local community.  |
| National Planning Policy Framework (NPPF)  | The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The guidance is to be used by local planning authorities in drawing up plans and determining planning applications.   |
| Neighbourhood Plan                         | Neighbourhood plans deal with local land use and development issues, rather than strategic issues. They may relate to regeneration or growth. They may cover where new shops, offices or homes should go and what green space should be protected. Plans should be compatible with national policies and policies in the local authority's adopted development plan.   |
| Open Land                                  | Areas of open space greater than 1 hectare in size that are formally identified on the Proposals Map and protected from development through planning policy.   |



## Glossary

|  |  |
|--|--|
| Open space                                 | All types and scales of open land, both publicly and privately owned. Some of this is also protected as 'Open Land.'   |
| Public Realm***                            | Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use this includes streets, squares and parks.  |
| Radburn Design                             | The Radburn design is typified by the backyards of homes facing the street and the fronts of homes facing each other over common yards.  |
| Redevelopment                              | To change the appearance of an area especially by repairing and adding new buildings, stores, roads, etc.  |
| Refurbishment****                          | Usually used in the context of the indices of multiple deprivation used by the Office of National Statistics to define disadvantage usually relating to poverty but also including data relating to poor health, high crime and limited access to services including shopping, schools, health and social care.  |
| Regeneration*                              | The redevelopment of decaying or run-down parts of older urban or rural areas, in order to bring them new life and economic vitality.  |
| Saved Policy                               | Local Plan policies that remain in use for town planning purposes until they are replaced by an Adopted Development Plan Document, such as the Core Strategy or General Development Management policies.   |
| Site of Special Scientific Interest (SSSI) | SSSIs are designated by English Nature under the Wildlife and Countryside Act 1981 (as amended). They comprise land, which is important nationally for its flora, fauna or geology.  |
| Special Area of Conservation (SAC)         | SACs are designated under the European Union's Habitats Directive. They are of special European importance and should be protected for their wildlife and habitat value.   |
| Strategic Environmental Assessment*        | A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted. |
| Supplementary Planning Document (SPD)      | SPDs provide more detailed planning guidance to supplement what is in the development plan. They are part of the local planning framework.   |
| Sustainability Appraisal (SA)              | An appraisal of local development documents against their environmental, social and economic impacts. This often incorporates Strategic Environmental Assessment (SEA), required for some plans and proposals under European law.  |

### Source

\*Herefordshire.gov.uk

\*\* Dacorum.gov.uk/neighbourhoods

\*\*\*planningportal.co.uk/directory\_record/455/public\_realms

\*\*\*\* www.hertfordshire.gov.uk



## 1.0 Introduction from Grovehill Future Forum



On behalf of Grovehill Future Forum we invite you to read the **Grovehill Future Neighbourhood Plan**, proposed for the future of Grovehill as a neighbourhood and community hub.

This important document was created following the opportunity afforded to us by the Government's Localism agenda in early 2011 and an invitation from Dacorum Borough Council to become a 'Front Runner' for Neighbourhood Planning.

'Grovehill Future' was formed in 2011 by members of the local community, businesses and Ward Councillors to lead on the 'Neighbourhood Plan'. It has been supported by Dacorum Borough Council as well as other organisations like Planning Aid England, Design Council CABE and Locality.

'Grovehill Future' was created by residents and local businesses with one main aim, to prepare a Neighbourhood Plan that would deliver the long term goal of a balanced and vibrant neighbourhood to benefit local residents, businesses and visitors alike.

The Neighbourhood Plan was completed with ongoing community engagement through regular public meetings with residents and other stakeholders representing local groups, schools and businesses with an interest in Grovehill. We kept in contact with the community through our website and to assist with consultations, via Facebook and Twitter.

Our 'Vision, Aims and Opportunities' focus on regeneration opportunities and improvements to **housing, services, transport, access, parking, community facilities, as well as the environment**. We have also proposed planning policies for the development and use of land within Grovehill and have a vision and plan for regenerating Henry Wells Square for the benefit of the area.

We have been determined and driven to do as much of the work as possible, to be able to say that the Grovehill Future Neighbourhood Plan has been prepared by and for the people who live, work and enjoy Grovehill.



## 1.0 Introduction from Grovehill Future Forum



However, towards the end of the process we did need the assistance and advice of paid consultants who were familiar with the legislative process for Neighbourhood Plans, James Parker @ Community Engagement and Rob Gardiner @ C4S, TRL Ltd (for sustainability appraisals)

What has been achieved to date is thanks to the expertise, experience and enthusiasm of the members of 'Grovehill Future Forum' and the many volunteers in the task groups, who have collected the evidence this document utilises. We have worked with many local businesses, residents, user groups and especially our youth, to identify opportunities to improve Grovehill into a place we all want to see.

We've had excellent assistance and advice from Officers at Dacorum Borough Council and the much appreciated support of our Borough and County Councillors in the creation of this dedicated policy document designed to be used to shape our area and we look forward to receiving your **YES** vote at referendum and to find more volunteers to join the delivery group and help implement the proposed community projects.

Thank you for your support.

**Mike Devlin, Chairman, Grovehill Future**



## 1.1 Why Grovehill needs a Neighbourhood Plan



### The Area



Hemel Hempstead is a 'New Town' situated 24 miles North West of London and has two railway stations on the mainline to London Euston. The town also has excellent road links to London and the north, and the Grand Union canal corridor runs through the southern edge of the town creating great links with Kings Langley, Berkhamsted and Tring and the countryside beyond.

The new town construction commenced in 1948 with further large-scale greenfield development going on in the early 1980s. The population is now around 89,000, with residents living in a number of local neighbourhood centres, each with their own identity and community feel, one of which is Grovehill.

The neighbourhood of Grovehill is located on the north eastern edge of Hemel Hempstead and comprises two distinct developments. The first development was delivered by the New Towns Commission in 1967-68 as a mixture of private and rented housing between Washington Avenue and Redbourn Road.

It was specifically intended to accommodate families migrating from London with management and professional skills that a developing new town would require.

The second development was built around 1972 and includes the social housing estate at Grovehill West. The main development is west of Aycliffe Drive taking in Piccotts End Lane and beyond.



Further developments of both social and private housing has grown around the original core of the neighbourhood in subsequent years



## 1.1 Why Grovehill needs a Neighbourhood Plan

### Grovehill's attributes

Grovehill currently has a population of around 7,600 with a diversity of residents. The working population are employed in local businesses and organisations as well as commuting from the area. The children and young adults study in the local schools and the non-working population enjoy a variety of social club and general leisure activities provided in the local facilities, all contributing to its family focussed, creative and intellectual qualities.



Many residents have lived most of their lives in the area and play an active part in the community, Grovehill however is on a list of deprived areas within Dacorum. Nonetheless, it is still considered a safe place to live and work but there are areas for improvement<sup>1</sup>.



Grovehill is surrounded by green countryside and there are lots of green spaces within the neighbourhood at Margaret Lloyd and Grovehill parks, which offer a variety of recreational opportunities. The neighbourhood includes different character areas, such as Margaret Lloyd Park and Henry Wells Square. It is in close proximity to Piccotts End conservation area and has a listed building in Cupid Green Lane. It also includes a variety of educational and medical facilities together with places of worship from a variety of denominations.

Henry Wells Square, which is primarily owned by Dacorum Borough Council (DBC) as the local authority, is a generously spaced community hub overlooking Margaret Lloyd Park. It has a variety of independent shops offering a range of goods and services, a community centre and places of worship. As the local centre, Henry Wells Square has a lot to offer its residents and visitors, the busy community centre hosts a variety of clubs and activities for all ages, with the potential to provide many more services and improve some of the tired and outdated facilities.



## 1.1 Why Grovehill needs a Neighbourhood Plan



The variety of shops, local businesses, health and social facilities offers a lifeline to residents less able to travel into the main shopping area in Hemel Hempstead town centre.

Transport links are excellent; there is a good network of local bus and train services with frequent services to other towns and London. Hemel Hempstead is situated minutes away from the M1 and M25, making Grovehill an ideal location for commuters.

Grovehill has attributes which offer key opportunities to enhance the neighbourhood and make it more resilient for the future. The improvements could collectively utilise underused space, enable growth, help integrate the neighbourhood, improve connectivity and enhance transport links to the wider area.

A Neighbourhood Plan with clear policies and a strong Forum can help deliver these objectives with supporting authorities and organisations as well as community projects helping to deliver additional environmental, leisure and access and movement improvements.

Grovehill Future Forum was formed with its main aims to provide a sustainable local economy (Economic), improve the quality of the local environment (Environmental) with new leisure and facilities and to improve residents' quality of life (Social).

The Forum also established clear objectives to help deliver these aims:

- ❖ **Utilising underused space in**
  - Henry Wells Square
  - Garage blocks
- ❖ **Enabling growth**
- ❖ **Integrating all parts of Grovehill**
- ❖ **Maintaining and managing social and leisure facilities**
- ❖ **Improving connectivity & making the most of transport links**
- ❖ **Creating policies and influencing change**

These objectives will be delivered through the implementation of the Policies set out in the Grovehill Future Neighbourhood Plan and Community Projects set out within this document.





### Legal requirements

The Government's Localism Act 2011; a new tier of planning devolving greater powers to Councils and neighbourhoods and therefore giving local people new rights to shape the development of their communities. Three new initiatives were introduced to deliver neighbourhood planning:

- Neighbourhood Plans;
- Neighbourhood Development Orders; and
- Community Right to Build Orders.

The rules governing the preparation of Neighbourhood Plans are set out in 'Neighbourhood Planning Regulations'<sup>1</sup> (as amended); they give communities a say in '**how their local areas are planned**' and how planning rules should be addressed.

To meet the general requirements a Neighbourhood Plan must:

- ❖ Meet the requirements of certain EU directives relating to human rights and habitat protection;
- ❖ Be in keeping with policies that determine how UK planning decisions should be made which are set out in the National Planning Policy Framework and National Planning Policy Guidance;
- ❖ Be in compliance with the most important strategic policies prepared by the local planning authority; and
- ❖ Explain how the community and organisations have helped to prepare the Neighbourhood Plan.

### National planning context

In addition, a Neighbourhood Plan must **not** constrain the delivery of important National Policy objectives which are set out within the National Planning Policy Framework (NPPF), those particularly relevant to the neighbourhood planning process include paragraphs 16 and 184.



- ❖ Para 16 makes it clear that those producing a Neighbourhood Plan or Order should support the strategic development needs set out in Local Plans, including policies for housing and economic development needs.
- ❖ Para 184 specifically states that Neighbourhood Plans and Orders should not promote less development than set out in the Local Plan or undermine its strategic objectives.

These basic conditions provide a framework with clear parameters for Neighbourhood Plan policy development which are contrary to the Local Plan. A Basic Condition Statement should also seek to identify those parts of national policy which are relevant and will enhance Grovehill.

### Local planning context

One of the basic conditions of a Neighbourhood Plan is that it must conform to the strategic policies of the adopted development plan for the area. In the case of the Grovehill Neighbourhood Plan, the strategic policies are within DBC's adopted Core Strategy 2006-2031 (adopted 2013) and saved policies of the Local Plan 1991-2011 (adopted 2004).

Each policy within the Neighbourhood Plan has been considered in relation to DBC's adopted Core Strategy<sup>2</sup> together with reference to the saved policies of the DBC's local plan 1991-2011 and Pre-submission Site Allocations Development Plan Document (incorporating Focused Changes (2016)).



DBC is continuing to develop its 'Local Development Framework' for the borough and is currently working on allocating land for development which has been established through adoption of their 'Core Strategy'. The submitted version of the 'Site Allocations Development Plan Document' proposes to allocate land for housing, employment, retail and other uses. One of the emerging site allocations is the pre-submission allocation at LA1-Marchmont Farm, which is within the Grovehill neighbourhood

<sup>2</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework>





### LA1 - Marchmont Farm

A key component of this process is the proposed 'Local Allocations Development Plan Document' to deliver new homes to meet the needs of the local population. These local allocations have supporting Masterplans documenting agreed development principles between landowners and developers. Of the six Local Allocations, three are proposed within the wider Hemel Hempstead area.

The most influential of these in terms of Grovehill would be the 'Local Allocation at LA1-Marchmont Farm', which proposes up to 350 homes, five gypsy and traveller pitches and open space on land to the southwest of Grovehill (adjacent to Margaret Lloyd Park). The Core Strategy also includes specific details for LA1-Marchmont Farm, see **Appendix 6.1**.

### Where does Grovehill fit within the strategic and adopted local policies?

The Forum has taken account of the 12 planning principles (NPPF para 17) when developing its policies and ensured that it does **not** seek to repeat National or DBC policies but has, where appropriate, added local detail to those policies.

Whilst the 'Core Strategy' is designed to give the overarching view of the development requirements and needs for the borough, the policies set out within the Neighbourhood Plan have been prepared and designed to compliment and give them a 'local feel', whilst enhancing and expanding on local specific needs identified by the Forum.

In particular, relevant policy guidelines within the Core Strategy were identified as critical issues through consultation engagement and developed further as part of the policy option process.

### Role of the Neighbourhood Plan in shaping development

Following a successful examination and referendum, the Neighbourhood Plan will become a supplementary planning document for DBC's administrative area. As such, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, '*all applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise*'. Therefore, policies contained within the Grovehill Neighbourhood Plan will be taken into account when determining planning applications in Grovehill.



## 2.1 Sustainable Development



One of the basic conditions that a Neighbourhood Plan must meet if it is to proceed to a referendum is that it must be compatible with European Union obligations relating to the protection of the environment.

For the Grovehill Neighbourhood Plan it has been necessary to determine whether a Strategic Environmental Assessment should be undertaken to comply with the EU Directive<sup>1</sup>. The objective of the Strategic Environmental Assessment is to provide a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans. A Strategic Environmental Assessment is only required however, if the Neighbourhood Plan could result in significant effects on the environment.

Under separate regulations<sup>2</sup> it is also necessary to determine whether the Neighbourhood Plan could lead to 'likely significant effects' upon a European Site of importance for nature conservation<sup>3</sup>, when considered either alone or in combination with other plans and projects. The closest European Site to Grovehill is the Chiltern Beechwoods Special Area of Conservation.

### Conclusion

A screening process has been undertaken to determine whether either of these assessments are required. On the basis that the Grovehill Neighbourhood Plan does not propose a level or type of development that would have significant effects on the local environment the screening process concluded that neither a Strategic Environmental Assessment nor a Habitats Regulations Assessment will be required to be undertaken during the development of the Grovehill Neighbourhood Plan.

The statutory consultation bodies (Environment Agency, Historic England, and Natural England) have been consulted on this issue and have agreed with the conclusions, with one comment from Natural England which has been addressed. A Screening Report has been produced to document the screening process and its findings, see **Appendix 6.2**.

It should be noted that the Strategic Environmental Assessment and Habitats Regulation Assessment have been undertaken during the development of both the Dacorum Core Strategy and the Dacorum Site Allocations document and these assessment processes have picked up any general sustainability issues that would be associated with the implementation of the Grovehill Neighbourhood Plan, as well as any specific effects associated with any future development at DBC's Local Allocation LA1-Marchmont Farm; and potential allocations at Henry Wells Square.

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transposed from European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive).

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



## 2.2 How the Grovehill Neighbourhood Plan could benefit from Dacorum Borough Council's vision

### Background

DBC oversees the delivery of services and objectives that are designed to ensure resident's needs are met, effective services are in place and to assist the local economy to grow.

### How the 'Grovehill Future Neighbourhood Plan' supports DBC's vision

The objectives set by the Council for Dacorum have been taken into account in the development process of the Grovehill Neighbourhood Plan.

**Appendix 6.3** illustrates how each of these objectives could benefit the specific objectives in the Neighbourhood Plan.



### How Grovehill could benefit from DBC's vision

The delivery of the regeneration programme, led by the Infrastructure and Projects team to help deliver public realm enhancements to the area has sparked interest from other Councils and influential businesses and landowners. Capital and Regional recently purchased the Marlowes shopping centre and key associated properties within the town due to the new investment in the public realm. The Council and supporting businesses will consider Hemel Hempstead as a Business Improvement District (BID), where local businesses in the town centre choose the issues they feel are important to promote and raise revenue to pay for these to be actioned.

This will help entice further investors into the area which will have positive economic knock-on effect to the neighbouring areas with the possible creation of local employment, affordable housing opportunities, increased house prices and better facilities for schools and leisure.

An important investment at Maylands Business Park, supported by an extension to the site, which are close to Grovehill, includes a dedicated 'Enterprise and Investment' team to help lead on a Maylands Business Partnership, create an incubation hub for start-up businesses and offers support and advice to home workers.





### 3.0 How the Grovehill Neighbourhood Plan was prepared



Neighbourhood Plans can be powerful policy documents that sit alongside the Council's Local Plan. A Neighbourhood Plan considers what the area will need in the future and how the neighbourhood centre, local services and facilities may need to develop and improve. It also sets out the policies for how this will be achieved. To be adopted by the Local Authority, the completed Neighbourhood Plan must be agreed by local people and be in line with national and local planning policies and guidance.

This Neighbourhood Plan has been prepared with the help and views of residents, businesses, schools and user groups within Grovehill.

#### **The journey so far - summary of community engagement**

The Grovehill Neighbourhood Plan started when James Doe, Assistant Director of Planning and Regeneration, DBC gave a talk on neighbourhood planning at the Neighbourhood Action Group AGM in September 2011. He received a lot of positive feedback to take the idea further. With this in mind DBC applied for the 'neighbourhood planning 'Front-runner' pilot scheme' and was one of the 17 successful applicants. This funded scheme hoped to test radical new rights to give local people much greater ability to shape development in their area. It required Local Authorities to work with community groups and Parish Councils to prepare draft Neighbourhood Plans and Neighbourhood Development Orders.

The first step in this pilot was to engage with the wider community, and in December 2011 a small group of people from the Neighbourhood Action Group, supported by the Council, led the 'Big Neighbourhood Drop-in' consultation event. The launch event saw over 100 people visit Grovehill's community center, during which the idea of a Neighbourhood Plan was discussed; was well received and subsequently supported.

A survey carried out during the launch event highlighted a number of positive aspects about living or working in Grovehill and a number of opportunities which would make the area even better. The results gave an early indication of the views of the Grovehill community.

A group of residents set up the Grovehill Future Steering Group in Feb 2012 to discuss the ongoing creation of a Neighbourhood Plan. The Steering Group worked in task groups to receive the survey results and were informed about the new neighbourhood planning process, which was still in its infancy.



### 3.0 How the Grovehill Neighbourhood Plan was prepared



Together with the proposed design workshops (supported by Design Council CABE) the Steering Group were able to compile information on Grovehill and set out a number of recommendations to be included in the Neighbourhood Plan.

Once issues were identified several task groups were formed to work on specific issues, e.g. area planning, skills and community, project planning, public relations advertisements and leaflets.

The Group agreed the Neighbourhood Planning Area, see **Plan A**, which decided the area to be included within the Neighbourhood Plan and then subsequently became recognised as a Neighbourhood Forum; both are legal requirements required to take the project forward.

**Plan A**

The Forum undertook numerous consultation events, attended Neighbourhood Action Group meetings and agreed and consulted on the Vision for the Neighbourhood Plan, see **Appendix 6.4**.

The public were consulted on the Issues and Options in 2014 to help prepare this draft Neighbourhood Plan for the consideration of residents, users and businesses in Grovehill. Once approved, the Grovehill Neighbourhood Plan will be submitted to DBC for external examination, followed by a local Referendum in order to receive a positive **YES** vote and make the Grovehill Neighbourhood Plan a recognised planning document for developers.





### 3.1 The Vision



The vision emerged from a variety of sources including our December 2011 launch, community engagement events, feedback from letter drops and coffee mornings. Local residents were asked what they liked best about living or working in Grovehill, what they disliked, what they would change, what features they definitely wanted to keep and what their vision was for Grovehill. From these communication exchanges a lot of ideas were expressed, a common goal was shared and themes emerged.

*'A love and care for the area we live in and a hope that it will continue to grow and improve for our families and their families for years to come'*

To develop a strong vision, The Forum used feedback and consultation responses; grouping relevant information under themed headings to ensure the community had captured everything they wanted incorporated within the Neighbourhood Plan. The structure of the final vision was also heavily influenced by these themes.

#### Grovehill Future Themes

- Henry Wells Square (Economic)
- Garage Blocks - these overlap with all themes (Economic)
- Quality and Protection of Green Space (Environmental)
- Connectivity and Public Realm Improvements (Environmental)
- Services for the Community (Social)
- Housing and New Development (Social)



#### **The Vision**

With the assistance of the Neighbourhood Plan it is hoped that Grovehill can improve as a vibrant neighbourhood with a balanced and diverse community. It will be a better place to live, work and enjoy close to the town centre and will support Hemel Hempstead's identity and cultural life.



### 3.1 The Vision

We believe Grovehill can become known by people, at all stages of their lives, as one of the best areas of Hemel Hempstead in which to live. Grovehill will be recognised as a strong community, with rich urban character, attractive green streets and open spaces with a thriving natural environment. It will be safe and enjoyable to move around on foot and cycle and will be well connected to the rest of Hemel Hempstead and beyond, by public transport.

This vision has remained a constant focus of the Forum to progress the Neighbourhood Plan and the policies that support it.

***'In the future, Grovehill will be a welcoming, vibrant and busy place to live'***

#### **VISION STATEMENT**

*In the future, Grovehill will be a **welcoming, vibrant, busy** place to live.*

*We would like Henry Wells Square to be **well lit, safe and attractive**.*

*We would like to see **a wide range of** shops.*

*The medical centre will be **in one building housing a doctor's surgery, dentist, clinic and pharmacy**.*

*Locals and visitors alike will be easily able to navigate their way through Grovehill/Henry Wells Square, by means of **obvious roads, cycle paths and walkways**.*

*Our community centre will **be in a high-quality building with improved facilities, welcoming and open to all**.*

*To help reduce running costs, we would like the building to have **solar panels**.*

*The new development will **complement and integrate** with the existing community.*

*The houses will be **of good quality, solid, stable and secure**.*

*The green spaces will **be enhanced and valued**.*

*There will be **safe spaces and play areas, both indoor and outdoor** for children **and facilities for the youth of the community, e.g. scout hall and youth club**.*



### 3.2 Key Issues



The Grovehill Future Forum was aware that the Localism Act was still in its infancy and a Neighbourhood Plan had yet to be completed. As part of the Neighbourhood Plan development, it was important to identify key issues that could affect all aspects of the Neighbourhood Plan process but also acknowledge the group's ability to complete the plan. The Forum identified both their strengths and weaknesses, including skills, experience and time constraints, which could affect the progress of the Plan.

The Forum attended a number of workshops and events, led by Design Council CABE and Planning Aid England and benefitted from two feedback days at Design Council CABE's offices in London. The Forum networked with other neighbourhood groups, learnt about their key issues and how they had overcome similar problems.

At the workshops there were several presentations from planning professionals giving helpful advice about interpreting the consultation responses, gathering key issues and how to structure and develop a Neighbourhood Plan. The Forum were inspired by showing that high density housing areas, previously seen as an issue, could be desirable and could amongst other things accommodate car parking and children's play areas attractively and safely. The Forum recognised some of the faults in the original design of Grovehill and the opportunity to make Henry Wells Square the best it can be for the residents and visitors to Grovehill.

After the key issues were identified, by grouping responses into short and long term issues and themes, it became clear that there were more common themes and specific areas for improvement.

The 'Issues and Options'<sup>1</sup> consultation in September 2014 incorporated these responses, and the common themes in the topics that were consulted on. **Appendix 6.5** sets out the types of responses received from this consultation.



The policy development also needed to reflect this, but at the same time not be too restrictive to the planning process so as not to dissuade potential developers to deliver.

<sup>1</sup> <http://www.dacorum.gov.uk/home/regeneration/grovehill-future-project/the-grovehill-journey>



## 3.2 Key Issues

### Key Issues

#### Short term key issues

|   |  |
|---|--|
| <b>Identifying a clear, definite purpose for the Neighbourhood Plan</b> | <ul style="list-style-type: none"> <li>• Is it about redevelopment or refurbishment of Henry Wells Square?</li> <li>• Is it about finding space to create new houses?</li> <li>• Is it about trying to improve the environment that is a legacy of the Radburn design?</li> <li>• Is it about addressing the impact of the proposed Marchmont Farm housing development?</li> </ul>                             |
| <b>Utilising the in-house skills of the Forum</b>                       | <ul style="list-style-type: none"> <li>• Limited access to retired professional people who could provide valuable experience/time.</li> <li>• Employed members had the skills but limited time to offer.</li> <li>• Issues in filling officer roles such as:               <ul style="list-style-type: none"> <li>• Chairperson,</li> <li>• Secretary/minute taker</li> <li>• Treasurer</li> </ul> </li> </ul> |
| <b>Lack of numbers in the Forum</b>                                     | <ul style="list-style-type: none"> <li>• Difficulty in maintaining the required 21 members.</li> </ul>   |
| <b>Imbalance in Forum representation</b>                                | <ul style="list-style-type: none"> <li>• More young people needed to join the group</li> </ul>   |

#### Long term key issues

|   |  |
|---|--|
| <b>Financial resources to progress our Neighbourhood Plan</b> | <ul style="list-style-type: none"> <li>• Neighbourhood Plans are expensive to create, but as a front runner group we knew we had access to some financial help. But how much?</li> <li>• Will the local authority provide further funding?</li> <li>• How much do we need to finish the process?</li> <li>• Do we need to identify alternative sources of finance?</li> </ul>  |
| <b>Finding space for new housing</b>                          | <ul style="list-style-type: none"> <li>• Should we expect assistance from the local authority?</li> <li>• There are many garages/garage blocks throughout Grovehill, that appear to be unused and some are dilapidated.</li> <li>• Garage ownership is mixed, would the local authority actively pursue a solution to the issue, e.g. by facilitating the move of some garage users to alternative blocks to free up whole blocks for housing development?</li> </ul>  |
| <b>How to fund the community projects</b>                     | <ul style="list-style-type: none"> <li>• Viability tests show that a high rise development at Henry Wells Square of at least three storeys is needed to generate enough CIL cash to pay for access road changes.</li> <li>• Will we have to obtain funding through the planning authorities Section 106 or CIL (Community Infrastructure Levy) contributions from housing or commercial development?</li> <li>• As a Forum we could attract 15% CIL developer contributions, but 'as an approved at referendum' Neighbourhood Plan we could attract 25%, making the process more time critical.</li> </ul> |



### 3.3 Aims, Objectives and Opportunities



Grovehill and its residents face a number of economic, environmental and social challenges, including wishing to see their next generation remain in the locality. Like other established neighbourhoods Grovehill is in need of some revitalisation. It is the aim of the Neighbourhood Plan to set out clear aims and objectives and exploit key opportunities to address the concerns raised by residents and users. The Plan will incorporate strong logical policies that will be able to influence planning decisions in the direction of those improvements.

#### **Aims**

##### **Economic**

- ❖ Promote economic growth
- ❖ Regenerate Henry Wells Square

##### **Environmental**

- ❖ Sustainable transport - Improve/provide connectivity within the area for vehicles, pedestrians and cycles
- ❖ Create amenity spaces for all to enjoy

##### **Social**

- ❖ Create a community hub
- ❖ Encourage youth involvement in community activities

#### **Objectives**

##### **Economic**

- ❖ Re-define the local hub for Grovehill at Henry Wells Square
- ❖ Influence the types of development, ensuring they meet the needs of the community
- ❖ Facilitate growth, through redevelopment and encourage new retail and business units.

##### **Environmental**

- ❖ Improve and establish connectivity for pedestrian and cyclists and encourage sustainable transport
- ❖ Encourage and improve the natural and built environment in Grovehill.

##### **Social**

- ❖ Support and maintain community facilities and services within Grovehill
- ❖ Set out a clear vision for Grovehill that most people in the community support
- ❖ Provide opportunities for better amenity facilities, improve the quality of life for all ages.



### 3.3 Aims, Objectives and Opportunities

#### Opportunities

##### Economic

- ❖ The redevelopment of Henry Wells Square is the biggest opportunity for positive change in Grovehill that could realise much of the key aims and objectives;
- ❖ It does require the support of DBC to make this happen since they own the majority of the land in and around the square. Discussions around this opportunity indicate that DBC are willing to liaise with the Forum to progress this, should the opportunity arise; and
- ❖ Encourage new retail businesses and provide 'small business incubator units', to assist the growing 'home working' entrepreneurs to expand their businesses, similar to that of the successful local Maylands Business Centre.

##### Environmental

- ❖ Better connectivity for pedestrians and cyclists, ensure underused spaces such as garage blocks are utilised correctly or replaced with better amenities.

##### Social

- ❖ Work with the local authority, existing management bodies and volunteers to make improvements to existing facilities and to seek grant funding opportunities to provide and improve local social and leisure amenities and after school clubs;
- ❖ Improve access to the digital world for all age groups; and
- ❖ Help to ensure that any new development at DBC's proposed local allocation at LA1- Marchmont Farm, will complement existing housing, with sufficient community amenities for the additional population and encourage the residents of the new Marchmont Farm site to integrate with the existing community.



These key opportunities have greatly influenced our vision and themes, designed to benefit all who live, work in and enjoy Grovehill. Whilst these may be the key focus, the Plan has been designed to make developers and others think about the wishes of the community and how they can improve and invest in the area.

We are aware that most can only be achieved by major development and investment, but the plan also seeks to encourage minor developments and community projects to help improve the area.





### Background

Following on from the visioning, keys issues, aims and objectives identified through community engagement events, workshops, consultations and group meetings, the common themes identified earlier have now evolved into strategic and robust policies that form the main focus of the Grovehill Neighbourhood Plan. See **Appendix 6.6**

The following area and theme based policies have been developed in order to influence planning and development outcomes, so that they assist in achieving the vision highlighted in the Neighbourhood Plan.

### Policy Summary

#### Area based policies:

- 1) Henry Wells Square
- 2) Garage Blocks



#### Theme based policies:

- 1) Enhancing public spaces
- 2) Housing
- 3) Improving access and connectivity





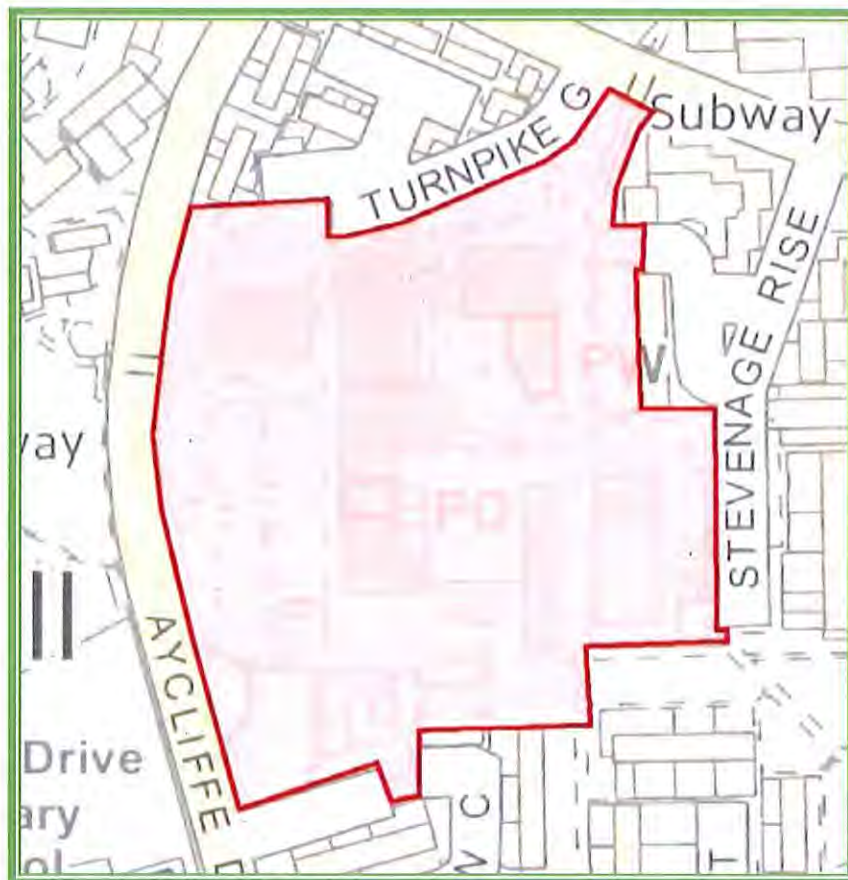
## Area 1: Henry Wells Square

### Introduction

Henry Wells Square and its close surroundings are bordered by Aycliffe Drive, Turnpike Green, Stevenage Rise and Runcorn Crescent. As the map shows (HW1) most of the land is owned by DBC. Henry Wells Square itself is accessed from Aycliffe Drive and provides Grovehill with essential shopping facilities, doctors' surgery, medical centre, dentist and pharmacy. The rear of Henry Wells Square provides Grovehill with a community centre, youth club, multi-denominational place of worship and access to the retail units for delivery (access to the rear is from Stevenage Rise and Turnpike Green).



The redevelopment boundary area for Henry Wells Square has been designed to optimise the best of the existing roads and landownership to help guide the best regeneration options for potential developers.





## 4.0 Grovehill Future Neighbourhood Plan Policies

### Policy intent

The existing facilities at Henry Wells Square provide key local services for the community within Grovehill and it is therefore essential that this function is retained. However, this area has huge redevelopment potential that can help deliver more housing and create a stronger modern hub for Grovehill with a full range of services, shops and facilities to meet its needs.

#### Policy Area 1: Henry Wells Square

Any new development will complement, integrate and help improve community cohesion. The principles guiding development are:

##### 1. Land use:

- To incorporate the provision for new homes above the retail/business units, and provide a mix of 1 to 3 bedroom flats. Also, it may be appropriate to provide a mix of other two storey dwellings around the perimeter of Henry Wells Square.
- Height to be determined following urban design analysis
- To increase the number of units (retail/business) within Henry Wells Square; these should include a variety of retail (A class), business (B1 class) and community facilities (D class).
- To discourage large units such as those attributed to B2 and B8 (industry, storage or distribution) use classes.
- To retain key medical facilities including doctor's surgery, dentist, drop-in centre for parents and baby/toddler and pharmacy; Consider a 'one-stop-shop'.
- To ensure all existing places of worship are retained, enhanced or provided elsewhere within the site.
- To ensure inclusion of a community centre building; providing space for a variety of users including local clubs, businesses, community events, social occasions such as weddings, productions, dances, a variety of youth activities and faith groups.

##### 2. Access and Connectivity:

- To provide safe and convenient access off Aycliffe Drive and include sufficient car parking to meet the needs of the local centre.
- To provide an appropriate delivery and servicing access to the rear with considerate operational hours of this area.
- To provide easy, safe and suitable access to shopping areas and other facilities within the site.
- To provide adequate and accessible parking facilities to support the variety of user groups, including pickup/drop off provisions.



**3. Public spaces and landscape design:**

- To encourage a diverse variety of retail outlets and businesses the following design consideration should be taken into account:
  - Enhanced soft and hard landscaping in and around the Square to encourage the use of external spaces for leisure purposes.
  - Provision of adequate and aesthetic lighting;
  - Provision of good covered footways between shops for protection from inclement weather; and
  - Informative sign posting, clear street names, unit numbers and names.



Any large scale development that may affect the operation of businesses must be delivered in phases to ensure the continued operation and provision of existing local services and facilities and to safeguard the interests of established tenants and occupiers by ensuring minimal disruption to businesses.

This policy has been created to help provide high quality design and development opportunities that may arise throughout the duration of this Neighbourhood Plan. Technology options and design tastes will change and we encourage potential developers to undertake design workshops as part of the pre-application planning process.

**Policy Links**

This policy supports the NPPF's objective Chapter 2, paragraphs 23, 24 & 26; Chapter 7, paragraphs 56-61; Chapter 8, paragraphs 69, 70, 73 & 75.

It also accord with the design principles set out within the DBC's Core Strategy Policy CS1, CS4, CS12, CS15, CS16 & CS29; DBC's saved Local Plan (1991-2011) Policy 10, 34, 43 and 59. and Pre-submission Site Allocations Development Plan Document (incorporating Focused Changes) (2016) Policy SA3





## Area 2: Garage Blocks

### Introduction

Residents would welcome the opportunity to make better use of existing garage blocks to improve the safety, amenity and attractiveness of the public realm. Redeveloping underutilised garage block sites for development of parking facilities requires a high quality design and layout to make optimal use of land.

### Policy intent

It is considered that the existing units are of an unsuitable size for modern vehicles and are therefore being used for alternative purposes, such as for storage, or remain vacant or derelict.

These garage blocks cover a large extent of our public areas within Grovehill and currently lack natural surveillance, CCTV or adequate/appropriate lighting.

An opportunity exists to better utilise these spaces for the benefit of our community. Therefore the intention is to create a safer environment, make better use of underutilised sites, help satisfy local housing needs and provide quality hard and soft landscape areas.

### Policy Area 1: Garage Blocks

New development will be supported as long as the garage blocks are no longer in use or in demand; this can be demonstrated by consulting the immediate community.

Any redevelopment or refurbishment schemes will:

- Complement and integrate well with the surrounding area.
- Be designed to prevent crime and facilitate natural surveillance, with appropriate street lighting and provision of CCTV surveillance where appropriate.
- Include planting and landscaping to reduce the visual impact of the development.

### Policy Links:

This policy supports the NPPF's objective Chapter 4, paragraph 39 and Chapter 6 paragraph 51 and 58.

It also accord with the design principles set out within DBC's Core Strategy Policies CS11, CS12 and CS13, and DBC's saved Local Plan (1991-2011) Policy 10 and 58.





## **Theme 1: Enhancing Public Spaces**

### **Introduction**

Open spaces are very important to the Grovehill community. The residents agree that the abundance of green space makes it a special place to live, as well as it contributing towards improving the quality of life, in terms of health, social and cultural wellbeing.

### **Policy intent**

It is therefore a logical intention to protect and enhance our existing open and green spaces and require new developments to add to the quality of green spaces, enhancing provision where possible.

It is also an intention that public spaces will be safe, welcoming, vibrant community places, providing activities for all age groups, comfortable seating, and a possible area for the display and appreciation of artwork.

### **Policy Theme 1: Enhancing Public Spaces**

**New development and improvements will aim to provide:**

- **High quality and well designed public spaces.**
- **Environmentally sensitive lighting, where necessary, to provide safe and secure off-road routes.**
- **Adequate and high quality street furniture within and along important routes.**
- **High quality seating and covered areas.**
- **Recreational facilities, especially for children and young people.**
- **Planting and landscaping to reduce visual impact of the development and improve the natural environment and consider suitable wildlife corridors.**
- **The installation of artwork and temporary exhibitions in public areas.**
- **Better public access between green spaces.**
- **A greater range of leisure uses in urban green spaces.**

### **Policy Links**

This policy supports the NPPF's objectives (specifically paragraphs 17, 57, 69 & 70).

It also accords to DBC's Core Strategy Policies CS12, CS13, CS23, CS25 and CS26, DBC's Local Plan (1991-2011) Policy 116, as well as DBC's Green Infrastructure Plan (2011).



## Theme 2: Housing

### Introduction

A new large-scale housing development is planned at Marchmont Farm for 300-350 homes. This and the opportunity for more housing within Henry Wells Square are the key areas for large-scale development in Grovehill. Other housing development may also come forward over time on the garage block sites or as add-ons and small-scale fringe development to the neighbourhood.



### Policy intent

This policy should ensure all new development complements and integrates with the existing fabric and enhance the neighbourhood where possible. Any new housing development should also be of good quality and design.

#### Policy Theme 2: Housing

New residential development will complement and integrate with the existing community by satisfying the following requirements:

##### 1. Land use:

Any new development shall provide a mix of new homes to help meet local needs. In particular, regard should be given to the following housing types:

- Smaller homes and larger family homes.
- Accommodation for the elderly.
- Properties available for ownership and rent (including affordable and socially supported housing).

The provision of a combination of living and small-scale employment spaces will also be encouraged (i.e. live-work units).

##### 2. Access and connectivity:

- Provide safe, street level access for pedestrians and cyclists.
- Good public transport connections
- Well designed, designated pedestrian and cycle routes to link all parts of Grovehill.
- Off road parking will be preferable to the creation of new garage blocks.



**3. Building design:**

- New homes should be constructed to an appropriate height to reflect the local character, maintain a low skyline, to preserve areas with existing open characteristics within Grovehill and include suitable wildlife corridors (retaining existing hedgerows and trees).
- Houses should be of a good quality design, use materials to complement and enhance the existing vernacular and comply with modern energy efficient standards (C rating of the *Energy performance rating: EU directive 2002/91; Housing Act 2004; Energy performance of buildings regulations (SI 2007/991)*).
- New homes should provide an adequate minimum area per room in accordance with the relevant space standards. Consideration should be given to the sensitive provision of storage facilities for refuse collection bins (see *DBC's Refuse Storage Guidance Note (2015)*).
- Where garages are provided, these will be of appropriate size commensurate to modern vehicles

**4. Public spaces and landscaping design**

- New developments should be softened by the use of appropriate landscaping and planting. Such planting should not undermine the structure or integrity of any new buildings.
- All existing trees affected by any development proposal should be surveyed and assessed in accordance with BS 5837. If a development results in the loss of any woodland trees, they should be replaced with saplings of an appropriate species and planted elsewhere within existing woodland areas.
- Consideration should be given to the inclusion of play facilities specifically for children and young people in all age-groups.
- There should be adequate and high-quality public spaces (including the provision of benches and covered areas) provided along important pedestrian routes within the housing development.

**Policy Links**

This policy supports the NPPF's objective Chapter 6, paragraph 50; Chapter 7, paragraphs 56-61; Chapter 8, paragraphs 69, 70, 73 & 75.

It also accord with the design principles set out within the DBC's Core Strategy Policy CS1, CS10, CS11, CS12, CS13, CS18 & CS29; DBC's saved Local Plan (1991-2011) Policy 10, 18 and 21 and Pre-submission Site Allocations Development Plan Document (incorporating Focused Changes) (2016) Policy SA3, SA8 and LA1.



## Theme 3: Improving Access and Connectivity

### Introduction

Grovehill was designed for the most part with a modern grid, in favour of the car with every house having access to parking or a garage. The layout also includes an extensive network of off-street pathways, including underpasses that are now underused.



### Policy intent

To enable residents and visitors to easily navigate through Grovehill and new developments with good access to bus services and a welcoming network of pedestrian and cycling routes that promote well used established networks, such as the Nickey Line.

To provide safe, accessible and well sign-posted routes balancing the needs of pedestrians, cyclists, passenger transport, powered two wheeled vehicles and other motor vehicles, in that order, and also ensure appropriate access for people with disabilities.

#### Policy: Theme 3: Improving Access and Connectivity

The design of all new development will:

- Incorporate well-designed shared footpath and cycle routes, with the appropriate signage, ground markings and crossing points.
- Where practicable, consider the removal of underused and unpopular underpasses and install street level crossing.
- Incorporate appropriate traffic calming measures.
- Provide garages designed for modern vehicle dimensions.
- Provide safe and secure off-road routes with environmentally sensitive lighting.
- Provide clear signposting for new pedestrian, cycle and vehicular routes.

If the development proposes the removal of underpasses, the community requires the delivery of a suitable alternative crossing close by.

### Policy Links

This policy supports the NPPF's objectives Chapter 4, Paragraph 35 and Chapter 8, Paragraph 75. It also accord with the design principles set out within DBC's Core Strategy Policy CS8, CS11, CS12 and CS13; DBC's saved Local Plan (1991-2011) Policy 61 and 62; Pre-submission Site Allocations Development Plan Document (incorporating Focused Changes) (2016) Policy SA3 and the Dacorum Cycling Strategy (2009)

[www.dacorum.gov.uk/docs/default-source/planning-development/spatial-planning---10-01-11---cycling-strategy](http://www.dacorum.gov.uk/docs/default-source/planning-development/spatial-planning---10-01-11---cycling-strategy)



## 4.1 Grovehill Future Community Projects



### Background

The community has shown real enthusiasm in helping the Forum identify issues and many great ideas have also been proposed. Whilst these issues have helped form the final and important policies for the plan, there were a number of smaller elements that could be easily addressed alongside the Neighbourhood Plan with the support of DBC, Hertfordshire County Council (HCC), local groups and volunteers outside of the formal planning process.

As those elements would not be dependent upon any major development project, it was agreed to identify a small number of community projects with achievable goals that should be actioned if the opportunity arose.

### What are Community Projects?

These are designed to achieve the 'biggest impact' to help regenerate Grovehill as a vibrant and balanced community. The regeneration of a community such as Grovehill requires actions to change perceptions and help increase the confidence to invest in the area.

The Community Projects chosen to help achieve these outcomes are described below. As with most projects it is often difficult to find partners to take these on, but by making them into separate projects it allows the Forum, Borough Councillors and any interested groups or residents to identify volunteers to carry out any, or all individual priorities that interest them.



### This includes:

- ❖ Liaising with residents' associations to identify potential streets for refurbishment;
- ❖ Requesting grant resources from local Councillor's;
- ❖ Liaison with the Forum to discuss how to proceed;
- ❖ The research of and bidding for funds;
- ❖ Liaison with DBC to 'piggyback' off ongoing projects;
- ❖ Presenting enhancement plans to DBC and/or HCC; and
- ❖ Identifying projects for allocation of monies from CIL and S106.



## 4.1 Grovehill Future Community Projects

### Economic Projects

#### Economic Community Project 1 – Family fun day

Help organise a 'Family day', to encourage families to Henry Wells Square and/or nearby parks to increase footfall to the centre and encourage local businesses to boost the 'shopping experience' for visitors.

##### Delivery options

*E.g. Volunteer groups to arrange activities to encourage families to attend, help businesses create a leisure environment with outdoor seating and tables etc.*

#### Economic Community Project 2 - Wayfinding improvements

To identify wayfinding options and preferable routes, to encourage visitors and users to access the main facilities.

##### Delivery Options

*E.g. Volunteer groups to identify strategic points of interest or footpaths that would benefit from wayfinding signage to help visitors and users increase footfall for businesses, Henry Wells Square, etc. Liaise with HCC/DBC for funding/support to supply these*

#### Economic Community Project 3 - Neighbourhood Centre Improvements

Liaise with businesses and DBC to help improve the façade and surrounds of Henry Wells Square.

##### Delivery Options

*E.g. Work with DBC and seek grant funding to arrange a deep clean of paving, clean awnings, provide new bins and benches*





## 4.1 Grovehill Future Community Projects



### Environmental Projects

#### Environmental Community Project 1- Improving access and movement

Residents who need to use wheel chairs or pushchairs know the problems associated with uneven pavements and badly maintained dropped kerbs, so that those every day hazards that make life a little bit less pleasant, could be eliminated.

##### *Delivery options*

*E.g. Liaison with HCC to achieve a programme of improvements such as pavement widening or review road layouts and improve dropped kerbs. i.e. help identify local areas for improvement and priority of action*

#### Environmental Community Project 2 - Improving cycle routes

Undertake an annual survey of our cycle routes to identify where improvements would be most effective.

##### *Delivery options*

*E.g. liaison with HCC and local cycle groups to consider achievable timescales and options i.e. consider joining routes and/or reducing fear of crime along existing routes, volunteer days to keep underused routes open*

#### Environmental Community Project 3 - Improving safety

Improve lighting in areas where safety or the perception of safety would be enhanced.

##### *Delivery options*

*E.g. liaise with Local, County Councillors and HCC on their lighting programme and improvement options, i.e. undertake a local survey to identify areas for improvements, encourage change to more efficient LED lighting, provision of real time passenger information and lighting to bus shelters.*



## 4.1 Grovehill Future Community Projects



### Environmental Community Project 4 - Regenerating streets

An important message within the Neighbourhood Plan is that *'Grovehill is a good place in which to live for people at all stages of their lives'*. Improvements could be achieved by choosing one or more streets, where there is a real opportunity to integrate the community by investing in the environment. Just by improving a couple of streets would send a message to the wider community that Grovehill is 'on the rise' and is therefore a good place to invest, whether properties are rented or owned, these improvements could help promote the conversion of neglected properties back to residential use. If successful this could be rolled out across all streets in Grovehill.

#### Delivery options

*E.g. Physical improvements to smaller areas such as realigning parking to make the streets more useable for street play can encourage and help bring the community out of their homes and into the street space i.e. help prioritise streets and help facilitate volunteers to take action*

### Environmental Community Project 5 - Tree planting

Grovehill has pleasant green areas with many trees, but further improvement is possible. A tree planting programme would enhance Grovehill further and give opportunities for community involvement.

#### Delivery options

*E.g. Creation of a community orchard, achieved through external support, (Woodlands Trust) providing interest for children and adults, i.e. hold a volunteer spring flower planting/clear up day.*



## 4.1 Grovehill Future Community Projects



### Social Projects

#### Social Community Project 1 - Improving youth leisure facilities

The Forum is keen to help provide additional facilities for young people: a fenced area which would be suitable for basketball, five-a-side football, rounders, netball, etc. This would provide focused healthy leisure time activities and a skate park or a BMX track would provide a long-term, low maintenance facility which would be appreciated by lots of our young people and give them a sense of identity and an allocated area of which they can take ownership.

##### **Delivery options**

*E.g. Liaison with HCC/DBC to understand their programme for improvements and financial support or undertake separate community fundraising to support this, i.e. carry out a local needs survey*

#### Social Community Project 2 - Improving play area facilities

Residents would welcome upgraded play facilities and propose the creation of shelters and seating areas for parents and grandparents to enjoy while the children play. This would be a relatively low-cost opportunity to provide a more pleasant experience. The Forum would also identify opportunities to create new play areas for toddlers and infants.

##### **Delivery options**

*E.g. Undertake community fundraising, liaise with local Councillors, DBC or HCC to provide funding and identify suitable equipment options/new areas for play, i.e. carryout a local needs survey and explore other play area sites*

#### Social Community Project 3 - Improving fitness

Restoration or creation of an outdoor gym and fitness trail in park areas to encourage a healthy lifestyle for all ages

##### **Delivery Options**

*E.g. Liaise with Local Councillors and DBC to help consult residents on equipment needs and funding options, i.e. agree community hub area, explore other sites and feedback results*

#### Social Community Project 4 - Improving community facilities management and maintenance

The Forum will work with the local authority, existing management bodies and volunteers to make improvements to existing facilities

##### **Delivery options**

*E.g. Identify areas for improvement through liaison with facilities owners/managers and work with the community to provide new and improved facilities i.e. seek grant funding opportunities.*





## Who will deliver the Grovehill Future Neighbourhood Plan?

Once the Neighbourhood Plan is supported at referendum it will become an 'official' planning document recognised by DBC as material to the determination of planning applications. The Plan policies will be considered by the planning department when relevant applications are processed within the neighbourhood and it will play a critical role in the delivery of land uses. The Forum will monitor the delivery of development and help facilitate the delivery of the Community Projects outlined within this document.

## Infrastructure Delivery Mechanisms?

This includes the delivery of infrastructure directly on site through planning obligations or as a result of developer contributions towards infrastructure. Infrastructure will primarily be delivered by the Council and other agencies with funding from the Community Infrastructure Levy (CIL)<sup>1</sup> but where opportunities allow legal agreements under Section 106 of the Town and Country Planning Act 1990 (as amended) (S106) will be applied to deliver improvements alongside a development, for example for direct access works and affordable housing. It is important to understand the appropriate use of both mechanisms in order to maximise delivery options.

Delivery of infrastructure projects can be undertaken by a range of groups including the Forum and supporting partnerships/agencies. Dacorum Borough Council will assist in the delivery of infrastructure items falling within its statutory duties including open space works and those to encourage regeneration.

Grovehill also sits within the administrative area of HCC, who as the highways authority have responsibility for traffic infrastructure and transport systems across the county. The principles of creating sustainable connections and inclusive access arrangements lie at the heart of all the transport policies within the plan. The Forum will work to encourage a strong partnership between the community, DBC, HCC, major landowners and stakeholders to address transport and other highway led issues, as the neighbourhood grows and develops. Both HCC and DBC sit on a joint infrastructure advisory group for the consideration of wider CIL funds.

<sup>1</sup> <http://www.pas.gov.uk/community-infrastructure-levy>





### 1) What is CIL

- A taxation mechanism for developer contributions.
- A fund to contribute towards infrastructure needed to support the development of the administrative area of the Council
- A funding source for local improvements via a neighbourhood proportion of CIL
- A charge per square metre of floor space
- Once introduced the charge is mandatory on all liable developments.

### What is CIL used for?

- To help pay for infrastructure needed to support new development
- But **not** to remedy existing deficiencies unless the new scheme will make it worse
- Councils must spend the income on infrastructure<sup>2</sup>

### How CIL will support the Neighbourhood Plan

CIL will be collected from all liable developments within the area in accordance with the CIL Regulations 2010 (as amended). A proportion of the CIL receipts received from developments in Grovehill are set aside to support the development of Grovehill in liaison with the local community. The proportion is set at 15%, but will rise to 25% once the Neighbourhood Plan is made.

The major development proposals on the edge of Grovehill at LA1-Marchmont Farm offers the prospect of both Community Infrastructure Levy (CIL) and S106 obligations to address major issues such as affordable housing, connectivity, community integration, public realm enhancements and transport infrastructure improvements and other(s) identified in the Neighbourhood Plan policies.

The general arrangements for the allocation and administration of CIL funds will be set out within the DBC 'CIL Governance Manual'<sup>3</sup> The CIL Regulations 2010 (as amended), requires DBC to consult with the local community over the use of its Neighbourhood Plan; a task which will be undertaken by local councillors in the area of Hemel Hempstead.



<sup>2</sup> Infrastructure in this context does not extend to the provision of affordable housing which is delivered through S106 planning obligations &

Planning Obligations may not be used on infrastructure projects for which the Council has identified CIL funding and vice versa.

<sup>3</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/developer-contributions> (Potential New link within CIL section)



## 5.0 Delivering the Grovehill Future Neighbourhood Plan

A vital and on-going role for the Neighbourhood Plan is to set out the priorities and assist local Councillors as to how and where the local proportion of CIL should be spent, including the delivery of this neighbourhood plan and its community projects.

National planning guidance implies *'The use of Neighbourhood Funds should match the priorities expressed by local communities, including priorities set out formally in Neighbourhood Plans*

### 2) What are S106 agreements?

- They are planning obligations (private agreements) made between local authorities and developers covering a limited amount of site specific infrastructure and affordable housing.
- They become attached to a planning permission, in order to make acceptable a development which would otherwise not be.
- The obligation binds the land itself and is enforceable against successors in ownership.
- Not mandatory

### When can S106 be used

Planning Obligations are used for three purposes:

- **Prescribe** the nature of development (for example, requiring a given portion of housing to be affordable);
- **Compensate** for loss or damage created by a development (for example, loss of open space);and
- **Mitigate** a development's impact (for example, through increased public transport provision).

### How S106 will support the Neighbourhood Plan?

The use of S106 will be limited to the delivery of affordable housing, and other proposals (for example access) that are directly related to the application site and the works taking place. The Council is not allowed to enter into agreements for infrastructure items for which CIL funds are identified or for which five or more agreements have previously been completed.

### 3) Infrastructure Delivery Plan

The Forum should aim to have its priorities recognised in the wider infrastructure planning work where appropriate, and through the Council's Infrastructure Delivery Plan. This is reviewed on an annual basis to update the infrastructure needs arising from new and planned growth and will act as a catalyst for the core of CIL funding.

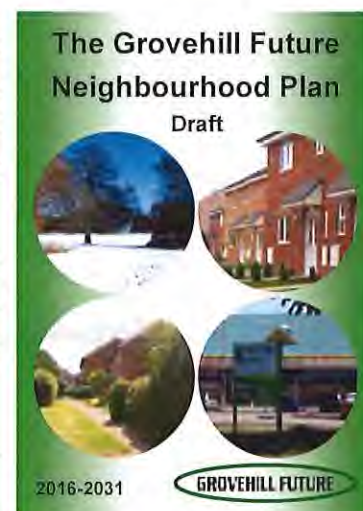


## 5.0 Delivering the Grovehill Future Neighbourhood Plan

In order to deliver opportunities in the Neighbourhood Plan, the Forum will require the assistance of a developer/investor and DBC to realise any major redevelopment or changes and should consider a review of Community Projects every 3-5 years, to ensure they remain relevant to the aims and objectives of the Neighbourhood Plan.

These community projects can then be prioritised or removed and further additions to the list can be included where projects have either stalled or been completed. Such projects should be discussed and identified in the Borough Councils Infrastructure Delivery Plan.

The Forum will also need to be aware of, and actively seek out, other sources of funding, as shown in table X below



**Table X**

|  |  |
|--|--|
| ✓ Local fundraising,                   | ✓ School fundraising,  |
| ✓ HCC locality grants,                 | ✓ Volunteers   |
| ✓ Central or local Government Schemes, | ✓ Anyone with the vision and the personalities to take direct action |
| ✓ Community groups,                    | ✓ School fundraising,  |

Each and all of these could enable the Forum to bring forward smaller aspects of the plan and/or undertake larger priorities which will make a real difference to Grovehill, residents, users and visitors. The Forum and ward councillors should seek to maximise match funding and opportunities for delivery.





# The Grovehill Future Neighbourhood Plan

Monitoring the Neighbourhood Plan

List of appendices



2016-2031

**GROVEHILL FUTURE**



- Appendix 6.1 LA1- Marchmont Farm site allocation
- Appendix 6.2 SEA and HRA screening report
- Appendix 6.3 How the Grovehill Neighbourhood Plan could benefit from Dacorum Borough Council's vision
- Appendix 6.4 Diary of events
- Appendix 6.5 Issues and Options analysis
- Appendix 6.6 Example of evolved policies



## 6.1 LA1- Marchmont Farm site allocation

Below is the Site Allocations Pre-Submission Written Statement incorporating the Focused Changes from the 2014 consultation. This document was submitted to the Planning Inspectorate in January 2016 for approval to adopt as part of Dacorum's Local Planning Framework and is therefore subject to change.

### **Policy LA1: Marchmont Farm, Hemel Hempstead**

Local Allocation 1 at Marchmont Farm as identified on the Policies Map will be released from the Green Belt and deliver the following:

- ❖ 300-350 homes;
- ❖ a traveller site of 5 pitches;
- ❖ an extension to Margaret Lloyd Park;
- ❖ The provision of a locally equipped area of plan (LEAP), and
- ❖ Inclusion of a sustainable drainage (SUDS) basin.

The key development principles for the site are set out below. Further detail is in the site master plan.

### **Marchmont Farm Vision**

The new part of Grovehill will be an attractive place in its own right. Its character and appearance will complement and enhance Grovehill. The development will be integrated with the rest of Grovehill through the use of the local centre and other shared services, facilities and open space. Pedestrian and cycle routes will permeate the neighbourhood.

The new area will be an inclusive community, designed to be safe and secure. There will be a mix of homes, accommodating both smaller households and family homes. Development will be spacious and will allow views of the countryside in the Gade valley. Open space will permeate the neighbourhood, providing links between Margaret Lloyd Park, Howe Grove and the wider countryside.

### **Key Development Principles**

The following principles will be used to guide the site master plan and assess the subsequent planning application:

#### **MC16 (below)**

- Deliver a mix of housing including 40% affordable homes.
- Provide for family homes and larger, more spacious properties within a range a provision.
- Incorporate 5 pitches for gypsies and travellers at the site with good access to the primary road network.

#### **MC17 (below)**

Limit buildings to two storeys, except where a higher element would create interest and focal points in the street scene and is appropriate in terms of topography and visual impact.

- Enlarge Margaret Lloyd Park; Arrange the open space to ensure a pleasant, coherent and wildlife-friendly network linking to Hunting Gate Wood and Howe Grove.
- Soften views of housing from the countryside by use of planting, by retaining appropriate hedges and by siting open space carefully.



## 6.1 LA1- Marchmont Farm site allocation

- Provide a soft edge to the countryside and ensure visual and physical separation from Piccotts End.
- Incorporate a sustainable drainage system throughout the site including the use of green space as a basin.
- Plan good pedestrian and cycle access to Henry Wells Square and to key services, such as bus stops and community facilities
- Take the main vehicular access from East –West Link Road (A4147).

### Indicative Spatial Layout





## 6.1 LA1- Marchmont Farm site allocation

### Delivery and Phasing

- LA1 is scheduled to come forward from 2021 onwards, in accordance with Policies CS3: Managing Selected Development Sites, SA1: Identified Proposals and Sites, SA8: Local Allocations and the Schedule of Housing Proposals and Sites.

#### MC18 (below)

- The site will be developed in phases in accordance with the master plan. The Council's expectation is that the development will initially be progressed as an outline application covering the site as a whole, followed by a series of reserved matters (or full applications) for each phase (or series of phases). This is in order to secure a comprehensive approach to the delivery of the scheme and associated works and contributions.
- No abnormal costs have been identified that would undermine the ability of this site to provide appropriate contributions towards infrastructure through CIL and Section 106, as appropriate, in accordance with Core Strategy Policy CS35: Infrastructure and Developer Contributions.
- Key planning obligations are set out in the site master plan and will include 40% affordable housing and contributions towards improving local services and facilities at Grovehill local centre; and local social and transport infrastructure.
- Key off-site transport works are set out in the Schedule of Transport Proposals and Sites (proposal T/10). The new junction onto the Link Road provides the primary vehicular access and should be in place when development commences.

#### MC19 (below)

- Early liaison required with Thames Water to develop a Drainage Strategy to identify any infrastructure upgrades required in order to ensure that sufficient sewerage and sewage treatment capacity is available to support the timely delivery of this site.

#### MC20 (below)

- Early liaison required with the local planning authority to ensure appropriate sustainable drainage is designed into the development scheme at the early design stage





# **Grovehill Future Draft Neighbourhood Plan**

## **Strategic Environmental Assessment Screening Report**

**and**

## **Habitats Regulations Assessment Screening Report**

**Post Screening Consultation Update**

**November 2015**



Grovehill Future Draft Neighbourhood Plan

**Strategic Environmental Assessment Screening Report**

**and**

**Habitats Regulations Assessment Screening Report**

**Post Screening Consultation Update**

**November 2015**

**Prepared for: Dacorum Borough Council, Strategic Planning and Regeneration**

**R. Gardner, C4S at TRL Ltd.**

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## **1 Introduction**

### **1.1 Grovehill Future Neighbourhood Plan**

On 11<sup>th</sup> February 2014 Dacorum Borough Council Cabinet designated the Grovehill Future organisation as the Neighbourhood Forum for the Grovehill Neighbourhood Area.

A Neighbourhood Plan (Grovehill Future NP) is now being prepared under the provisions of the Localism Act of 2011 to set planning policies for the development and use of land within Grovehill and create a vision for regenerating Henry Wells Square and the surrounding area. Once adopted the Neighbourhood Plan will form part of the statutory development plan for the area.

### **1.2 Strategic Environmental Assessment**

The objective of Strategic Environmental Assessment (SEA)<sup>1</sup> is to provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans/programmes. A Strategic Environmental Assessment (SEA) is required for certain type of plans and programmes to determine whether the plan or programme could have significant effects on the environment. The Grovehill Future NP falls within the categories of plan that might require SEA, but only if it is first determined that the plan would result in significant effects.

Government planning guidance for neighbourhood plans states that:

*"In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a "screening" assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.*

*If likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those Regulations*<sup>2</sup>.

Section 3 of this report documents the findings of the Screening Assessment that has been undertaken.

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



### **1.3 Habitats Regulations Assessment**

In addition to the need to consider whether SEA is required, under separate regulations<sup>2</sup> it is also necessary to determine whether the Neighbourhood Plan could lead to Likely Significant Effects upon a European Site<sup>3</sup> of importance for nature conservation, when considered either alone or in combination with other plans and projects. The closest European Site to Grovehill is the Chiltern Beechwoods Special Area of Conservation (SAC).

A screening exercise as part of a Habitats Regulations Assessment is required to determine whether there is the potential for a Likely Significant Effect. If it were the case that the Neighbourhood Plan could lead to Likely Significant Effects the plan would not be able to proceed to examination without amendments being made to ensure that such Effects could not occur. This would require additional Habitats Regulations Assessment work.

As with SEA, a screening process has been undertaken for the Grovehill Future NP and this report documents the findings of that process (see Section 4).

### **1.4 Consultation**

When determining whether or not an SEA needs to be undertaken it is necessary for responsible authorities (Dacorum BC in this case) to consult with the three statutory consultation bodies (Environment Agency, Historic England, and Natural England)<sup>1</sup>.

The consultation bodies were sent the original version of the Screening Report (September 2015) and were asked to comment on the screening findings included in that report.

The responses from the three consultation bodies are summarised in Appendix 1.

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<sup>1</sup> Regulation 9 (2b) of the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

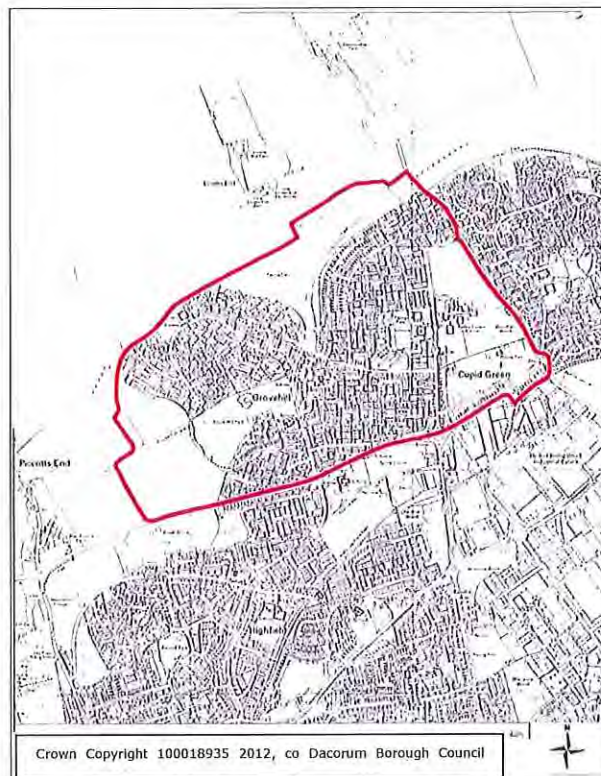
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## 2 Grovehill Future Neighbourhood Plan

The neighbourhood plan covers the area shown in Figure 1.



**Figure 1: Grovehill Future Neighbourhood Plan Area**

The aims of the Grovehill Future NP are as follows:

- Redefine the local hub for Grovehill at Henry Wells Square;
- Set out a clear vision for the ward that most people in the community support;
- Influence the types of development that meets the needs of the community;
- Improve and establish the impacts of connectivity for pedestrian and cyclists and encourage sustainable transport;
- Encourage and improve the natural and built environment of the ward; and
- Support and maintain community facilities and services within the ward.

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



The Draft Neighbourhood Plan includes policies covering the following topics:

**Housing:**

- Access and Connectivity:
  - Provide safe, street level access for pedestrians & cyclists
  - Provision of good public transport connections from new developments to the town centre/railway station.
  - Well designed, designated cycle routes to link all parts of Grovehill
  - Where practicable, consider the removal of underused and unpopular underpasses and install street level crossings
  - Clear signposting
  - Consideration should be given to the sensitive provision of storage facilities for refuse collection bins
- Environment:
  - New developments should be softened by the use of appropriate landscaping planting. Such planting should not undermine the structure or integrity of any new buildings.
  - All existing trees affected by any development proposal should be surveyed and assessed in accordance with BS 5837. If a development results in the loss of any woodland trees, they should be replaced with saplings of an appropriate species and planted elsewhere within existing woodland areas.
  - Environmentally sensitive lighting should be used to provide safe & secure off-road routes.
- Social and Community Facilities:
  - Consideration should be given to the inclusion of play facilities specifically for children and young people in all age-groups.
  - The provision of a combination of living and small-scale employment space will be encouraged (i.e. live-work units).
  - There should be adequate and high-quality public spaces (including the provision of benches and covered areas) provided along important pedestrian routes within the housing development.
- Design:
  - New homes should be constructed to an appropriate height to reflect the local character, maintain a low skyline, to preserve areas with existing open characteristics within Grovehill and include suitable wildlife corridors (retaining existing hedgerows and trees).
  - Houses should be of a good quality design, use materials to complement the existing vernacular and comply with modern energy efficient standards (C rating of the Energy performance rating: EU directive 2002/91; Housing Act 2004; Energy performance of buildings regulations (SI 2007/991)).
  - New homes should provide an adequate minimum area per room in accordance with the relevant space standards.

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

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- **Parking:**
  - The provision of off-road parking will be preferable to the creation of new garage blocks.
  - Where garages are provided, these will be of appropriate size commensurate to modern vehicles
- **Housing Mix:**
  - Any new development shall seek to provide a mix of new homes to help meet local needs. In particular, support will be given to the provision of the following housing types:
    - Smaller starter homes;
    - Larger family homes;
    - Accommodation for the elderly; and
    - Properties for available to ownership and rent (including affordable and socially supported housing).

**Garage blocks:**

- Where there is an identified need, any rebuilding or refurbishment of existing garage blocks should provide units of a size commensurate with modern vehicles.
- Any refurbishment of existing garage blocks shall be designed to prevent crime and facilitate natural surveillance, provide appropriate lighting and make provision for CCTV to create a safe and attractive environment.
- Any refurbishment shall include planting and landscaping to reduce any visual impact and improve the local environment.
- Any redevelopment of garage blocks will complement and integrate with the existing community and be constructed to achieve good quality design and use of appropriate materials.
- Any proposal to refurbish, redevelopment or construct new garage blocks within Grovehill should accord with the design principles set out within the Dacorum Borough Council's Core Strategy Policies CS11, CS12 and CS13

**Public and Green Space Amenities:**

- High quality and well-designed public spaces
- Include environmentally sensitive lighting, where necessary, to provide safe and secure off-road routes.
- Provide adequate and high quality public space furniture within and along important routes.
- Provide high quality seating and covered areas.
- Provide recreational facilities for children and young people.
- Include planting and landscaping to reduce visual impact of the development and improve the natural environment.
- Support the installation of artwork and temporary exhibitions in public areas
- Create better public access between green spaces.
- Promote a greater range of uses in urban green spaces.

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



**Henry Wells Square Redevelopment Principles:**

- An increase in the number of units (retail/business) within Henry Wells Square should be encouraged;
- The redevelopment should incorporate the provision for new homes above the retail/business units;
- The redevelopment of Henry Wells Square must seek to improve the experience for the consumer and encourage a diverse variety of retail outlets and businesses. In order to achieve this, the following should be taken into consideration when developing the design of the site:
  - Landscaping in and around the Square to encourage the use of external spaces for meeting/relaxing; to complement existing surroundings; and to be aesthetically pleasing.
  - Adequate and aesthetic lighting;
  - Covered, well paved areas;
  - Easy, safe and suitable access to shopping areas and other facilities within the site for pedestrians and vehicles
  - Informative sign posting, clear street names, unit numbers and names
- The redevelopment must ensure all existing places of worship are retained, enhanced or provided elsewhere within the site;
- The redevelopment of Henry Wells Square should provide safe and convenient access off Aycliffe Drive and include sufficient car parking to meet the needs of the local centre.

**Grovehill Connectivity and Public Realm:**

- Where required and possible, amend and upgrade existing pathways to make the routes easier to navigate.
- Form a connected network of well designed, shared cycle routes throughout Grovehill with links to any new developments and to the wider regional cycle network, e.g. the Nickey Line.
- Where practicable, consider the removal of underused and unpopular underpasses and install street level crossings.
- Implement signage throughout the pedestrian and cycle network to direct people to Henry Wells Square, local schools, other community facilities as well as towards adjacent rights of way in the surrounding countryside. Any new signage should typically be natural wood signs and include maps where appropriate. It may be appropriate to provide pavement markings in accordance with the Highway Authority's standards to improve legibility of the existing and any new pedestrian and cycle networks.
- Pedestrian and cycle networks should be made safe and secure utilising environmentally sensitive lighting.
- Any non-essential street furniture should be removed in order to de-clutter the street scene.
- Where required, provide traffic calming measures, taking account of users of all modes of transport in accordance with the relevant Highway Authority's standards.

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



### 3 Screening for SEA

#### 3.1 Introduction

A Sustainability Appraisal incorporating the requirements of the Strategic Environmental Assessment Directive has been undertaken for the adopted Dacorum Core Strategy and also the Dacorum Site Allocations document, that is to be finalised before being submitted to the Secretary of State for an independent examination to be undertaken by a planning inspector.

Some of the policies and allocations included in these Borough wide planning documents, are directly relevant to the Grovehill Neighbourhood Plan area (e.g. Local Allocation 1: Marchmont Farm; and the potential allocation H/h111 Henry Wells Square<sup>2</sup>), however as they have already been subjected to SEA there is no need to repeat the process for these plan elements.

Therefore the screening process for the Grovehill Future NP just needs to focus on the specific policies and proposals within the Neighbourhood Plan and not on the wider principles of whether the area should be subject of new development / redevelopment or not.

#### 3.2 SEA Screening

Annex II<sup>3</sup> of the SEA Directive contains criteria for determining whether plans are likely to have significant environmental effects. These criteria are included in Table 1 along with an assessment of the likelihood of significant effects arising from the implementation of the Grovehill Future NP.

**Table 1: SEA Screening for the Grovehill Future Neighbourhood Plan**

| Criteria for determining the likely significance of effects on the environment (Annex II SEA Directive) | Likelihood of significant effects | Assessment Commentary |
|---|-----------------------------------|-----------------------|
| 1. The characteristics of plans and programmes, having regard, in particular, to—                       |                                   |                       |

<sup>2</sup> This site has not been allocated in either the Core Strategy or the Site Allocations document but has been subject to high level assessment as part of the SA/SEA for the Site Allocation options that were included in Dacorum's Supplementary Schedule of Site Appraisals (September 2014)

<sup>3</sup> Included as Schedule 1 in the Environmental Assessment of Plans and Programmes Regulations 2004

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



|   |    |   |
|---|----|---|
| (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources; | No | The NP sets the framework for redevelopment activities at a local level but the effects are not considered significant in terms of SEA. |
| (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;   | No | The NP sits below other plans in the hierarchy that have been subject to SEA.   |
| (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;  | No | The NP promotes sustainable development but the effects are not considered significant in terms of SEA.                                 |
| (d) environmental problems relevant to the plan or programme; and   | No | The NP does not contain policies that would give rise to environmental problems.  |
| (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).       | No | The NP does not contain policies relevant to the implementation of EC legislation.  |
| 2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—  |    |   |
| (a) the probability, duration, frequency and reversibility of the effects;  | No |   |
| (b) the cumulative nature of the effects;   | No | The NP will have some positive cumulative effects with the Core Strategy but these will not be significant.                             |
| (c) the transboundary nature of the effects;  | No | This criterion relates to effects on other EU Member States.  |
| (d) the risks to human health or the environment (for example, due to accidents);   | No | The NP will not result in any risks to human health.  |
| (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);   | No | The NP covers a small local area and the effects are likely to be restricted to that area.  |
| (f) the value and vulnerability of the area likely to be affected due to—   |    |   |

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



|  |    |  |
|--|----|--|
| (i) special natural characteristics or cultural heritage;  | No | <p>The NP area includes the Woodhall Wood wildlife site that is an area of ancient woodland.</p> <p>The NP area contains Hunting Gate Wood - extension of Margaret Lloyd Park.</p> <p>The NP area includes one designated heritage asset, the Grade II Listed St Agnell's Farmhouse, Cupid Green Ln.</p> <p>The NP area includes an area of local archaeological importance "<i>Evidence of high status Roman occupation including burials</i>" to the south of Woodhall Wood.</p> <p>The area is also in proximity to the Piccotts End Conservation Area and associated Listed Buildings.</p> <p>The NP area is partly within the Metropolitan Green Belt.</p> <p>The objectives and policies within the NP will not have significant effects on these special characteristics.</p> |
| (ii) exceeded environmental quality standards or limit values; or  | No | The NP plan will not result in any environmental standards or limit values being exceeded.   |
| (iii) intensive land-use; and  | No | The NP relates to improvement of the current land use and not new intensive land use.  |
| (g) the effects on areas or landscapes which have a recognised national, Community or international protection status. | No | The NP area is >1km from the Chilterns Area of Outstanding Natural Beauty. The NP will not have any adverse effects on the setting of the AONB.  |

### 3.3 SEA Screening Outcome

The screening assessment documented in Table 1 did not identify any criteria where significant effects are likely to result from the implementation of the draft Grovehill Future NP.

As a result of this finding it is considered that it will not be necessary to undertake an SEA of the Grovehill Future NP.

In their responses to the Screening Consultation (see Section 1.4) the statutory environmental bodies (Environment Agency, Historic England, and Natural England) were all in agreement with this conclusion.

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



## **4 Habitats Regulations Assessment**

### **4.1 Introduction**

In addition to SEA it is also necessary to determine whether the Neighbourhood Plan could lead to Likely Significant Effects upon a European Site, when considered either alone or in combination with other plans and projects. This is in order to meet the obligations of the Habitats<sup>4</sup> and Wild Birds<sup>5</sup> Directives. These Directives aim to protect and improve Europe's most important habitats and species, such as the Chiltern Beechwoods Special Area of Conservation situated in the north of Dacorum Borough.

A Habitats Regulations Assessment (HRA) was undertaken for the adopted Dacorum Core Strategy and this was revisited for the Dacorum Site Allocations document.

The HRA for these higher level plans concluded that there would be no significant effects on Chiltern Beechwoods SAC, this being the only European Site likely to be affected by development in Dacorum. Natural England concurred with this conclusion.

### **4.2 HRA Screening**

Chiltern Beechwoods SAC is situated approximately 6km to the north-west of the neighbourhood plan area.

The Grovehill Future NP does not introduce a new development that would result in any effects that would be of a scale that would alter the findings of the previous HRA of the Core Strategy and Site Allocations document. Therefore the conclusions of the Core Strategy HRA Report that there would be no significant effects on Chiltern Beechwoods SAC remain unchanged and there will be no need for any further Habitats Regulations Assessment in relation to the Grovehill Future NP.

In their response to the Screening Consultation (see Section 1.4) Natural England were in agreement with this conclusion.

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<sup>4</sup> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

<sup>5</sup> Directive 2009/147/EC on the conservation of wild birds

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



## **5 Conclusion and Next Steps**

The screening processes documented in Sections 3 and 4 have concluded that, neither SEA nor further Habitats Regulations Assessment will be required to be undertaken during the development of the Grovehill Future NP.

These findings have been confirmed by the three statutory consultation bodies (Environment Agency, Historic England, and Natural England) in their responses to the consultation on the Screening Report (September 2015).

Regulation<sup>6</sup> requires that where the responsible authority determines that the plan, programme or modification is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), it shall prepare a statement of its reasons for the determination. It will therefore be necessary for Dacorum BC to prepare such a statement and inform the relevant bodies.

If significant changes are made to the policies in the Draft Grovehill Future NP following the consultation on the Plan it may be necessary to revisit the screening, however this is considered to be unlikely given the scope of the Plan.

It should be noted that SEA and HRA have been undertaken during the development of both the Dacorum Core Strategy and the Dacorum Site Allocations document and these assessment processes have picked up any general sustainability issues that would be associated with the implementation of the Grovehill Future NP, as well as any specific effects associated with any future development at Core Strategy Local Allocation 1: Marchmont Farm; and the potential allocation H/h111 Henry Wells Square.

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<sup>6</sup> Regulation 9 (2b) of the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>1</sup> European Union Strategic Environmental Assessment Directive (2001/42/EC) as implemented in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633)

<sup>2</sup> The Conservation of Habitat and Species Regulations 2010 transpose European Union Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law.

<sup>3</sup> The term European Sites is a collective term that covers Special Areas of Conservation (SACs) designated under the Habitats Directive, Special Protection Areas (SPAs) designated under the Birds Directive, and RAMSAR Sites.



## Appendix 1: Consultation Responses

| Consultation body comment and action required/taken  |
|--|
| <b>Environment Agency</b><br><p>Having taken a look at the information submitted we don't have any specific comments to make. Therefore we see no reason to request a SEA or an Appropriate Assessment.</p> <p><u>Action required/taken</u></p> <p>None required</p>   |
| <b>Historic England</b><br><p>The Screening Report indicates that the Council considers that the neighbourhood plan will not significantly affect any 'special natural characteristics or cultural heritage in the plan area.</p> <p>It is acknowledged that whilst there are site allocations directly relating to the neighbourhood plan area (such as Marchmont Farm and potentially Henry Wells Square) these have been / will be the subject of an SEA through the wider Site Allocations process and it is therefore not your intention to repeat the process for the neighbourhood plan, which seems reasonable. It is however considered that the outcome of the SEA process with regard to these two sites should be clearly reflected within the Screening Report and within the neighbourhood plan for clarity. We would also like to highlight our previous representations on the Site Allocations, most recently dated 22 September 2015, particularly with regard to comments over the site allocation at Marchmont Farm.</p> <p>In the terms of the screening assessment itself, we welcome the acknowledgement of the site of archaeological importance to the south of Woodhall Wood. It is considered the Screening Report should contain more information on the Historic Environment and highlight historic designations such as the one designated heritage asset in the area, the Grade II Listed farmhouse, and make note of non-designated Heritage Assets, seeking appropriate protection. The proximity to the Piccotts End Conservation Area and associated Listed Buildings should also be acknowledged.</p> <p>Notwithstanding the above, on the basis of the information supplied, as potential development sites within the neighbourhood plan boundary have been covered by SEA within the Site Allocations process, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations (Annex II of the 'SEA' Directive), Historic England concurs with the Council that the preparation of an SEA is not required for the neighbourhood plan.</p> <p>We should like to stress that the above opinions are based on the information provided by you within your letter dated 23<sup>rd</sup> September 2015, the Screening Report and previous consultation on the Site Allocations (our most recent response dated 22 September 2015). To avoid any doubt, this does not reflect our obligation to provide further advice at later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise as a result of the neighbourhood plan where we consider that, despite the absence of an SEA, these would have an adverse effect upon the Historic Environment.</p> <p><u>Action required/taken</u></p> <p>The information on heritage assets provided in Table 1 has been updated.</p> |



|   |
|---|
| <p><b>Natural England</b></p>   |
| <p><u>SEA</u></p> <p>Natural England was consulted on the Pre-Submission Site Allocations document for Dacorum, to which we responded on 3<sup>rd</sup> November 2014. In this response, we provided comments on the Local Allocations policies and masterplans, including Policy LA1: Marchmont Farm, Hemel Hempstead. Our comments were as follows:</p> <p><i>'We are pleased to note that an ecological survey of the site has already been undertaken and further surveys will be undertaken at the planning application stage and prior to any development taking place. Natural England is satisfied that proposals are unlikely to have any adverse effect on statutorily designated sites. We welcome that all trees and hedgerows within the site are to be retained and existing ecological corridors through and around the site to Howe Grove, Margaret Lloyd Park and the wider countryside are to be maintained. The Sustainability Appraisal identifies positive effects on greenhouse gas emissions and air quality, as the site has good access to local facilities which could decrease the need to travel, reducing the level of growth in emissions. We support improvement to pedestrian and cycle access and incorporation of open space and green linkages.'</i></p> <p>As the Grovehill Future Neighbourhood Plan is not introducing new development that would alter these findings, Natural England is in agreement that no SEA will be required for this plan.</p>   |
| <p><u>Action required/taken</u></p> <p>None required</p>  |
| <p><u>HRA</u></p> <p>Natural England was consulted on the Dacorum Core Strategy and Site Allocations documents. The Habitats Regulations Assessment of the Core Strategy found no significant effects on the Chiltern Beechwoods Special Area of Conservation (SAC) from individual developments as a result of either air pollution or recreational disturbance. The assessment was updated to ensure there are no cumulative significant impacts on the SAC due to development proposed around Hemel Hempstead and the wider region. Natural England agreed with the conclusions of the HRA and the avoidance and mitigation measures proposed.</p> <p>The Grovehill Future Draft Neighbourhood Plan document does not put forward any sites that are of a scale and/or location that will alter the findings of the previous HRA (of the Core Strategy) or the Site Allocations document, therefore Natural England concurs that there is no requirement to carry out an HRA for this Neighbourhood Plan. However for clarity we advise that the Screening Report is amended to demonstrate that potential in-combination effects, with other projects and plans, have been considered. This is required to enable the Report to conclude that the Plan alone, and in-combination with other plans and projects, is unlikely to have a significant effect.</p> <p>For awareness, Neighbourhood Plans cannot exist where there is likely to be a significant effect on a European designated site. For this reason, Neighbourhood Plans cannot get as far as the Appropriate Assessment (AA) stage of a Habitats Regulations Assessment. Paragraph 1.3 and Part 4 of the Grovehill Future Draft Neighbourhood Plan are therefore incorrect when they refer to a requirement to determine whether an AA should be carried out. The requirement under the Habitats and Birds Directives as transposed into English law by the Conservation of Habitats and Species Regulations 2010, is that a Likely Significant Effect test is carried out to ascertain whether there is a likely to be a significant effect on the integrity of a European designated site, alone or in combination with other plans or projects. Subject to implementation of the amendment suggested above, Natural England is satisfied that this 'test' has been applied through the HRA Screening Report.</p> |
| <p><u>Action required/taken</u></p> <p>The Screening Report and the relevant section of the Draft Neighbourhood Plan have been updated to reflect the advice provided by Natural England relating to the HRA process.</p>   |



### 6.3 How the Grovehill Neighbourhood Plan could benefit from Dacorum Borough Council's vision



| DBC Vision                              | DBC objectives  | Grovehill Future objectives   |
|---|---|---|
| Clean, Safe and enjoyable environment   | <ul style="list-style-type: none"> <li>The parks and recreational spaces will continue to be high quality spaces achieving a green flag for environmental standards</li> <li>Work with partners to focus on the twin aims of cutting crime and keeping people safe</li> </ul>                               | <ul style="list-style-type: none"> <li>To improve the public spaces and amenities within Grovehill, help facilitate new and improved recreational activities for the community especially the youth</li> <li>Work with the police and partners to identify areas for improvement and create a safe environment</li> </ul> |
| Building strong and Vibrant communities | <ul style="list-style-type: none"> <li>Deliver 'Get Set, Go Dacorum and Love Your Neighbourhood' programmes as part of a broader package of community support</li> <li>Commission another £1.8 million of voluntary and community services over the next three years with an option of a further</li> </ul> | <ul style="list-style-type: none"> <li>To create a community hub to integrate all of Grovehill, welcome visitors and share skills</li> <li>Improved neighbourhood providing valuable services to the local community through volunteering or grant funding</li> </ul>   |
| Ensuring economic growth and prosperity | <ul style="list-style-type: none"> <li>Develop a new strategy for regeneration and growth based around attracting private sector investment and expertise</li> <li>Implement a plan to support the development of a digital high street</li> </ul>  | <ul style="list-style-type: none"> <li>To regenerate of Henry Wells Square and surrounding area to increase economic growth and create a community hub</li> <li>To identify users currently excluded from digital access and increase access to activities available online</li> </ul>                                    |



### 6.3 How the Grovehill Neighbourhood Plan could benefit from Dacorum Borough Council's vision

|   |  |  |
|---|--|--|
| <p><b>Providing good quality affordable homes, in particular for those most in need</b></p> | <ul style="list-style-type: none"> <li>• Build 300 affordable new homes by 2020 and support a further 500 through developer agreements and Housing Associations</li> <li>• Support residents to access good quality and affordable homes in the private rented sector</li> </ul> | <ul style="list-style-type: none"> <li>• To ensure housing is adequate, affordable and will help integrate and enhance the local community within Grovehill</li> <li>• To ensure young families have access to a variety of housing options for those in need</li> </ul>             |
| <p><b>Delivering an efficient modern council</b></p>  | <ul style="list-style-type: none"> <li>• Move into smaller energy efficient premises at the Forum, sharing costs with Herts County Council and reducing our operating expenditure</li> <li>• Make the majority of our services available online</li> </ul>                       | <ul style="list-style-type: none"> <li>• To continue working relationship with DBC and other external bodies for grant funding and encourage economic growth and development</li> <li>• To work with local organisations to help deliver digital improvements to all ages</li> </ul> |



| Date           | Event Type  |
|----------------|---|
| December 2011  | Planning Aid Workshop - What is neighbourhood planning?   |
| January 2012   | Launch day feedback session - group activity to discuss the results of the launch day.  |
| February 2012  | Community Engagement Stakeholder Workshop - identifying our stakeholders.   |
| March 2012     | <p>3 Design workshops hosted by Design Council CABE.</p> <ul style="list-style-type: none"> <li>- What makes great places to live?</li> <li>- Grovehill walkabout - evaluating the place in detail, noting salient features</li> <li>- Drawing up scenarios for Henry Wells Square Neighbourhood Centre.</li> </ul>                             |
| May 2012       | 'Design in Neighbourhood Planning' learning event – the Forum attended a conference on neighbourhood design at DC CABE, London.   |
| June 2012      | <ul style="list-style-type: none"> <li>- PR meeting - to discuss recruitment of new members.</li> <li>- Visit to Astley Cooper School Yr.7 - to discuss the art competition and the groups.</li> <li>- Terms of Reference adopted - the election of the group's executives, terms of reference agreed and the Forum members elected.</li> </ul> |
| July 2012      | <ul style="list-style-type: none"> <li>- Leaflet drop - all Grovehill homes leafleted with information about the Grovehill Future Neighbourhood Plan and invited them to join meetings.</li> <li>- Press release about the plans for the plan in local paper.</li> </ul>  |
| September 2012 | <ul style="list-style-type: none"> <li>- Forum representatives attended the Neighbourhood Action Group AGM to give a talk/recruit residents and user groups.</li> <li>- Planning Aid workshop communication health checker - group activity to help with ongoing community engagement.</li> </ul>   |



|                                 |   |
|---------------------------------|---|
| <b>September –December 2012</b> | <ul style="list-style-type: none"> <li>- Designation of the Neighbourhood Plan Area letter submitted to Dacorum Borough Council to request a six week public consultation. Consultation took place from 1 October - 12 November 2012 with formal designation approved as a 'Neighbourhood Area' under section 61G of the Town and Country Planning Act 1990.</li> </ul>   |
| <b>October 2012</b>             | <ul style="list-style-type: none"> <li>- Planning Aid how to 'create a vision' workshop - group activity.</li> <li>- Harlow Newhall trip - design trip to Harlow to view other areas of housing design.</li> <li>- Henry Wells Square workshop held to consider the viability of refurbishment vs redevelopment.</li> </ul>   |
| <b>November 2012</b>            | <ul style="list-style-type: none"> <li>- Visit to Two Beeches residential home – group community engagement event.</li> <li>- Planning Aid visioning workshop - group activity to progress vision and themes for the NP.</li> </ul>   |
| <b>December 2012</b>            | <ul style="list-style-type: none"> <li>- Community Centre Christmas Fair - community engagement event, issuing leaflets, chatting to residents and Forum recruitment.</li> </ul>  |
| <b>January 2013</b>             | <ul style="list-style-type: none"> <li>- Leaflet Drop - information leaflets delivered across Grovehill to update, engage local interest and recruit new members.</li> <li>- Neighbourhood Plan preparation workshop - group activity.</li> <li>- Planning Aid next steps workshop - group activity.</li> <li>- Key issues workshop – group activity to consider issues and visions.</li> </ul>   |
| <b>January – March 2013</b>     | <p>Vision Art Competition - 'Your vision for the future of Grovehill' - invitation to all children living or going to school in Grovehill to depict their vision of Grovehill' - invitation to all children living or going to school in Grovehill to depict their vision of Grovehill Future. The prize giving day attended by the Mayor, local MP, County Councillor, Dacorum Borough Councillors and local residents. Support received from Head teacher, Astley Cooper for the plan. Captured more views of residents about the vision statement.</p> |



|                                      |   |
|--------------------------------------|---|
| <b>February 2013</b>                 | <ul style="list-style-type: none"> <li>- Visions and Themes workshop February 2013 - Vision Statement prepared and then adopted by group.</li> <li>- Planning Aid engagement strategy workshop - group activity to progress further community engagement.</li> </ul>  |
| <b>March 2013</b>                    | <ul style="list-style-type: none"> <li>- DC CABE Neighbourhood Planning Panel Review - The group were visited by key designers (the 3'B's) who reviewed the groups level of development and offered advice and support.</li> <li>- Henry Wells Sq. workshop (x2) - Conceptual options for viability for redevelopment and draft report generated. Discussed the proposed Marchmont Farm development principles.</li> <li>- Community Engagement workshop - group activity about future community engagement needs.</li> </ul> |
| <b>May 2013</b>                      | <ul style="list-style-type: none"> <li>- Henry Wells Sq. workshop – viability follow up workshop.</li> <li>- Marchmont Farm community workshop – engagement and consultation workshop held, exploring access and movement options to integrate links from Grovehill to Marchmont Farm.</li> </ul>   |
| <b>June 2013</b>                     | <ul style="list-style-type: none"> <li>- GHFF website was created - website set up and run by the group to keep all informed of the groups' activities.</li> </ul>  |
| <b>July 2013</b>                     | <ul style="list-style-type: none"> <li>- LA1 Site Allocation - Visit/talk from developer / stakeholders for Marchmont Farm.</li> </ul>  |
| <b>November 2013 – February 2014</b> | <ul style="list-style-type: none"> <li>- The Neighbourhood Forum - the next step in creating the Neighbourhood Plan was to create a Neighbourhood Forum. The group submitted an application to Dacorum Borough Council in October 2013, consultation held Nov 13-Jan 14 and in Feb 14 the group were formally granted Neighbourhood Forum status under section 61F of the Town and Country Planning Act 1990.</li> </ul>  |
| <b>February 2014</b>                 | <ul style="list-style-type: none"> <li>- Issue and Option Workshop - group activity to consider issues and options.</li> </ul>  |



|                          |  |
|--------------------------|--|
| March 2014               | <ul style="list-style-type: none"> <li>- Youth Survey - survey undertaken via all schools and community centre users/after school clubs - results used to inform the Issues and Options consultations.</li> </ul>        |
| January 2014             | <ul style="list-style-type: none"> <li>- Facebook and Twitter accounts setup - created to assist in engaging more residents in consultation events.</li> </ul>   |
| March 2014               | <ul style="list-style-type: none"> <li>- Planning Aid Workshop - Policy Planning.</li> </ul>   |
| October 2014             | <ul style="list-style-type: none"> <li>- LA1-Site allocations Marchmont Farm exhibition workshop - the Forum attended DBC's site allocations workshop to understand emerging policy details.</li> </ul>                  |
| September - October 2014 | Issues and Option consultation - the Forum consulted with local residents, businesses and community groups on this document which outlined a series of ideas and objectives, the responses were used to inform the Plan. |
| November 2014            | DBC's LA1 Site allocation Marchmont Farm consultation – the Forum issued their response to consultation.   |
| February 2015            | Community Fair - Community engagement, information and recruitment event   |
| July 2015                | Sustainability appraisal (SA) and Strategic Environmental Assessment (SEA) screening undertaken  |
| September 2015           | SA/SEA screening issued to statutory consultees for approval to support the Plan   |
| November 2014            | DBC's LA1 Site allocation Marchmont Farm consultation – the Forum issued their response to consultation.   |
| February 2015            | Community Fair event – Community engagement information and recruitment event  |



|  |  |
|--|--|
| <b>July 2015</b>                             | Sustainability appraisal (SA) and Strategic Environmental Assessment (SEA) screening undertaken  |
| <b>September 2015</b>                        | SA/SEA Screening issued to statutory consultees for approval to support the GHFNP  |
| <b>Sept - Nov 2016</b>                       | Pre-submission 'Draft Grovehill Future Neighbourhood Plan' 6 week consultation 28 <sup>th</sup> Sept - 4 Nov issued to residents, businesses and community users groups in Grovehill for their final comments on the draft plan.   |
| <b>Next steps subject to change Jan 2017</b> |  |
| <b>Dec 2016 - Feb 2017</b>                   | <ul style="list-style-type: none"> <li>- Review of consultation responses.</li> <li>- The Grovehill Future Neighbourhood Plan submitted to Dacorum Borough Council to confirm eligibility to go to external examination.</li> <li>- External Examination undertaken - followed by approval to proceeding to Referendum.</li> </ul> |
| <b>May/July 2017</b>                         | Referendum held - A successful turn out at referendum in order for GHFNP to be made  |
| <b>July/Sept 2017</b>                        | Plan 'made' and now a statutory planning document (SPD) for DBC  |



## 6.5 Issues and Options analysis



Below highlights some of the concerns raised through ongoing community engagement, consultations and proposed issues and options. These responses helped to inform the most important section of the Grovehill Neighbourhood Plan, the policies, which are locally relevant to Grovehill and have been designed to steer any proposed development and potential improvements to ensure they are for the benefit of all.

| <b>Henry Wells Square - Issues</b>  | <b>Grovehill Future proposed option</b>   |
|---|---|
| Henry Wells Square is poorly designed with a great deal of unused space and parking areas to the rear of the shops.   | Good building layout, design and mixed uses will create natural surveillance. People will feel safe and secure visiting the centre during the day and the evening.  |
| <b>Garage Blocks - Issues</b>   | <b>Grovehill Future proposed option</b>   |
| Garage blocks are isolated, lack natural surveillance and are poor in appearance. The garages are too small for modern cars and many garage blocks and parking courts are underused.  | Redevelopment of garage blocks, will improve the appearance and vitality of the neighbourhood.  |
| <b>Enhancing Public Spaces - Issues</b>   | <b>Grovehill Future proposed option</b>   |
| Some areas of Grovehill are not within easy reach of areas where young children can play.   | New or improved amenity spaces will give young children areas to play close to their homes There will be safe spaces and play areas for all ages, both indoor and outdoor facilities for children and the youth as well as the elderly. |
| <b>Housing - Issues</b>   | <b>Grovehill Future proposed option</b>   |
| In many areas it is unclear which are the front and the back of houses, making it difficult for visitors to navigate.<br><br>Residents often park and access their homes from the rear, reducing activity and social interaction in pedestrian areas. | New development will integrate with the existing neighbourhood through strengthened footpaths, cycle ways and shared facilities, creating a sense of one community.   |
| <b>Improving Access and Connectivity - Issues</b>   | <b>Grovehill Future proposed option</b>   |
| The many garage blocks and back alleyways make it difficult to choose which route to use and add to safety and security concerns.   | Locals and visitors alike will be easily able to navigate their way through Grovehill and Henry Wells Square, providing safe and accessible routes, balancing the needs of pedestrians, cyclists and drivers.                           |



## 6.6 Example of evolved policies

| Vision Theme   | Community engagement issues  | Consideration of issue  | Final GHFNP Policy                         | Aim                  |
|--|--|---|--|----------------------|
| Henry Wells Square                                   | Henry Wells Square is poorly designed with a great deal of unused space and parking areas to the rear of the shops   | Good building layout, design and mixed uses will create natural surveillance. People will feel safe and secure visiting the centre during the day and the evening.  | <b>Area 1<br/>Henry Wells Square</b>       | <b>Economic</b>      |
| Garage blocks - these overlap with all of the themes | Garage blocks are isolated, lack natural surveillance and are poor in appearance. The garages are too small for modern cars and many garage blocks and parking courts are underused. | Redevelopment of garage blocks, will improve the appearance and vitality of the neighbourhood.  | <b>Area 2<br/>Garage blocks</b>            | <b>Economic</b>      |
| Quality and Protection of Green Space                | Some areas of Grovehill are not within easy reach of areas where young children can play.  | New or improved amenity spaces will give young children areas to play close to their homes There will be safe spaces and play areas for all ages, both indoor and outdoor facilities for children and the youth as well as the elderly. | <b>Theme 1<br/>Enhancing public spaces</b> | <b>Environmental</b> |
| Housing and New Development                          | Residents often park and access their homes from the rear, reducing activity and social interaction in pedestrian areas  | New development will integrate with the existing neighbourhood through strengthened footpaths, cycle ways and shared facilities, creating a sense of one community  | <b>Theme 2<br/>Housing</b>                 | <b>Social</b>        |



## 6.6 Example of evolved policies



|  |   |   |  |               |
|--|---|---|--|---------------|
| Connectivity and Public Realm Improvements | Grovehill was designed as a car dominated layout  | More pedestrian refuges will be created to aid the crossing of main roads.                          | Theme 3<br>Improving access and connectivity | Environmental |
| Services for the Community                 | There are not enough facilities for children and young people within the neighbourhood. The large youth club building appears to no longer be in use. | There will be indoor facilities for children and the youth of the community as well as the elderly. | All GHFNP policies                           |               |



## APPENDIX TBC

### PRE-SUBMISSION – DRAFT GROVEHILL FUTURE NEIGHBOURHOOD PLAN 28<sup>TH</sup> SEPT – 4 NOV 2016

#### ANALYSIS OF CONSULTATION COMMENTS

| Nature of the Issue     | I   | Issue previously raised                         |
|-------------------------|-----|---|
|                         | NI  | New Issue                                       |
|                         | S   | Significant New Issue                           |
|                         | N/A | Not applicable                                  |
| Nature of the Amendment | MC  | Minor Change (excluding editorial changes here) |
|                         | SC  | Significant Change                              |

New issue - i.e. it has not been raised in any comparable form before.

Significant issue: i.e. one which substantively challenges the direction, meaning or intention of a proposal.

| Consultation on the Draft Neighbourhood Plan - Sept - Nov 2016        | Support Yes/No | Consultee Response   | Consultee ID | Grovehill Future Forum   | Type of amendment |
|---|----------------|--|--------------|--|-------------------|
| Question 1 - Do you have any comments to the draft Neighbourhood Plan | Y              | <p>General Comments on Sewerage Network and Wastewater Treatment Infrastructure capacity:</p> <p>New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the NPPF, March 2012, states:</p> <p>“Local planning authorities should set out strategic policies for the area in the Local Plan. This should</p> | Thames Water | All comments noted, and should be considered as part of any development within the Plan Area | N/A               |



| Consultation on the Draft Neighbourhood Plan - Sept - Nov 2016 | Support Yes/No | Consultee Response   | Consultee ID | Grovehill Future Forum | Type of amendment |
|--|----------------|--|--------------|------------------------|-------------------|
|  |                | <p>include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater...."</p> <p>Alignment with Dacorum Core Strategy. The proposed development within the Neighbourhood Area is of such a scale that Thames Water would want the developer to engage with them as early as possible to understand the demands and whether or not the development could be accommodated or whether upgrades to the existing network would be required. Such engagement would be necessary to ensure that any development coming forward complies with Policy CS35 of the adopted Dacorum Core Strategy which states that "Supporting infrastructure should be provided in advance of, or alongside the development, unless there is existing capacity. Appropriate phasing for the delivery of infrastructure will be decided on a case by case basis."</p> <p>To ensure compliance with Policy CS35 development proposals within the Neighbourhood Area should be required to demonstrate that there is adequate wastewater capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to</p> |              |                        |                   |



| Consultation on the Draft Neighbourhood Plan - Sept - Nov 2016 | Support Yes/No | Consultee Response   | Consultee ID | Grovehill Future Forum | Type of amendment |
|--|----------------|--|--------------|------------------------|-------------------|
|  |                | <p>fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater infrastructure.</p> <p>Thames Water would therefore recommend that developers engage with them at the earliest opportunity to establish the following.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The developments demand for sewage treatment and sewerage network infrastructure both on and off site and can it be met</li> <li><input type="checkbox"/> The surface water drainage requirements and flood risk of the area and down stream and can it be met</li> </ul> |              |                        |                   |

|          |     |   |   |  |     |
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| By email | Y   | Hi there. My name is xx and I would like to vote in favour of the project.  | 2 | Noted, Should the Neighbourhood Plan be successful, the Group to ensure the Neighbourhood Plan is taken into consideration as part of any forthcoming development        | N/A |
| by email | N/A | I have just read the plan and on Page 8 it refers to Appendix 6.1 and the next page, under the heading 2.1 it refers to Appendix 6.2, but I could not find these in the report, or any further reference to the Appendix in the report, am I missing something? | 3 | The appendices were referred to within the covering letter, however it is noted that the consultation process should always be reviewed to ensure better access for all. | N/A |



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|             |  | Also as you say that the area was built up from commuters, so at the moment there is not a direct link to the train station in the morning, does this deal with that issue, or am I not correct, in respect of ST Agnells Lane? As that seems to be the case the car is key, and you seem to relegate this to last place. There are very few cyclist in the area, but the report, seems to put them as top priority, is that the case?   |   |  | Cycling is considered a sustainable transport method, one which we will promote   |     |
| Via website |  | Neighbourhood Plan: Page 20. 4. All land in this outline is not owned by DBC.<br><br>Where is the Ruth 'open land' on the Marchmont development?   | 4 |  | Page 20, Para 2 states that 'most' of the land is owned by DBC.<br><br>Page 24, 'Policy intent' - refers to the protection of existing and new developments in relation to 'open land', which would therefore include LA1 - Marchmont farm  | N/A |
| By email    |  | As a resident of the area, I am firstly concerned over the nature of the brochure that was sent to every household. It has clearly been produced at great expense and yet seems designed to conceal rather than reveal. It is extremely verbose but requires very close scrutiny to find out exactly what is planned.<br><br>What seems to be planned is a large housing development, on an already extremely busy road, Link Road, and traffic congestion does not merit a mention. Alongside this, and really disingenuously hidden away in the glossy brochure, is a travellers' site, theoretically limited to 5 pitches plus, significantly, open space, presumably to accommodate more. Notwithstanding the problems that access from the Link Road will cause, do the planners really believe that the interests of Grovehill residents and the sense of community cohesion are best served by placing a second travellers' site within a mile of Grovehill centre? In addition, what measures will be put in place to ensure | 5 |  | A 6 week consultation of the Draft pre-submission Neighbourhood Plan within the 'Plan Area' is a legal requirement as part of the Neighbourhood Plan process<br><br>The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD). To be deemed compliant with the national and local planning framework when Inspected by an Independent Examiner, this Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan | N/A |



|          |  |   |  |  |     |
|----------|--|---|--|--|-----|
|          | <p>the limit is adhered to?</p> <p>While I applaud the attempts to rejuvenate and redevelop the area, the opening of a second travellers' site in the area is not a good idea and my wife and I strongly condemn it. Alongside 350 new homes, the infrastructure in Grovehill does not support this. Infrastructure consists of considerably more than cycle paths and walkways, and the roads, schools and commercial and social facilities simply are insufficient to cope with such expansion.</p>  |   |  | <p>policies seeks to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area.</p>  |     |
| By email | <p>Dear Grovehill Future Forum,</p> <p>Below are my comments that I have sent to the Survey Monkey.</p> <p>1: I'm concerned that involving local people in creating a 'Neighbourhood Plan' suggests they have real influence; when in reality their influence is very limited.</p> <p>2: I believe the Neighbourhood planning group is in danger of being seen as endorsing the building on beautiful rolling countryside at Marchmont Farm. I have no idea how this managed to get through planning. Whilst I accept that we need new homes these should not be on an area that should have been designated as of outstanding natural beauty. Go to Piccotts End Lane and walk to the top of the largest field (the one below the park) and see where they plan to build the 350 homes if you don't believe me.</p> | 6 |  | <p>Q1-3: The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD). To be deemed compliant with the national and local planning framework when Inspected by an Independent Examiner, this Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan policies seeks to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> | N/A |



|  |  |  |  |
|--|--|--|--|
|  | <p>3: On page 4 of your plan it states 'Grovehill is on a list of deprived areas within Dacorum'. Therefore, any new building should be aimed at reducing the level of deprivation. I do not agree with 'five gypsy and traveller pitches' for the reason it will increase the area's level of deprivation. However, I would not be totally adverse to having a well landscaped mobile home park; that can take advantage of the glorious views towards Piccotts End and beyond; as this would be far more likely to provide realistically affordable housing for those on low wages than brick built properties.</p> <p>4: I do not agree that any trees should be chopped down to make way for new houses. If the houses can't be built because the trees are too near then the homes should be built further away.</p> <p>5: I'm concerned regarding the plan to build homes over community facilities including shops. In many deprived areas homes over shops have become magnets for crime and general neglect.</p> <p>6: I do not agree with any infilling on land that has not already been built on (ie is not already concreted over).</p> <p>7: I live in one of the streets designed on the 'Radburn Design' where the majority of homes face a green. I have loved living in my home and believe that the positives of the Radburn Design far out way any negatives. I agree that the green areas should be preserved and where needed enhanced with more tree planting and benches.</p> <p>8: I really like the idea of a community orchard. It would also be lovely to have some fruit trees planted in the green spaces as well.</p> | <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area.</p> <p>Q4. Page 26, 4. Public spaces landscape and design - refers protection of trees during development</p> <p>Q5. Page 20 - Policy - Area 1 Henry Wells square seeks to improve the community hub for Grovehill</p> <p>Q6. The policies seek to improve, protect and enhance areas and make better use of underused spaces</p> <p>Q7. The policies seek to improve, protect and enhance areas and make better use of underused spaces</p> <p>Q8. Noted, Page 31 environmental community project 5 - identifies this as a potential project</p> |  |
|--|--|--|--|



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| By email | Y | <p><u>Comments re Neighbourhood Plan from Mr &amp; Mrs XX</u></p> <p>We have lived in Grovehill for 35 years! Before the Link Road and Grovehill West!</p> <p>Agree... with plans for Henry Wells Square hoping that in the future development the parking will greatly be increased also lighting and no short confined areas to walk through as it is at the moment going from the shops to Community Centre.</p> <p>Agree ....with underpasses to be closed and new crossing to be a replacement especially with more traffic re new housing and new local businesses and more pedestrians especially children and the elderly for their safety. With the future plans to make "The Square " a Hub, it is essential. The crossing on Aycliffe Drive has made such a difference for all age groups.</p> <p>Agree... with the changes as outlined re Garage Blocks. Also the unsuitable size of garages as part of private housing, our road as an example, has made the roads themselves very congested with limited visibility due to non-use of them for cars. Most households now have 2 cars which also was not visualised when they were built and certainly our road used to be clear. In the new plans will this be considered?</p> <p>Agree... Grovehill has always had an abundance of green space. Our concern with the plans for LA1-Marchmont Farm is the impact it will have on the neighbouring area ensuring that pleasant woodland walks from the Margaret Lloyd Park will be lost and</p> | 7 | <p>Noted, The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p> <p>Noted, The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p> <p>Noted, The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p> <p>Noted, The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p> <p>The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD).</p> | N/A |
|----------|---|--|---|---|-----|



|          |   |   |  |            |
|----------|---|---|--|------------|
|          |   | <p>become more problem areas if they are not planned to be adequately maintained rather, than an enhancement to the area.</p> <p>LA1-Marchmont Farm.... Our biggest concern with this is for the number of houses predicted, that the infra structure relating to using the Link Road as the access route, will not cope with the volume of traffic. The traffic queues there every morning /evening at present and more vehicles will just lead to a backlog on Aycliffe Drive and St Agnells Lane and the "Aldi" roundabout, also blocking the Leighton Buzzard Road. Basically nobody will be able to get on or off the estate. Marlborough Rise too would be impractical not only for access again onto Aycliffe drive with the above concerns but also could not cope with construction traffic.</p> | <p>To be deemed compliant with the national and local planning framework when Inspected by an Independent Examiner, this Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan policies seeks to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area.</p> |            |
| By email | <p>I refer to the draft Grovehill Future Neighbourhood Plan, this document is very extensive and appears to have a lot of "padding", I do not feel that sufficient time has been given to read through and completely digest. However, I would like to submit some comments as below:</p> <p>My main concerns lay with the LA1 Marchmont Farm development, obviously this development will proceed whatever the local residents say.</p> <p>1. The Plan states that a key component is "to deliver new homes to meet the needs of the local population"</p> | <p><b>8</b></p>   | <p>A 6 week consultation of the Draft pre-submission Neighbourhood Plan within the 'Plan Area' is a legal requirement as part of the Neighbourhood Plan process</p> <p>Q1-1.2: The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD). To be deemed compliant with the national and local planning framework when Inspected by an Independent Examiner, this</p>  | <p>N/A</p> |



|  |  |  |   |  |
|--|--|--|---|--|
|  |  | <p>1.1 I would ask, where is the infrastructure to support the needs of this expanded population?</p> <p>1.2 We have no A &amp; E hospital, we already share A &amp; E with Watford and St Albans areas. I believe Watford to be wholly inadequate and oversubscribed, there are particular problems with access when Watford FC are playing home games.</p> <p>1.3 I note that it is proposed to house the doctors surgery, dentist and pharmacy under one roof. Are there plans to increase the number of doctors/surgery staff to cope with the enlarged Grove Hill population?</p> <p>1.4 Are more schools proposed?</p> <p>1.5 Why, in this day and age, is it necessary to provide a "token" 5 gypsy &amp; traveller pitches? Where is the evidence that these units are "to meet the needs of the <u>local</u> population? If these go ahead, are there any guarantees that the number of 5 does not creep up and that the allocated land becomes overrun and polluted with rubbish and debris.</p> | <p>Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan policies seeks to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area.</p> <p>1.3 The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p> <p>1.4 The provision of schools sit with HCC.</p> <p>1.5 See response above for Q1.-1.2</p> |  |
|--|--|--|---|--|



|         |  |   |   |     |
|---------|--|---|---|-----|
|         | <p>2. Traffic Management</p> <p>2.1 There are currently only two ways to get into and out of Grove Hill:</p> <p>a) Via St Agnells Lane and;</p> <p>b) Via Aycliffe Drive</p> <p>2.2 The new LA1 site will be accessed from the Link Road - Will this access extend through to the existing Grove Hill West site? Or will the access be solely for the new development?</p> <p>3. Henry Wells Square</p> <p>3.1 I note that substantial improvements will be made to Henry Wells Square and also more housing is to be provided above the shops.</p> <p>3.2 The existing parking for the shops is obviously not going to be adequate, are there plans to extend parking facilities?</p> |   | <p>Q2- 2.1 a) &amp; b) The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p> <p>2.2 See response above for Q1-1.2</p> <p>3 - 3.2. The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p>     |     |
| By Hand | <p>I feel very strongly that I must register my concern about any proposal to try to demolish my garage. I own my garage and will fight tooth and nail to see it remains mine. Having recently had a new roof and door fitted I will never let you redevelop my garage. Any proposal to redevelop any garages in Grovehill must be democratically voted on only by people who use or own a garage, and not by residents who have no access to a garage.</p> <p>Please note I am not online and I see you do not have the common sense to include a phone number.</p>   | 9 | <p>Page 23 Policy Area 2 - Garage Blocks</p> <p>Refers to new developments of underused areas that are currently not 'in use or in demand'</p> <p>The consultation process was available to all, either on-line, by hand at local drop off points or by post. At this time there was no requirement for a contact telephone number, however the</p> | N/A |



|         |   |    |   |  |  |
|---------|---|----|---|--|--|
|         |   |    |   | Chairman is happy to liaise on enquiries on an individual basis. |  |
| By Hand | I agree with improvements to parks and open spaces and facilities for young people (especially teenagers) is needed. However my biggest concern is the LA1 Marchmont Farm Proposal. Building housing on this site will ruin the view and landscape of the area. Adding pitches for travellers is a huge mistake, this won't create integration, but division in the community. Traffic will be unbearable on the link road during and after any development. The local schools and GP's are already struggling to accommodate demand for their services, by adding more pressure will impact us as local residents. | 10 | <p>The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD). To be deemed compliant with the national and local planning framework when Inspected by an Independent Examiner, this Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan policies seeks to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area.</p> | N/A  |  |
| By hand | I am opposed to the Grovehill Scheme on the grounds that we are squeezing the green lungs out of an already crowded area with limited infrastructure of roads; hospital and now we have European Community people who can come here. Why do we have to fit houses into every green space left rather than take non-arable land and put self-contained   | 11 | <p>The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD). To be deemed compliant with the national and local planning framework when Inspected by</p>   | N/A  |  |



|         |   |   |    |   |     |
|---------|---|---|----|---|-----|
|         |   | <p>villages on them. I think a lack of vision and taking the any option is evident in this scheme, and I believe the houses will be crammed in and a lack of aesthetic quality will be evident. I disagree also that putting in a Travellers site will be of benefit to our neighbourhood, as I believe they have no desire to live in our community or even a traveller way of life exists anymore. {SIC}</p>  |    | <p>an Independent Examiner, this Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan policies seek to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area.</p> |     |
| By hand | Y | <p>I have read the Draft Neighbourhood Plan and am happy for it to be submitted to Dacorum Borough Council for examination and trust it will be adopted as part of their Local Development Plan.</p>  | 12 | <p>Noted, the support of the final Neighbourhood Plan at Referendum is therefore essential to ensure the contents are considered as part of any future developments within the Plan Area.</p>   | N/A |
|         | Y | <p>The Neighbourhood Plan is very comprehensive – perhaps a little too wordy!. Perhaps the ideas could have been summarised at the front. I think the best plan would be to copy the layout of Adeyfield Queen's Square. Despite being over 60 years old it is the most popular and thriving shopping area in Hemel Hempstead. It includes shops, housing, 2 churches, a pub, community centre, doctor's surgery and garage. Of course there is always a need for more parking.</p> | 13 | <p>Page 20 - Policy - Area 1 Henry Wells square seeks to improve the community hub for Grovehill</p>  | N/A |



|                                |  |  |                  |  |            |
|--------------------------------|--|--|------------------|--|------------|
| <p><u>Historic England</u></p> |  | <p>Whilst Section 1.1 of the draft Neighbourhood Plan identifies Grovehill's close proximity to Piccotts End Conservation Area, and mentions the listed farmhouse within the Plan area, the vision and policies do not provide any greater detail. The area of archaeological importance south of Woodhall Wood is not mentioned, and there is no recognition of any non-designated heritage assets.</p> <p>Given these heritage assets we would expect to see a policy specifically concerned with ensuring their protection and well-being. Protection of our built heritage is one of the core policies within the NPPF. Within that document sustainable development is required to perform three roles: economic; social and environmental. The latter includes contributing to protecting and enhancing our built and historic environment. In this more detailed guidance it should be noted that the significance of an asset can be harmed or lost both through alterations and destruction of the asset, and also through development within its setting.</p> <p>The historic buildings conservation officer at Dacorum District Council is the best placed person to assist in the development of the Neighbourhood Plan and advise how the strategy might address the area's heritage. We would also recommend that the staff at Hertfordshire Archaeological Service who look after the Historic Environment Record and give advice on archaeological matters are consulted. They should also be able to provide details of locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available online via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>).</p> | <p><b>14</b></p> | <p>We are happy to refer to archaeological assets alongside reference to conservation areas and the listed building.</p> <p>We are satisfied that there are existing policies in relation to heritage assets within the NPPF, Core Strategy and Local plan, therefore we do not consider it necessary to include a specific policy. It is the intent of the proposed Neighbourhood Plan policies to protect and enhance the natural and existing assets within Grovehill. As noted above reference to these assets will be made in section 1.1.</p> <p>Reference to Historic assets will be addressed at planning stage, when the developer must satisfy the planning officer that these checks have been undertaken.</p> <p>Historic England responded Jan 17 to approve the above amendments</p> | <p>N/A</p> |
|--------------------------------|--|--|------------------|--|------------|

|                                     |  |   |  |   |     |
|-------------------------------------|--|---|--|---|-----|
|                                     |  | It may also be useful for you to involve local civic groups, building preservation trusts etc. in the production of your Neighbourhood Plan.  |  | As part of the ongoing community engagement events local groups and individuals have consulted. |     |
| <u>Hertfordshire County Council</u> |  | <p>The views of the highway authority have been sought by DBC on an undated draft Grovehill Future Neighbourhood Plan document.</p> <p>The NP must be compliant with higher level planning policy. In relation to transport this means that it must accord with HCC's Local Transport Plan 3 2011 – 2031 (which can be read/ downloaded here: <a href="http://www.hertfordshire.gov.uk/services/transtreets/ltplive/strategy/">http://www.hertfordshire.gov.uk/services/transtreets/ltplive/strategy/</a>, <a href="http://www.hertfordshire.gov.uk/services/transtreets/ltplive/azltp/">http://www.hertfordshire.gov.uk/services/transtreets/ltplive/azltp/</a> and <a href="http://webmaps.hertfordshire.gov.uk/ltppublic/ltppublic.htm">http://webmaps.hertfordshire.gov.uk/ltppublic/ltppublic.htm</a>) and supporting strategies (available here: <a href="http://www.hertfordshire.gov.uk/services/transtreets/ltplive/supporting/">http://www.hertfordshire.gov.uk/services/transtreets/ltplive/supporting/</a>). The highway authority's current aspirations for Hemel Hempstead are set out in the Hemel Hempstead Urban Transport Plan which can be read here: <a href="http://www.hertfordshire.gov.uk/services/transtreets/tranplan/tcatp/HHUTP/">http://www.hertfordshire.gov.uk/services/transtreets/tranplan/tcatp/HHUTP/</a>. The UTOP is due to be superseded by the Hemel Hempstead Growth &amp; Transport Plan in 2017.</p> <p>Reference is made to DBC housing allocation LA1 to the west of the Grovehill estate. This proposal is one in which the highway authority has been involved throughout its gestation.</p> <p>Transport issues are covered in the Access and Connectivity sub-sections of the sub-areas. Policy theme 3 is Improving Access and Connectivity. These appear to fit with CC policy and strategy aims.</p> |  | All comments noted, and should be considered as part of any development within the Plan Area    | N/A |



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|                                   |  |  | These views are based on the undated draft Grovehill Future Neighbourhood Plan document offered for consultation between 28 September and 4 November 2016. Any changes to the final NP should be subject to further review by HCC Highways.   |     |  |     |
| <u>Survey Monkey Respondent 1</u> |  |  | I would like to see provision of low rise flats, if we must give up green belt let's have as many homes on the smallest amount of land and extend flats similar to Stevenage Rise or West Grovehill's Lomond road area  | SM1 | Page 25 - Policy, Theme 2 seeks to improve housing developments and address housing need   | N/A |
| <u>Survey Monkey Respondent 2</u> |  |  | The inclusion of the development of Marchmont Farm for a further 300-400 homes bears no logic to improving the overall quality of living in Grovehill other than to support extreme political policies. The draft plan continually refers to infrastructure however it makes no mention that the current infrastructure is inadequate. Where are the plans to reduce the continual traffic issues that exist today, where is the plan for health support currently Watford Hospital is so far over capacity that it cannot manage the demands. Where are the plans for schooling, local health support, etc. this plan does not address any of the real issues that are current today and if it goes ahead will only increase the problems. | SM2 | <p>The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD). To be deemed compliant with the national and local planning framework when Inspected by an Independent Examiner, this Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan policies seeks to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area</p> | N/A |

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| <u>Survey Monkey Respondent 3</u> | <p>4.0 Theme 2</p> <p>A new large scale housing development is planned at Marchmont Farm for 300-350, This scheme hasn't planned by This project, let's not deliver wrong message to residents, west Grovehill are not happy with this planned and they may discard this project in referendum. 300-350 house/ flats we could make in Henry wells square areas and avoid green belt keep as it is in Marchmont field</p>  | SM3 | <p>The Proposal of LA1 - Marchmont Farm is allocated within the Dacorum's Core Strategy, with more detailed requirements being stated within the Site Allocation (DPD). To be deemed compliant with the national and local planning framework when Inspected by an Independent Examiner, this Neighbourhood Plan must be compliant with these existing strategic policies. Our neighbourhood plan seeks to acknowledge that these existing planning policies will deliver an extension to Grovehill and our Neighbourhood Plan policies seeks to influence the design of LA1 and ensure this, and any future development, is delivered in a manner that will enhance Grovehill economically, environmentally and socially.</p> <p>The support of the final Neighbourhood Plan at referendum is therefore essential to ensure the policies and general contents are considered and given significant weight to by DBC, HCC and developers as part of any future developments within the Plan Area.</p> | N/A |
| <u>Survey Monkey Respondent 5</u> | <p>The community centre needs better road access &amp; street signs-"Stevenage Rise" is nearly 50yrs old &amp;barely legible. ALL street signs should be modern and readable in all weathers. A path from Aycliffe Drive across the grass to join the curved path down to the pond would be appreciated. If the row of units containing the fish n chip shop etc were demolished and rebuilt along the length of Turnpike Green this would create an open appearance and the community centre and church would be clearly visible and fully</p> | SM5 | <p>Noted, The policies seek to improve, protect and enhance areas, improve community facilities and make better use of underused spaces</p> <p>Page 29, economic community project 2, identifies wayfinding as a potential project</p>  | N/A |



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|  |  | integrated within Henry Square.  |  |  |  |
|  |  | <p>The passageway from the square to the c.c. is horrible, mucky and has no lighting at night. If the church is to be relocated who is to be responsible for the cost of this? As an owner occupier I use my garage for its correct purpose and would object strongly to it being demolished. Careful thought should be given to any new trees planted to ensure that they will become an appropriate size for their site.</p> |  |  |  |