



West Hemel

Statement of Community Engagement

Prepared by Meeting Place Communications on behalf of Barratt David Wilson and Taylor Wimpey

June 2018

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1. Introduction



This Statement of Community Engagement (SCE) sets out the strategy undertaken for consulting the general public with regard to Barratt David Wilson and Taylor Wimpey's outline planning application for up to 1,100 homes at West Hemel.

The West Hemel site (known as LA3) is one of the six local allocations made by Dacorum Borough Council in its current adopted Site Allocations DPD. In addition to 1,100 houses West Hemel will provide a 2 form entry primary school, a community hub with the opportunity for a convenience store, small shops, nursery, a community building and elderly care home. In addition there will also be green open spaces, play areas, community sports court, a trim trail, as well as pedestrian and cycle routes. The proposals also include a 7 pitch gypsy and traveller site at the southern end of the site.

This document aims to demonstrate that the applicant has actively informed and involved the local community about the plans, in accordance with Dacorum Borough Council's Statement of Community Involvement.

Barratt David Wilson and Taylor Wimpey are committed to stakeholder engagement and wanted to ensure that the community were made aware of the proposed development and had a chance to input into its development.

This Statement of Community Engagement gives an overview of all consultation activity undertaken prior to the current planning application submission.

They were formed by the merger of George Wimpey and Taylor Woodrow in 2007. We aim to be the developer of choice for customers, employees, communities and shareholders.

They build a wide range of properties, from one- and two-bedroom apartments to five bedroom detached houses, with a broad price range including both private and affordable homes. We are truly national and we cover most regions across the UK. Our regional businesses are run as local homebuilders and have in depth knowledge and experience of the local market. We understand that development is about more than creating homes and we provide millions of pounds worth of infrastructure, for example roads, sewers, landscaping and community facilities, every year across the UK. We aim to develop vibrant communities with a true sense of place that fit into their surrounding area and meet the needs of local people.

Barratt Homes been building homes for more than 50 years. In that time we have grown to become one of the nation's largest housebuilders with more than 4,000 direct employees and 25 divisions throughout Britain.

Our vision is to be recognised as the nation's leading housebuilder, creating communities where people aspire to live.

We build developments nationwide, from Aberdeen to Plymouth, helping to meet housing demand in towns, cities and rural areas. We provide high quality, value for money homes for all market sectors, plus homes for rent and shared ownership, and are leaders in brownfield development and urban regeneration.

David Wilson Homes started life as part of AH Wilson which grew through the 1970s to become Wilson Bowden in 1982, following its purchase by Barratts in 2007 David Wilson operates as part of the Barratts group.

David Wilson Homes has a long record of delivering quality family homes. David Wilson aims to provide the highest standard of design, construction and customer service in the business. This has resulted in David Wilson Homes winning a host of major industry awards in recent years.

Meeting Place Communications (MPC) was established in 2006 and we are now one of the leading public relations companies specialising in consultation around planning issues. We have worked with a wide range of house builders, retailers and commercial developers. Our experience is across England and Wales and we are experienced in reaching out and positively engaging with local residents when it comes to planning applications.



2. Requirements of the consultation

Community involvement is at the forefront of national planning policy and is noted in the final version of the National Planning Policy Framework (adopted March 2012). The NPPF states that 'early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential' in the creation of plans.

Planning Policy Statement 12 (Para 4.21) required local planning authorities to produce a Statement of Community Involvement (SCI) as part of their Local Development Frameworks. The principle objective of the SCI is to ensure that all sections of the community, including local groups and organisations, are given an opportunity to engage in the planning process.

Dacorum Borough Council adopted its current Statement of Community Involvement in July 2016. It applies to both the preparation of local planning policy documents and to planning applications. The SCI remains in force despite the publication of the NPPF in March 2012, although PPS12 has been formally cancelled from national planning policy.

Section 3 of the SCI contains information with regard to what is expected of applicants by way of consultation and community engagement for major planning applications. Although no precise methodology is prescribed, table 1 in section 3 mentions that developers should engage with the local community via methods such as holding public exhibitions, setting up websites and distributing newsletters.

"It is very important that the wider community - people who live, work, run businesses and study in the borough are consulted.

Dacorum's SCI demonstrates how these requirements are taken into account to ensure that, as far as possible, all parts of the community have the opportunity to engage in the process of preparing planning documents and making decisions on planning applications."



3. We have responded to this by...

Involving local representatives

Seeking to involve local groups and political representatives before and after our consultation events;

Involving residents

Two newsletters advertising our consultation events were sent to 2,215 residents explaining the plans and how to find out more / comment on the proposals. This newsletters also invited residents to our exhibitions held at John F Kennedy Catholic School on 6th February and 27th June 2017.

Encouraging feedback

At the two drop-in session we provided feedback forms to give residents an opportunity to share their thoughts on the proposals. A Freephone information line and email address which residents could use to make contact was also provided on all consultation materials. Comments could also be submitted via the consultation website or email;

Engaging online

The proposals were displayed on the West Hemel website – www.westhemel.co.uk – and was kept updated with information about the proposals. The website was additionally publicised though the newsletters. Visitors were encouraged to submit feedback online.



4. Involving local representatives

As part of the consultation, local political representatives and groups were sent both digital and paper copies of the consultation newsletter and invited to stakeholder events and to the public exhibitions. Several politicians and group representatives attended the exhibition and the stakeholder meetings and discussed the proposals in detail with the project team. Invitations were sent to local MPs and Dacorum Borough Council ward members.

Presentations to Dacorum Borough Council

In addition to the public exhibitions, as part of pre-application meetings members of the project team presented proposals to members of Dacorum Borough Council on 31st January 2017.

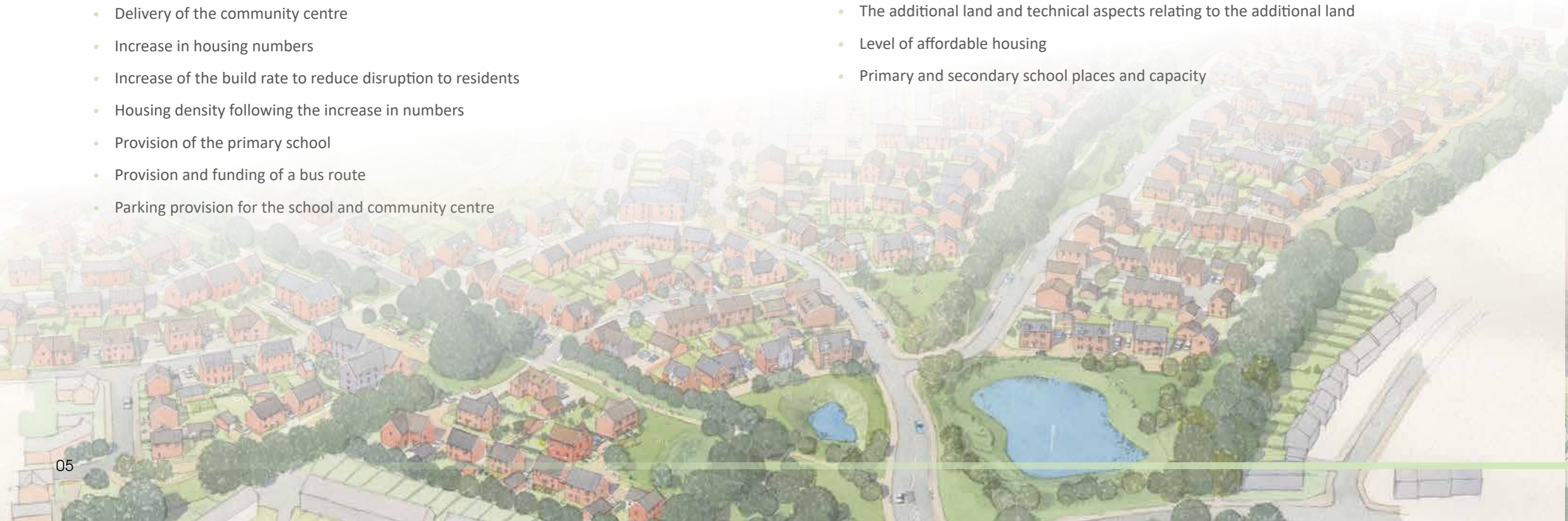
Points of discussion included:

- Delivery of the travellers site
- Impact on highways
- Discussion of the role of the community centre
- Delivery of the community centre
- Increase in housing numbers
- Increase of the build rate to reduce disruption to residents
- Housing density following the increase in numbers
- Provision of the primary school
- Provision and funding of a bus route
- Parking provision for the school and community centre

A further presentation was given to members of Dacorum Borough Council on 15th June 2017, outlining the updated scheme and the proposed first phase of development.

Points of discussion included:

- Increase in housing numbers
- Delivery of the gypsy and travellers site
- GP services and their location
- The additional land and technical aspects relating to the additional land
- Level of affordable housing
- Primary and secondary school places and capacity



Meeting with Dacorum Environmental Forum

In addition to our consultation and meetings with local stakeholders, members of the project team also met with Dacorum Environmental Forum and local residents groups on 11th May 2017.

Points of discussion included:

- Boundary landscaping
- Archaeological surveys
- The water supply
- Highway improvements
- The increase in housing numbers
- The wildlife corridor
- The phasing of development, especially the school, local centre and travellers site
- Bus services
- Parking provision
- Emissions and solar panels
- Emergency access



5. Involving residents

Two newsletters were sent out to 2,215 local residents and businesses close to the site. The A4 newsletters included details of the scheme, a location plan and key statistics. It invited residents to attend our drop-in session but also those who wanted to write in with more detailed feedback were invited to use our freepost address or comment on the website.

The freephone information line, email and website were all identified as part of the newsletter. Recipients were also invited to the public consultation events on 6th February and 27th June 2017.

Number of newsletter invites sent: 2,215

West Hemel
Update Newsletter
January 2017

The land at West Hemel Hempstead, known as LA3, has been identified by Dacorum Borough Council for the delivery of new homes to meet the growing demand in Hemel Hempstead, and the wider Borough. The site has been included in the Borough Council's forward plan for new development, known as the Core Strategy.

Since then, further policies and guidance such as the Site Allocation Development Plan Document and Draft Master Plan have been published to shape the development of the new homes, primary school, community facilities and open space alongside the necessary supporting infrastructure.

Taylor Wimpey and Barrat / David Wilson Developments are working together to jointly prepare a masterplan showing what the development could look like, and we'd like the local community to be involved in how we shape these plans.

Where we are now

Taylor Wimpey and Barrat / David Wilson experts have together formed a team of consultants to assess and develop specific plans for new development - from ecology and design to transport and drainage. A great deal of work is already underway, all aimed at supporting planning applications, and helping to shape the future.

With this technical information, we will be working with Officers at Dacorum Borough Council on our proposals all in accordance with the Council's guidance, which has been consulted out of the Local Plan process.

As you can see, we continue to shape the future.

Up to 40% will be affordable homes

Footpaths & Cycleway routes

Play & open spaces

Creating new homes

Plans will set out the delivery of up to 1,100 homes, in a broad mix of house styles and sizes for both family and first time buyers. In accordance with Dacorum Council's policy, up to 40% of the homes will be affordable homes with a range of features including those for rent and shared ownership.

Community infrastructure

A local centre at the heart of the development will provide for a range of community facilities, and a site for a new primary school. The site will also deliver an extensive and publicly accessible green infrastructure containing a range of play spaces and open space, retaining natural features such as trees and hedgerows within the site.

Getting around

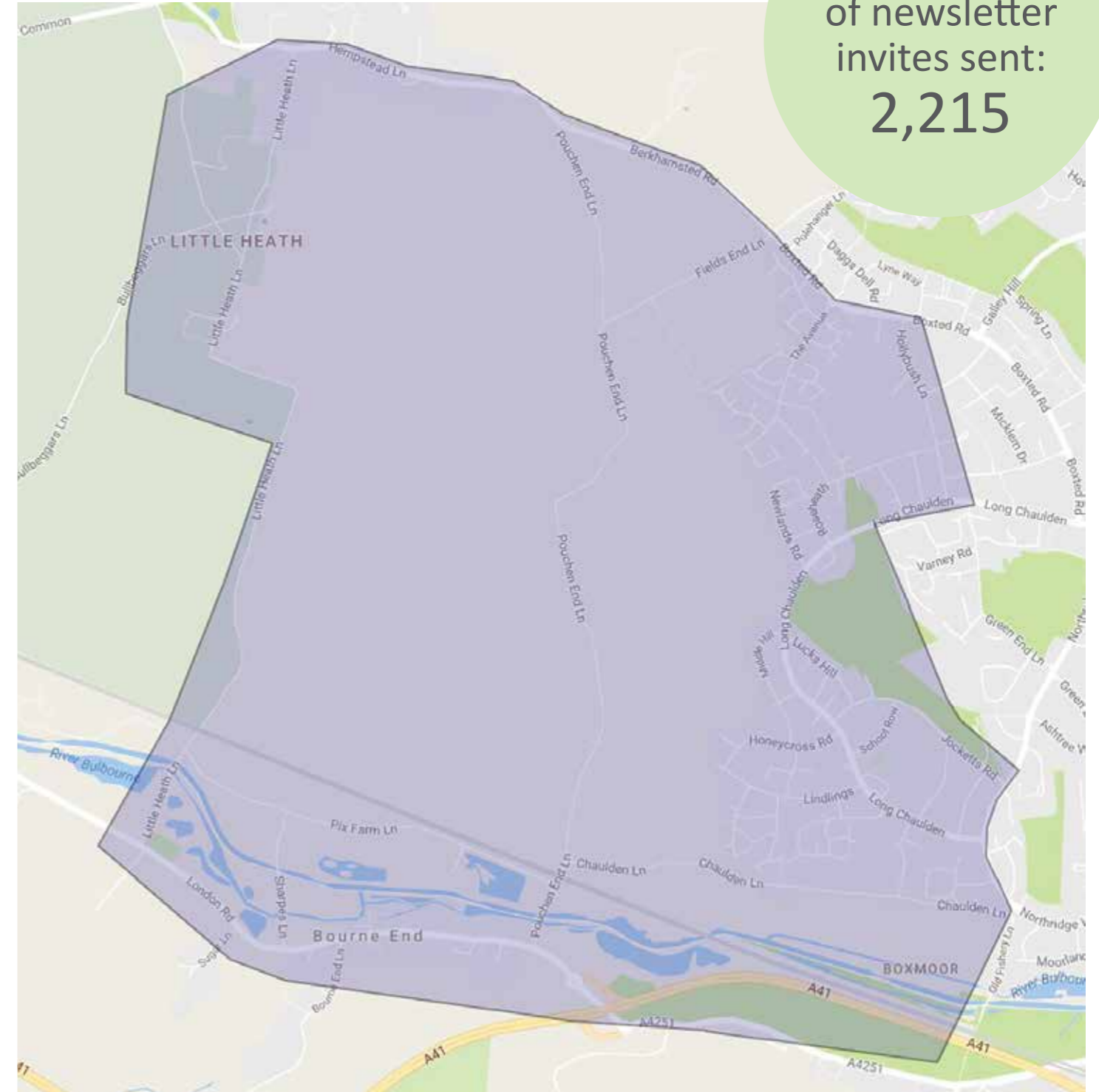
We will deliver significant provisions for new and existing residents in the provision of a network of enhanced footpath and cycleway routes, an accessible bus service for residents, alongside identified road network improvements at key locations around the Town.

Find out more

We'll be hosting a series of events over the next few months, prior to formally submitting the Planning Application to the Council. Our first drop in event will be held at the JFK Catholic School on Monday 6 February between 4pm & 8pm.

Come along and find out more or visit our website at www.westhemel.co.uk

www.westhemel.co.uk



Distribution area map

6. Engaging online

A website – www.westhemel.co.uk – was updated for the consultation. This website gives details of the proposals and allows visitors to download copies of consultation materials as well as to submit feedback electronically and via email. It hosts:

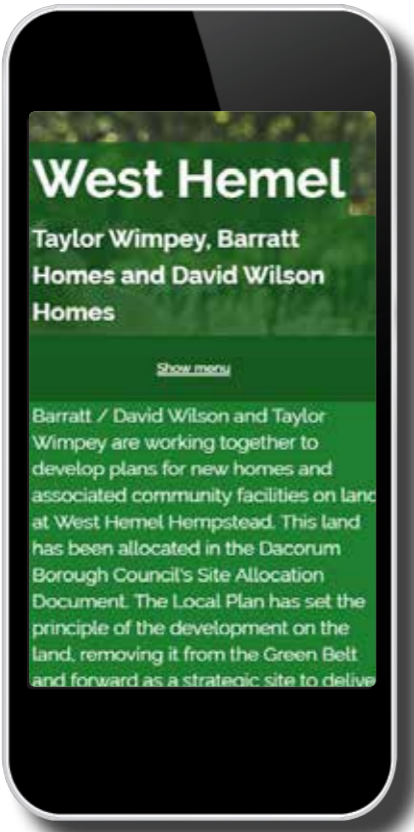
- Wider information about the allocation;
- Layout plans;
- An online comment form;
- Images of the site;
- Materials from the public exhibition;
- Updates and FAQs.

Average length of stay on website
3m 7s

Online feedback forms received
33



Number of pages viewed on average
3.47



% of views from a mobile device
42%



Number of unique visitors to the website from 1 January to 7th July
1,200

7. Public Exhibition

Residents and stakeholders were invited to attend two public exhibitions held at the John F Kennedy Catholic School on 6th February and 27th June 2017 between 4.00pm and 8pm to view the proposals and chat to the project team.

- The exhibition was held on a weekday and in the evening to accommodate those who may be busy at the weekend or who wanted to attend after work;
- Local residents were invited to the exhibition via a newsletter which was sent to 2,215 homes;
- Local political representatives were invited to the public drop-in session;
- Approximately 152 people attended the first exhibition and 108 people attended the second exhibition;

Total number of visitors
260

Number of feedback forms completed
65



What would you like to see as part of a new Local Centre/Community Hub?

West Hemel
Consultation

Thank you for coming along today. Please write your thoughts under the section headings and we'll review the feedback as we can draw it into our proposals for a new community at West Hemel. Please get your feedback forms by Monday 13 February 2017. Copies of the display material and background information is also available at www.westhemel.co.uk where you can also stream online. Or call 0800 148 0953.

Name: _____
Address: _____
Email: _____

The information provided on this form will be used to inform the planning process and may also be referred to in some of the proposals. The information may also be used to inform the public about the progress of the project. It will be used to inform the public about the project.

What do you think about the proposed layout of the new community including green space and links to the existing residential area?

Our investigations into the highways network improvements are at an early stage. What junctions and roads do you think we need to review in detail, and how can we encourage people to walk/cycle within the development?

What are your comments on the proposed residential development providing a new community with range of house sizes and styles - including affordable housing?

Keep me updated! Your details

Keep me updated about the application
I am interested in the new homes (affordable and private) for myself or a family member
Any further thoughts?

Please leave us your contact details if you would like to continue receiving updates on these proposals.
Name: _____
Address: _____

Postcode: _____
Email: _____
Telephone: _____

If you're unable to provide your contact details, please call 0800 148 0953 on the number to discuss the project. The information supplied will be used to inform the planning process and may also be referred to in some of the proposals. It will be used to inform the public about the progress of the project. It will be used to inform the public about the project.

West Hemel
Creating a new community

Living
Creating a new community

Providing a range of choices in the type and style of our new homes is important to creating a balanced community, providing new private and affordable homes alongside bringing new jobs to the area. The current demand in the region is for a greater range of home types, but we also need to provide for those looking for step into the housing ladder and for families of all sizes.

The proposed development provides for:

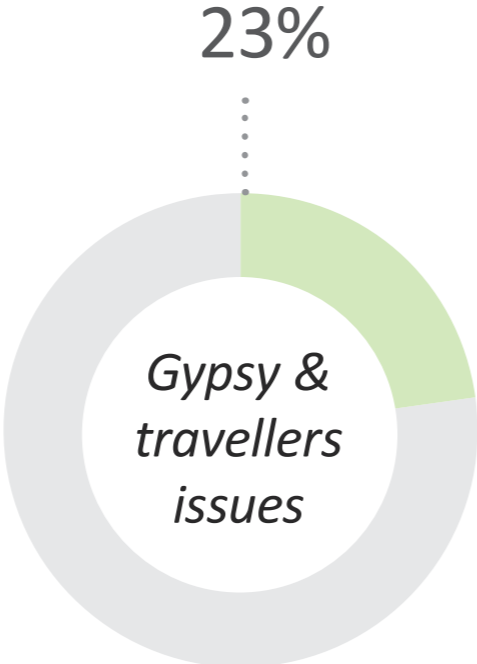
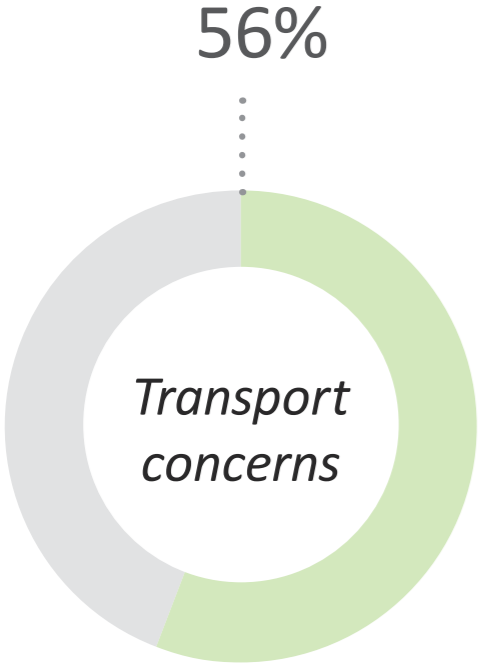
- Up to 2,200 new homes
- Up to 40% affordable and managed by a Housing Association
- The Community Hub which might include a community building, small convenience store and retail units
- Primary school
- A network of accessible and linked open spaces for walking and cycling
- A reserved site for sports and recreation

We'd like to know what you think about our proposed Masterplan

- What types of homes do you think are important to provide locally?
- What facilities do you feel are needed to support the new residents?
- What do you feel about the initial layout? Could it be improved?
- Do you have any thoughts on construction and reducing disruption for residents?

www.westhemel.co.uk

8. Summary of Feedback – February 2017



Transport

- Routes through to A41 and M1 reviewing
- Winkwell and Chaulden Lane (where canal bridge is) – cut through for local residents, need to be aware;
- Bus routes along The Avenue will be difficult as a narrow street;
- Need a roundabout access off Chaulden Lane – road is fast and unsafe and may help slow traffic down;
- Traffic calming along The Avenue - is it required?
- General concerns about traffic congestion;
- Safe cycle connections welcomed – make sure they are safe at night;
- How to stop emergency access being vandalised – clarify what is an emergency access;

Sample comments:

“Why has no access to the A41 been planned?”

“A new road to the west is needed.”

“The junction in Long Chaulden is going to create a dangerous situation with the oncoming traffic over the brow of the hill.”

“Most people will use their cars, the network must be expanded to handle extra traffic.”

Design

- Welcomed green spaces and green links through the development
- Would like more detail before any final comments, feel that the designs are very woolly at this stage
- Some residents feel the design doesn't conform to Dacorum Borough Councils Masterplan for the site with regards to the green corridors and wildlife habitats
- Mix of housing is important, downsizing, affordable and parking are issues raised

Sample comments:

“I would like to see the properties set out as cul de sacs rather than blocks or housing estates.”

“I think it's a great idea although I have concerns about how many homes will be built.”

“I am interested in buying a home, but don't want to feel like it's an estate.”

“I like the whole plan and the layout, I would like to see more areas for wildlife though.”

“In the councils 2015 plan there were green corridors, potentially for wildlife linking with Shrubhill common, these are not included in the current proposals.”

“I recall on the original Masterplan there was a restriction in place on the main road to stop driver's short cutting through the estate to reach Long Chaulden or the Avenue.”

Gypsy & travellers site

- Concern the site is not inclusive
- Suggestions for alternative locations within the site
- Worries that during early development the site will be isolated from the community
- Disappointment members of the council were not present to discuss issue with site
- Large vehicle access to the site

Sample comments:

“I am concerned about security due to the traveller's site.”

“Why is no one fighting to get rid of the traveller's site!”

“Why is the traveller's site not part of the development?”

“A big concern is the traveller site, you need to reconsider and put them somewhere else!”



Community Facilities

- Healthcare top of agenda, GP provision important
- Range of shops and a small supermarket welcomed
- Adequate parking needed
- A wide range of uses for community building should be considered
- Playground nearby is welcomed
- Secondary school and hospital provision need considering

Sample comments:

"I am concerned about the lack of infrastructure including health services."

"We need a new hospital."

"A new doctor's surgery should form part of the community hub."

Habitats

- Many felt that there was a need to create the habitats for the development immediately to give them to time bed into the landscape

Sample comments:

"The green areas will need to be established and maintained sooner!"

"The wildlife corridors are not wide enough!"

"I like the plans but would like to see a little more areas for wildlife."

"A lot of green space which is good."

"The development looks well planned and thought out with a variety of green spaces and green corridors."

Affordable Housing

- Some residents commented on the provision of affordable housing. Residents were keen on knowing the styles and location of the affordable housing

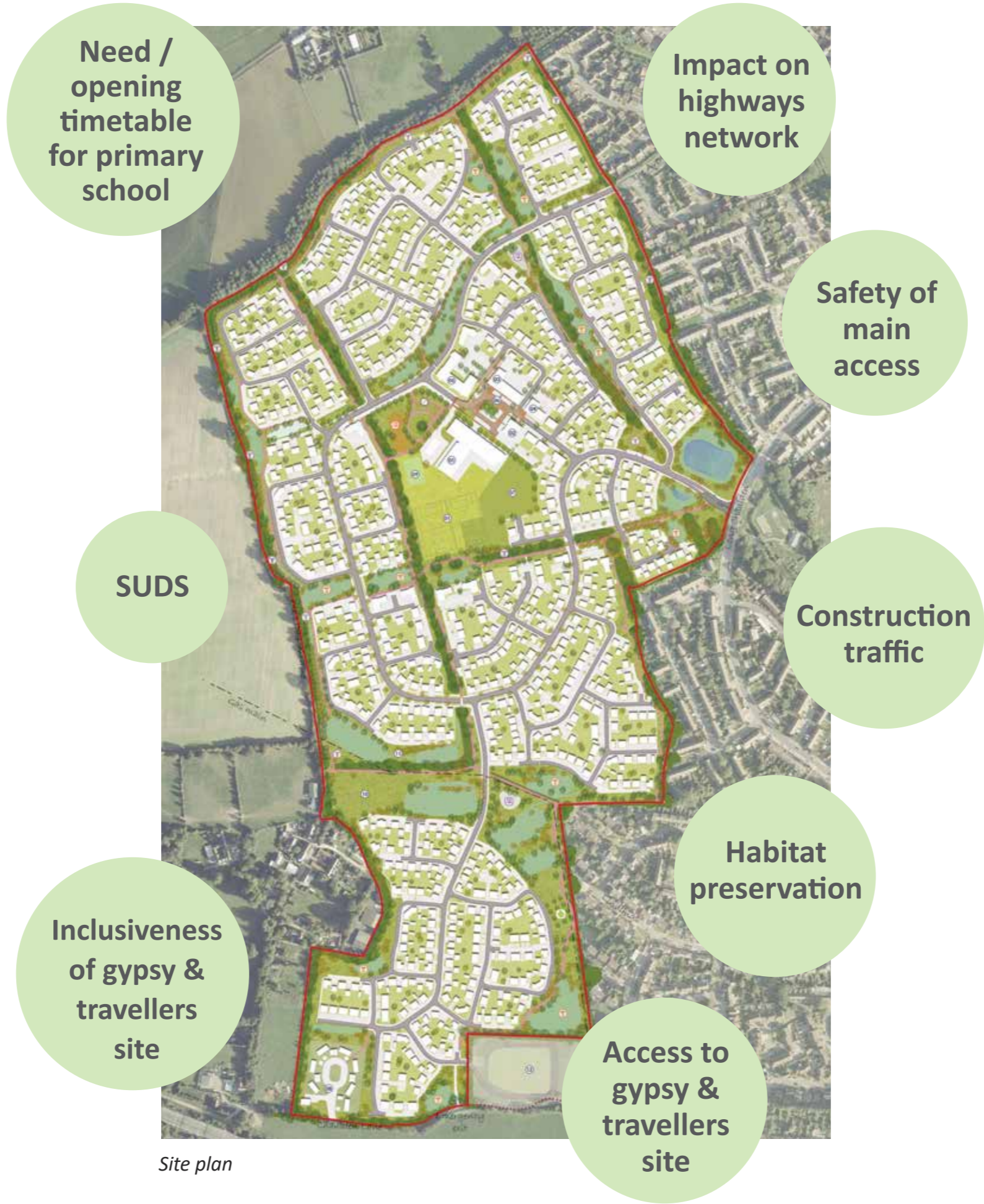
Sample comments:

"I hope the affordable housing is spread around the site and not just in the final stage of development near the gypsy site."

"It's a decent mix of houses and green space but I hope the family homes at least have gardens."

"We need a range of homes including elderly care and low cost housing."





Site plan

9. Responding to feedback

The exhibitions produced a large level of feedback about the West Hemel proposals. Both exhibitions were well attended and the local community raised concerns that have subsequently been worked into the new proposals that will form part of the future development. Some of the concerns raised from the consultations included:

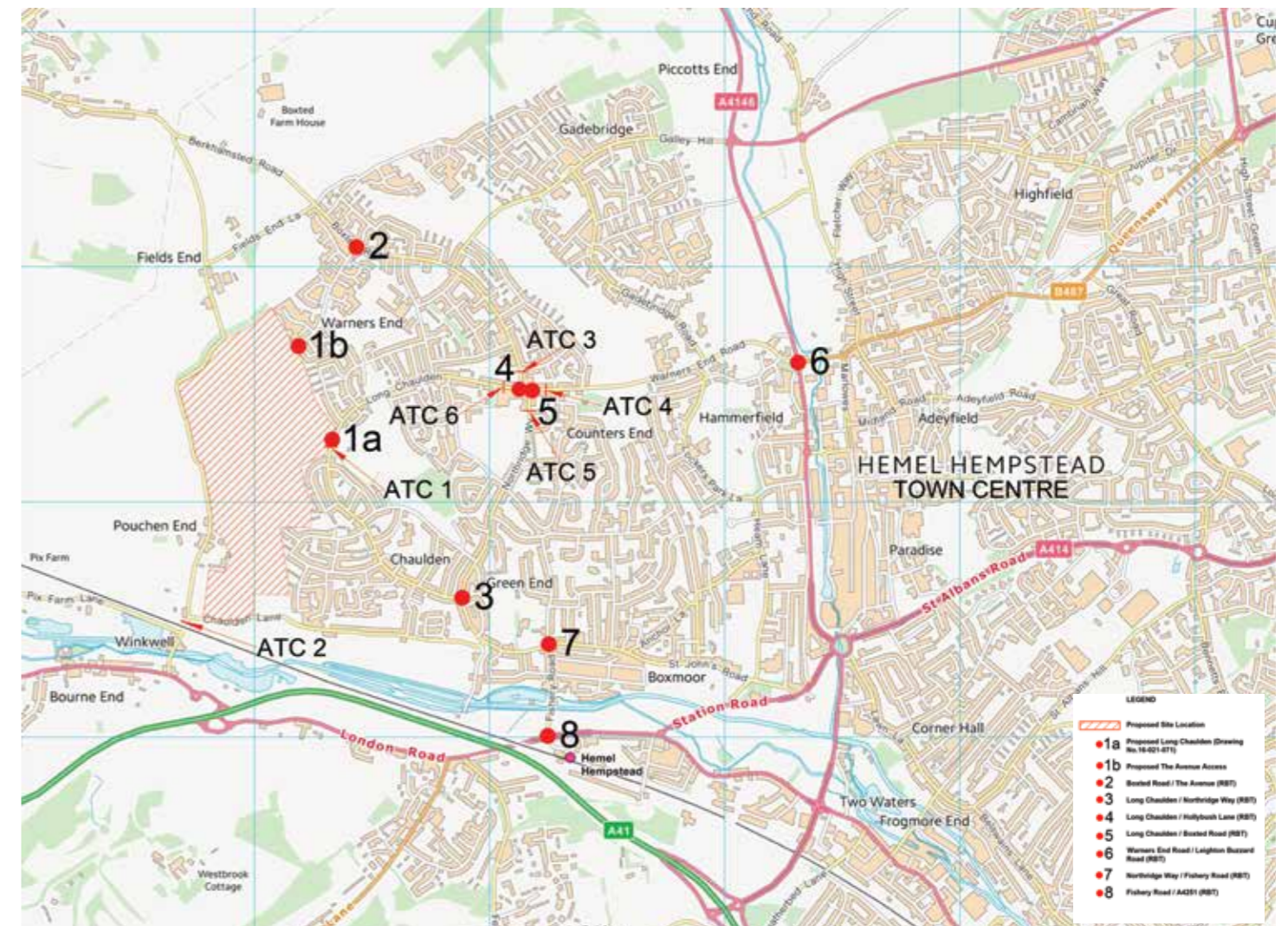
Traffic congestion especially in the local roads

The biggest concern by far that residents had with the proposals for West Hemel has been the impact that it would have on local roads. Many felt the existing road network would be incapable of coping with the increase of vehicles.

Applicants response:

Detailed traffic surveys have been conducted on local roads relating to their capacity to deal with additional traffic levels. A series of improvements will be made to local roads to improve traffic flow to ensure that local roads can adequately handle the increased number of vehicles. Improvements will be made to Long Chaulden, Warners End, Leighton Buzzard Road, Northridge Way and Fisheries Road to cope with the additional traffic levels. We have also submitted a further Transport Assessment to show how the increased traffic levels will be managed.

	Description of work	Result
1a.	Additional right hand turn lane on Long Chaulden, pedestrian refuges and new bus stop	Enabling access to site
1b.	Enabling access to site	Enabling access to site
2.	No improvements required	No Mitigation
3.	Formalisation of roundabout, zebra crossing	Better pedestrian movement
4/5.	New lanes to allow separate right and left queues on roundabout approaches, formalised crossings for pedestrians	Increased capacity and better queuing
6.	Additional lane segregation at roundabout	Increased capacity
7.	Formalisation of roundabout, increasing size of roundabout	Increased capacity
8.	Longer left and right turn queuing lanes, additional improvements, realignment	Increased capacity and flow



West Hemel would increase the strain on local services such as the GP surgery and local schools

Some residents have raised concerns about new residents at West Hemel increasing the strain on local services such as the NHS and local schools

Applicants response:

The West Hemel development will fund additional capacity in the local doctors services which will either be provided as part of the community hub, or as a new addition to the existing doctors surgery. A new two form entry primary school will be built in West Hemel to serve the needs of West Hemel and also alleviate the pressure on existing local schools. In addition to this our proposals for West Hemel will see new investment in local secondary schools as well as services such as increasing the frequency of local buses, investing in additional library provision and working with utilities such as water and electricity.

The site is liable to flood

Some local residents have commented that the site has previously flooded, and were concerned about this occurring in the future

Applicants response:

A thorough drainage and flooding assessment has been undertaken, which has created a robust Sustainable Drainage System designed to retain water on-site and percolate back into watercourses in a way which mimics the existing greenfield run off rates. The water will be stored in surface balancing ponds and oversized underground pipes, allowing significant capacity without exacerbating existing issues.

The gypsy & traveller site is not an inclusive part of the development

Following the first exhibition some residents said that the new development would exclude the gypsy and travellers site, and that its location would mean that it would be cut off from the new facilities being provided by the development.

Applicants response:

Following on from the concerns raised after the first exhibition we have altered the landscaping around the gypsy and traveller's site to make it more open and allow easier access to the development. The site will have its own access from Chaulden Lane and will provide 7 semi-permanent pitches for the gypsy and travelling community. We will be working with officers to ensure that the site is integrated into the proposals development and that it is designed to be delivered early and meet the need for such sites across the borough. We will therefore review connections to the site during the early stages of construction.

The increase in the housing number

Residents have been concerned about the rise in the number of homes from 900 to 1,100, with many viewing this number as being unsustainable on the site.

Applicants response:

The number of new homes has been set based on detailed technical studies undertaken by the team which have clarified the amount of land that can be developed on the West Hemel site. The work has identified land which is suitable for homes which wasn't in the original LA3 Masterplan calculation. This means that the density of the development will remain the same but carry a larger number of housing due to having a larger area of land to develop. The Planning Inspector has confirmed that the number suggested in the LA3 Masterplan is not a maximum level and that the figure of 900 was a conservative estimate regarding the total number of dwelling the site was capable of accommodating.

Wildlife habitats & greenspace

Some residents have been concerned about the loss of green space, and the impact that West Hemel would have on wildlife habitats.

Applicants response:

West Hemel has been designed to retain existing trees and hedgerows as well as creating new wildlife areas such as meadows and woodland. These areas form corridors through the development and link into the wider countryside and Hemel Hempstead. West Hemel will also create play areas such as a children's trim trail as well as opportunities for a community orchard.

These landscaping proposals have been worked up to a greater level of detail and sought to maximise the width of these corridors and ensure that native planting creates a rich and varied habitat.



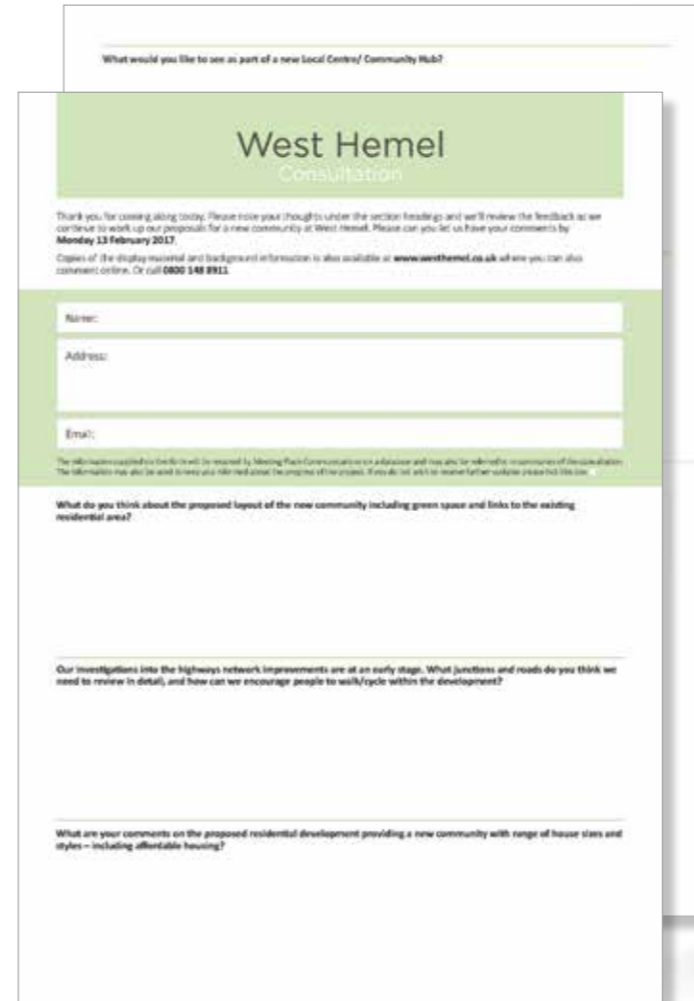
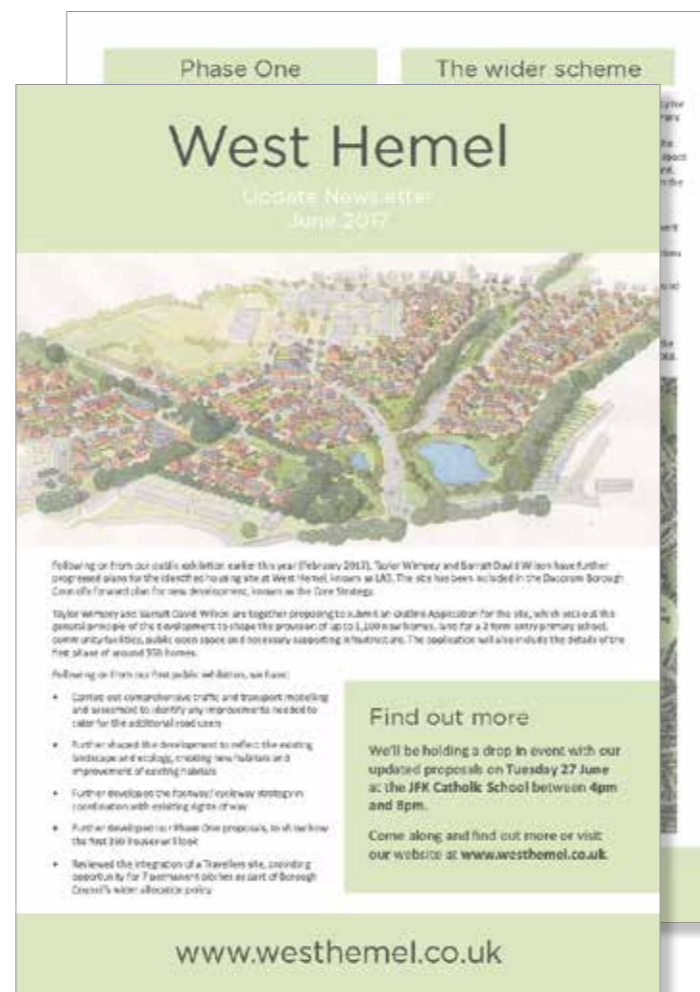
10. Public consultation June 2017

Total number of visitors
108

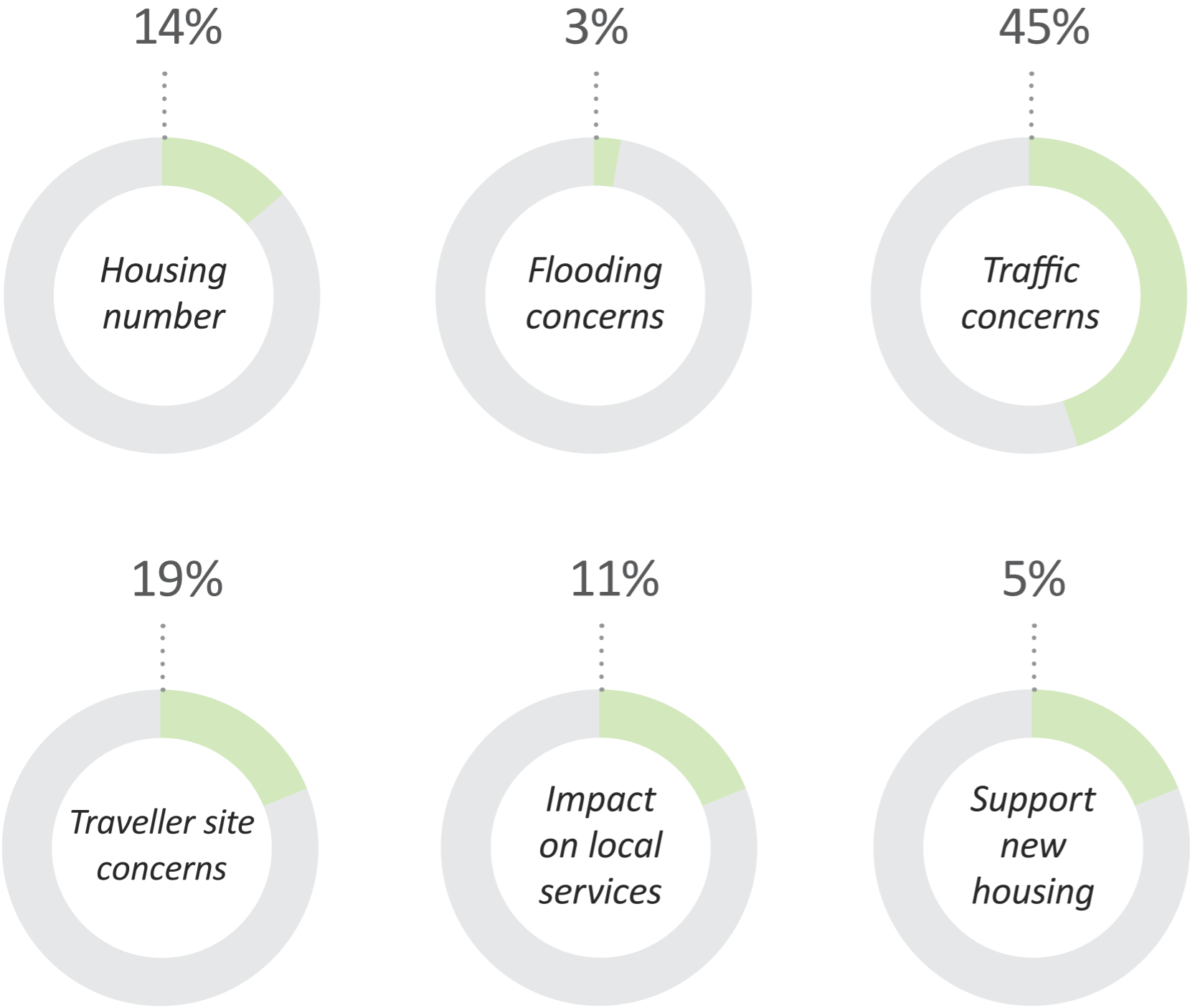
Newsletters sent
2,215

Number of feedback forms completed
28

Online feedback forms received
15



11. Summary of Feedback – June 2017



Sample comments:

- "I have concerns about the safety of the flood defence pool"*
- "I am still concerned about the extra traffic along Long Chauldon."*
- "The access to and from the travellers site is inappropriate."*
- "The housing number has increased considerably."*
- "The affordable housing scheme is a good idea."*
- "Local Roads are already too small and congested."*
- "A roundabout at Long Chaulden would work much better than a filter lane."*
- "We need adequate hospital facilities for all the extra people."*

June consultation summary

Following on from our second consultation in June, residents still had concerns regarding the impact of West Hemel on the highway network, the increased housing number, the inclusion of the traveller site, and the impact on local services such as the NHS and local schools.

Barratt David Wilson and Taylor Wimpey are committed to continue to engage with the local community and statutory consultees as the application progresses to address these concerns.

The revised proposals will

- extend the existing rights of way network
- keep existing landscape feature whilst providing widened green corridors
- enhance the existing transport network through a series of improvements
- provide new local amenities such as schools, and expand local NHS provision
- provide a gypsy and traveller site included in West Hemel by sensitive landscaping



Site plan

Appendix A: February Event Newsletter

West Hemel

Update Newsletter
January 2017

The land at West Hemel Hempstead, known as LA3, has been identified by Dacorum Borough Council for the delivery of new homes to meet the growing demand in Hemel Hempstead, and the wider Borough. The site has been included in the Borough Council's forward plan for new development, known as the Core Strategy.

Since then, further policies and guidance such as the Site Allocation Development Plan Document and Draft Master Plan have been published to shape the development of the new homes, primary school, community facilities and open space alongside the necessary supporting infrastructure.

Taylor Wimpey and Barratt / David Wilson Developments are working together to jointly prepare a masterplan showing what the development could look like, and we'd like the local community to be involved in how we shape these plans.



Illustrative style of development

The masterplan that is being prepared for the site (which will be submitted to the Council as part of a wider Outline Planning Application) sets out the principles of development, including how we will look to provide new community facilities, open space and infrastructure to support both existing and new residents. We will also be submitting detailed proposals, showing how the first 300 houses will look. This will form the first phase of development at the northern part of the site, to take place over the next 3-4 years.



Location of LA3

Find out more

We'll be hosting a series of events over the next few months, prior to formally submitting the Planning Application to the Council. Our first drop in event will be held at the JFK Catholic School on **Monday 6 February between 4pm & 8pm.**

Come along and find out more or visit our website at www.westhemel.co.uk.

www.westhemel.co.uk

Where we are now

Taylor Wimpey and Barratt / David Wilson Developments have together formed a team of specialist consultants to assess and develop specific issues relating to new development – from ecology and archaeology to transport and drainage. A great deal of work is already underway, all aimed at supporting the planning applications, and helping to shape the development.

Alongside this technical information, we will be working with Officers at Dacorum Borough Council to ensure our proposals all accord with the Council's policies and guidance, which have been consulted upon as part of the Local Plan process.

We'd also like you input as we continue to shape the scheme.



Illustrative style of development



Proposals include new open space and play areas



Up to 40% will be affordable homes



Footpaths & Cycleway routes



Play & open spaces

Creating new homes

The proposals will set out the delivery of up to **1,100 new homes**, in a broad mix of house styles and sizes to suit both family and first time buyers. In accordance with the Borough Council's policy, up to 40% of the homes provided will be affordable homes with a range of tenures including those for rent and shared ownership.

Getting around

The site will deliver significant provisions for new and existing residents in the provision of a network of new and enhanced footpath and cycleway routes, an extended accessible bus service for residents, alongside delivering identified road network improvements at key junctions around the Town.

Community infrastructure

A local centre at the heart of the development will provide for a range of community facilities, and a site for a new primary school. The site will also deliver an extensive and publically accessible Green Infrastructure containing a range of play spaces and open space, retaining natural features such as trees and hedgerows within the site.

Find out more

Subscribe to updates on our website – www.westhemel.co.uk or visit us on **Monday 6 February between 4pm and 8pm at the JFK Catholic School, Hollybush Lane, Hemel Hempstead, HP1 2PH.**

www.westhemel.co.uk

Appendix D: Materials at February Exhibition

Welcome to our consultation

West Hemel

Creating a new integrated community

Hello and welcome to our consultation

West Hemel and Bartlett (West Hemel) are working together to develop plans for new homes and associated community facilities in West Hemel Hemel Hempstead. This land has been allocated in Stevenage Borough Council's Local Allocation Statement.

The Local Plan sets out the principles of the development for the land, following a consultation process and taking it forward as a strategic site to deliver a range of new homes for the Borough over the next 10 years.

Today we'd like to give you an update on where we are now, drawing from the guidance set out in the Local Plan and our specific policies within the Draft Supplementary Planning Document. From now on we will provide further and detailed planning applications which will look at many of the broad principles of the development and be guided by the Local Allocation Statement.

Background

The L23 site has been brought forward for development under the Local Allocation Statement (LAS) in the West Hemel Hemel Hempstead Local Allocation Plan (2015), building from a policy allocation in Stevenage Borough Council's Core Strategy. It is one of six 'local allocation' sites identified for housing development that were identified in the Core Strategy. The Core Strategy states that West Hemel Hemel Hempstead will accommodate up to 8,000 new homes in the period to 2021 and the site provides a significant contribution to this target.

In 2015, Taylor Wimpey and Bartlett (Local Allocations) in partnership with Stevenage Borough Council, prepared a draft Statement of Intent for the site which set out further detail on the site. The council sought our views on these plans alongside the pre-submission Local Allocation Statement in 2015.

Feedback and guidance from these planning documents have been reviewed and will form the basis of our planning application.



Aerial view of the site

"The new neighbourhood of Fourteen End will be an **active and distinct place**, its character will reflect the **best design principles of the Colchester area**. While separate, the new neighbourhood will be integrated with other parts of the town through the use of **shared services, facilities and open space**. It will be an **inclusive community**, designed to be **safe and secure**. Local needs will be served. A **new primary school** will be part of the community's heart and focus. There will be a **mix of homes**, accommodating both smaller and larger households and family homes. Development will be spacious and will allow **views of the countryside** across the valley. Open space will permeate the neighbourhood, providing **links between Stroudhill Common, the town and the wider countryside**."

Vision Statement extract from page 20, Local Allocation L23 West Hemel Hemel Hempstead Alternative Draft, Stevenage Borough Council 2015.

Our Vision

Our development proposals share with the Council's vision that West Hemel will help deliver a thriving sustainable community. It will be a place with a clear housing mix, and opportunities for social interaction. It will be a welcoming and accessible designed environment, with a strong sense of identity where natural landscape forms an integral part of the development.



Getting you involved

West Hemel and Bartlett (West Hemel) are presenting a planning application which will need to set the principles of development on the site. You will look at how the land will be used, including on future housing, as well as other aspects of the site.

A detailed scheme will be included for the first phase of the development for 300 new homes. They will set out in more detail the size, site and position of the new homes.

This application will allow you to show how the development will be set out, and how a detailed first phase of development would fit into the site.

Each of the following items are set out to cover issues raised by the development. They include: Design, Environment, Community and Amenities. Please visit the website, have a look at the information and have a chat to members of the team about what you feel is important to consider as we begin to draw up proposals for the housing site.

You can let us know what you think by completing a feedback form and dropping it in the ballot box, or returning it to us using the contact address. You can also comment online at www.westhemel.co.uk (where copies of this material is also hosted) or by telephone on 0800 144 8111.



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Welcome to our consultation

West Hemel

Creating a new community

Living

Creating a new community

Providing a range of choices in the types and styles of our new homes is important in creating a balanced community, providing new private and affordable homes alongside bringing new jobs to the area. The current demand in the region is for a greater range of family homes, but we are also want to provide for those looking to step onto the housing ladder and for families of all sizes.

The proposed development provides for

- Up to 1,100 new homes
- Up to 40% affordable and managed by a Housing Association
- The Community Hub which might include a community building, small convenience store and retail units
- Primary school
- A network of accessible and linked open space for walking and cycling
- A reserved site for gypsies and travellers



We'd like to know what you think about our proposed Masterplan

- What types of homes do you think are important to provide locally?
- What facilities do you feel are needed to support the new residents?
- What do you feel about our initial layout? Could it be improved?
- Do you have any thoughts on construction and reducing disruption for residents?

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West Hemel

Creating a new community

Environment

Using open space and landscaping to create a green infrastructure framework for leisure uses and to encourage biodiversity

The Master Plan seeks to create a range of spaces for relaxation and play – from formal parkland and equipped play areas to green walks and corridors.



They also play an important function too in areas such as drainage. The scheme will be served by a Sustainable Urban Drainage System (SuDS), using swales, basins and ponds within the landscaping to manage surface water from heavy rainfall and release it back into the local watercourses at a controlled rate.



What are your thoughts on creating a green and attractive development?

- What would you use the open space for as part of any development?
- What do you think about our plans to retain existing trees and hedgerows?
- How can we help offer an improved habitat for wildlife as part of the development?

These effective water management techniques also become places where we can create wildlife habitats and natural green spaces right at the heart of residential developments.

The proposed development will also retain existing mature trees and important hedgerows alongside creating new planted areas. This will be a fundamental part of creating a high quality development with a strong sense of identity, combining with the existing landscape features.

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West Hemel

Creating a new community

Community

We propose that West Hemel delivers new facilities such as a new Primary school, Community Hall, a local convenience store, retail, linear green space and play space to help cater for the needs of both new and existing residents.

New Community Hub

We propose to create a new Community Hub containing an integrated variety of community uses, including a new Primary School, Community Building and opportunity for a new convenience store, small shops and other retail/commercial and residential uses. This would be set in an attractive pedestrian friendly space, whilst accessible for bus services and parking.

A Community Building could provide such features as a hall, meeting rooms, satellite doctor's surgery, or other multi-use space



A new primary school

A part of the site has been set aside for a new 2 form entry Primary School, which will be developed to provide new spaces for children from the new housing development as well as those from surrounding communities. The proposed school is at the heart of a series of footpath and cycle routes to encourage walking and cycling to school, as well as providing places nearby for play.

Green space

The emerging Master Plan is built around a network of attractive, accessible and interlinked green spaces – "the Green Infrastructure" – retaining and enhancing biodiversity and providing pedestrian and cycling paths and a series of play spaces. Places to play, to exercise and to enjoy the outdoors are a vital part of the Master Plan vision.



What do you think we need to provide to help support the new residents?

- Do you feel that West Hemel would benefit from a new community hall and local centre?
- Should new play and informal leisure facilities should be provided within the development?
- Would you use these new facilities?
- Are there other facilities you think we should be considering?



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West Hemel

Creating a new community

Movement

Access and movement

The main access to the site is proposed to be through the creation of a new access off Long Chaulden. There is proposed to be a limited access to a reserved gypsy and travellers site via Chaulden Lane to the south of the site.



Internal connections



External connections

The Master Plan has been designed as a series of pedestrian and cycle friendly streets, together with a comprehensive network of integrated footways and cycleways through the proposed Green Infrastructure, all aimed to encourage sustainable and safe movement and enjoyment by both new and existing residents.

What do you think we should be considering as part of our work?

- What highway improvements do you think are needed as part of the scheme?
- How can we encourage more walking and cycling on-site?
- What local issues do we need to consider?

Tackling highways issues

A traffic impact study is currently being developed with Dacorum Borough Council and Hertfordshire County Highways, to determine the impact of the development proposals. This work will assess in detail the operation of local roads and their associated junctions. This work is currently underway.

This work is informed by:

- Independent traffic survey data collected in support of the proposals
- Traffic modelling
- Local data regarding travel patterns that we have obtained from information sources including the Census
- Discussions with local stakeholders

Public Transport



The new housing development will integrate into the existing bus network and incorporate a new bus route through the development, helping to link the local centre with Long Chaulden and to wider town centre and employment destinations.

Parking Provision

Car and cycle parking provision for the proposed new housing development will also have regard to the Borough Council's parking standards, local car ownership levels and visitor numbers.

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West Hemel

Creating a new community

The next steps

A number of technical meetings have already taken place where the comments of many organisations have helped shape the latest Master Plan proposals. This approach is ongoing as the Master Plan evolves.

After this public exhibition, we will consider each of the comments received from local residents and members of the public and provide feedback. This includes comments made on the website.

These comments will help inform the final Master Plan design.

A report summarising the consultation comments will be produced and ongoing updates posted on the dedicated website: www.westhemel.co.uk

Planning application

Taylor Wimpey and Barratt / David Wilson aim to submit an outline planning application, with a detailed Phase 1 of 300 homes in summer 2017. Further details regarding the progress of the planning applications will be available via the project website.

Our next drop in

There will be a further opportunity to comment on more detailed new housing proposals when a second consultation event is held in May of this year. More information will be advertised nearer the time.



We would expect a council decision on the application by the end of 2017



Initial work on the site could therefore start around 2018, if approved by the council



The lifetime of the project would be around 8-9 years.

Thank you again for coming along today and please let us know what you think



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Appendix E: February Event Newsletter

West Hemel

Update Newsletter
January 2017

The land at West Hemel Hempstead, known as LA3, has been identified by Dacorum Borough Council for the delivery of new homes to meet the growing demand in Hemel Hempstead, and the wider Borough. The site has been included in the Borough Council's forward plan for new development, known as the Core Strategy.

Since then, further policies and guidance such as the Site Allocation Development Plan Document and Draft Master Plan have been published to shape the development of the new homes, primary school, community facilities and open space alongside the necessary supporting infrastructure.

Taylor Wimpey and Barratt / David Wilson Developments are working together to jointly prepare a masterplan showing what the development could look like, and we'd like the local community to be involved in how we shape these plans.



The masterplan that is being prepared for the site (which will be submitted to the Council as part of a wider Outline Planning Application) sets out the principles of development, including how we will look to provide new community facilities, open space and infrastructure to support both existing and new residents. We will also be submitting detailed proposals, showing how the first 300 houses will look. This will form the first phase of development at the northern part of the site, to take place over the next 3-4 years.



Find out more

We'll be hosting a series of events over the next few months, prior to formally submitting the Planning Application to the Council. Our first drop in event will be held at the JFK Catholic School on **Monday 6 February between 4pm & 8pm.**

Come along and find out more or visit our website at www.westhemel.co.uk.

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Where we are now

Taylor Wimpey and Barratt / David Wilson Developments have together formed a team of specialist consultants to assess and develop specific issues relating to new development – from ecology and archaeology to transport and drainage. A great deal of work is already underway, all aimed at supporting the planning applications, and helping to shape the development.

Alongside this technical information, we will be working with Officers at Dacorum Borough Council to ensure our proposals all accord with the Council's policies and guidance, which have been consulted upon as part of the Local Plan process.

We'd also like you input as we continue to shape the scheme.



Up to 40% will be affordable homes



Footpaths & Cycleway routes



Play & open spaces

Creating new homes

The proposals will set out the delivery of up to **1,100 new homes**, in a broad mix of house styles and sizes to suit both family and first time buyers. In accordance with the Borough Council's policy, up to 40% of the homes provided will be affordable homes with a range of tenures including those for rent and shared ownership.

Getting around

The site will deliver significant provisions for new and existing residents in the provision of a network of new and enhanced footpath and cycleway routes, an extended accessible bus service for residents, alongside delivering identified road network improvements at key junctions around the Town.

Community infrastructure

A local centre at the heart of the development will provide for a range of community facilities, and a site for a new primary school. The site will also deliver an extensive and publically accessible Green Infrastructure containing a range of play spaces and open space, retaining natural features such as trees and hedgerows within the site.

Find out more

Subscribe to updates on our website – www.westhemel.co.uk or visit us on **Monday 6 February between 4pm and 8pm at the JFK Catholic School, Hollybush Lane, Hemel Hempstead, HP1 2PH.**

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Appendix F: Materials from June event

West Hemel

Creating a new community

Welcome

Barratt David Wilson and Taylor Wimpey are working together in partnership with Dacorum Borough and Hertfordshire County Council officers to develop plans for new homes and community facilities on land at West Hemel Hempstead. This land has been allocated in the Dacorum Borough Local Plan for housing development.

The Local Plan has set the 'principle of the development' on the land, removing it from the green belt and bringing it forward as a strategic site to deliver a range of new homes for the Borough over the next 10 years.

Following on from our public consultation in February 2017, which built upon the Local Allocation 3 (LA3) document and the West Hemel Hempstead Draft Master Plan (2015), we'd like to share with you our final proposals which will then be submitted to Dacorum Borough Council next month for their consideration.

Today we have two parts of the application for you to review. These are:

An Outline Application – this sets out the 'broad principles' of development of up to 1,100 homes for the wider site. It looks at the uses of land, connections to the wider road and footpath network and how development can sensitively reflect the ecology and landscape.

A Detailed Application – for land which will be developed as a first phase of 350 new homes. This shows how the homes would look, and how they will be set out within the site alongside the roads, foot/cyclepaths and Green Infrastructure of public open space, landscaping, stormwater management and ecology.

Please complete the feedback form here today if you have any comments, or you can submit them online at www.westhemel.co.uk.



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West Hemel

Creating a new community

Background

The West Hemel site has been brought forward for development under Local Allocation (LA3) in the West Hemel Hempstead Draft Master Plan (2015). This builds on a policy allocation in Dacorum Borough Council's Core Strategy. It is one of 6 'local allocations' (sites identified for housing development) that were identified in the Core Strategy. The Core Strategy states that Hemel Hempstead will accommodate up to 8,800 new homes in the period to 2031, and this site provides a significant contribution to this target.

In 2015, Taylor Wimpey and Barratt David Wilson, in partnership with Dacorum Borough Council, finalised a draft Master Plan for the allocation which added further detail to the policy. The Council sought your views on these plans, alongside the Pre-Submission Site Allocations document in late 2014.

Taylor Wimpey and Barratt David Wilson are preparing a planning application which will seek to set the 'principle of development' on the site overall and provide a detailed first phase. This will look at how the land is proposed to be used, by way of an illustrative masterplan layout, as well as points of access.

These build upon comments that we have received as part of our contact with statutory consultees such as highways and drainage officers and environmental organisations alongside your comments from the public consultation which we undertook in February 2017.



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West Hemel

Creating a new community

The Community Hub



This hub will be created to form a focal point to the new community. The development has sought to create a range of uses within a central space – with shared parking for the school, shops, community facilities and open space. The local centre is at the heart of the scheme with bus, cycle and pedestrian connections from across the development.

The proposals aim to create a community hub of low speed, shared space to encourage pedestrian use. There will be a range of small shops, including a convenience store, with residential development above.

You asked about: Health provision

GP surgery space will be funded as part of the overall scheme. We are liaising with the Parkwood Surgery about provision of this new capacity either on their existing surgery site, or a satellite surgery as part of the Community Hub.

- Primary School and Primary Nursery (using existing)
- Public Nursery
- Mixed Use (including 400 sqm covered cycle store for 100 bikes with 200 sqm open space below)
- Mixed Use (including 120 sqm Community use & 150 sqm with 1000 sqm with 200 sqm open space below)
- Care Home (70 beds)
- Street Square
- Neighbourhood (for open area for the HMF)
- Health Hub
- Public Community Space
- Public Provision and Cycle Routes
- Private Provision
- Private Land to 2) Open Space (Open or Reserves) 100
- Indicative 10000 sqm (approx) Private
- Car Parking

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West Hemel

Creating a new community

Gypsy & Traveller site

As part of the West Hemel LA3 allocation, Dacorum Borough Council has required that a 7 pitch Gypsy and Traveller site be made available as part of the scheme and be capable of being delivered early in the scheme. This has been located, as the allocation masterplan situated it, in the southern area of the site.

The site would be accessed from Chaulden Lane – which will be improved for this purpose with the provision of additional passing places.

The 7 pitches are designed to be semi-permanent places of residence, therefore only occasional movements of large vehicles along Chaulden Lane are expected.

There will be no road access from Chaulden Lane to the main development.



You asked about: Inclusion

It was felt that the previous plans shown in February 2017 segregated the gypsy and traveller site from the rest of the development. We have amended our plans to make it a more open part of the new community and created better cycle and pedestrian links into the scheme, so that residents of the site have easy access to the community hub, school and open space.



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West Hemel

Creating a new community

Environment

The Master Plan is structured to retain important hedgerows and trees, as well as creating new wildlife areas such as woodland and meadows. These areas will form continuous corridors throughout the whole site, creating connections between the wider countryside and Hemel Hempstead. This will be a fundamental part of creating a high quality development, with a strong sense of identity, combining with the existing landscape and nature features.

The Master Plan also seeks to create a range of spaces for relaxation and play – from formal parkland and equipped play areas to green walks and corridors. A 'trim trail' will also be provided within this network of spaces, and opportunities will also be provided for a community orchard and food-growing garden.

The open spaces also play an important function too in areas such as drainage. The scheme will be served by Sustainable Urban Drainage System (SuDs), using drainage channels and holding basins within the landscaping to hold back surface water from heavy rainfall and release it back into the local watercourses at the same rate a green field would.

These effective water management techniques also become places where we can create new wildlife habitats, and natural green spaces right at the heart of the new residential development.



Indicative design concept

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West Hemel

Creating a new community

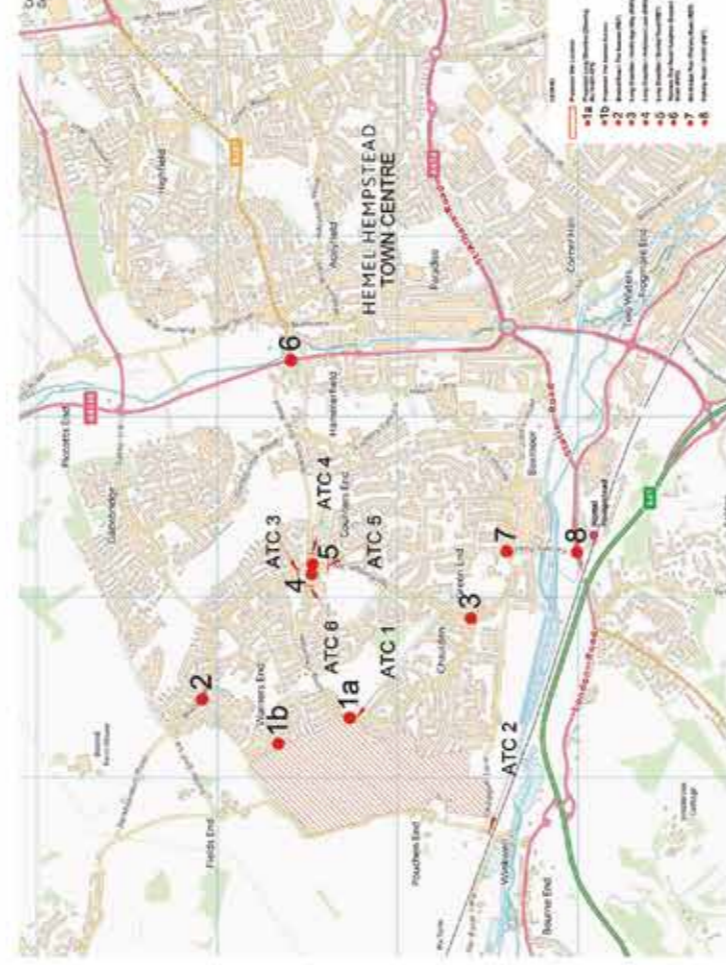
Movement

The main access to the site is proposed to be via the creation of a new access off Long Chaulden, with a further secondary access from The Avenue. An emergency only access / limited access to the Gypsy and Travellers site is via Chaulden Lane to the south of the site.

The plan shows the improvements that will be made to increase transport capacity at points across the network, allowing more vehicles to pass through at busy times, thereby reducing queue lengths.

The new housing development will integrate into the existing surrounding bus network, and will incorporate a new bus route through the development itself, helping to link the Community Hub with Long Chaulden. This will be part funded by Taylor Wimpey and Barratt David Wilson and are part of a range of contributions to public services.

Opportunities for pedestrians and cyclists to move easily through the whole development and connect with Hemel Hempstead Town Centre and railway station, as well as the countryside to the west, also form an integral part of the masterplan access and movement, with a comprehensive network of routes provided.



	Description of work	Result
1a.	Additional right hand turn lane on Long Chaulden, pedestrian refuges and new bus stop	Enabling access to site
1b.	Enabling access to site	Enabling access to site
2.	No improvements required	No Mitigation
3.	Formalisation of roundabout, zebra crossing	Better pedestrian movement
4/5.	New lanes to allow separate right and left queues on roundabout approaches, formalised crossings for pedestrians	Increased capacity and better queuing
6.	Additional lane segregation at roundabout	Increased capacity
7.	Formalisation of roundabout, increasing size of roundabout	Increased capacity
8.	Longer left and right turn queuing lanes, additional improvements, realignment	Increased capacity and flow

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West Hemel

Creating a new community

Construction & next steps

Taylor Wimpey and Barratt David Wilson aim to submit an outline planning application, with a detailed First Phase of 350 homes next month. Further details regarding the progress of the planning applications will be available via the project website, www.westhemel.co.uk.

A Construction Management Plan would be prepared for the development, recommending routes, site operating times, on-site contractor parking areas, and methods for liaising with and minimising disruption for residents during the lifetime of the development. Construction traffic will use both the Long Chaulden and The Avenue access points.

A dedicated project manager will work with residents to try and help reduce any disruption and deal with any issues as they arise.

You can keep updated on the proposals by visiting our website – www.westhemel.co.uk.



We would expect a Council decision on the applications by the end of this year (2017)

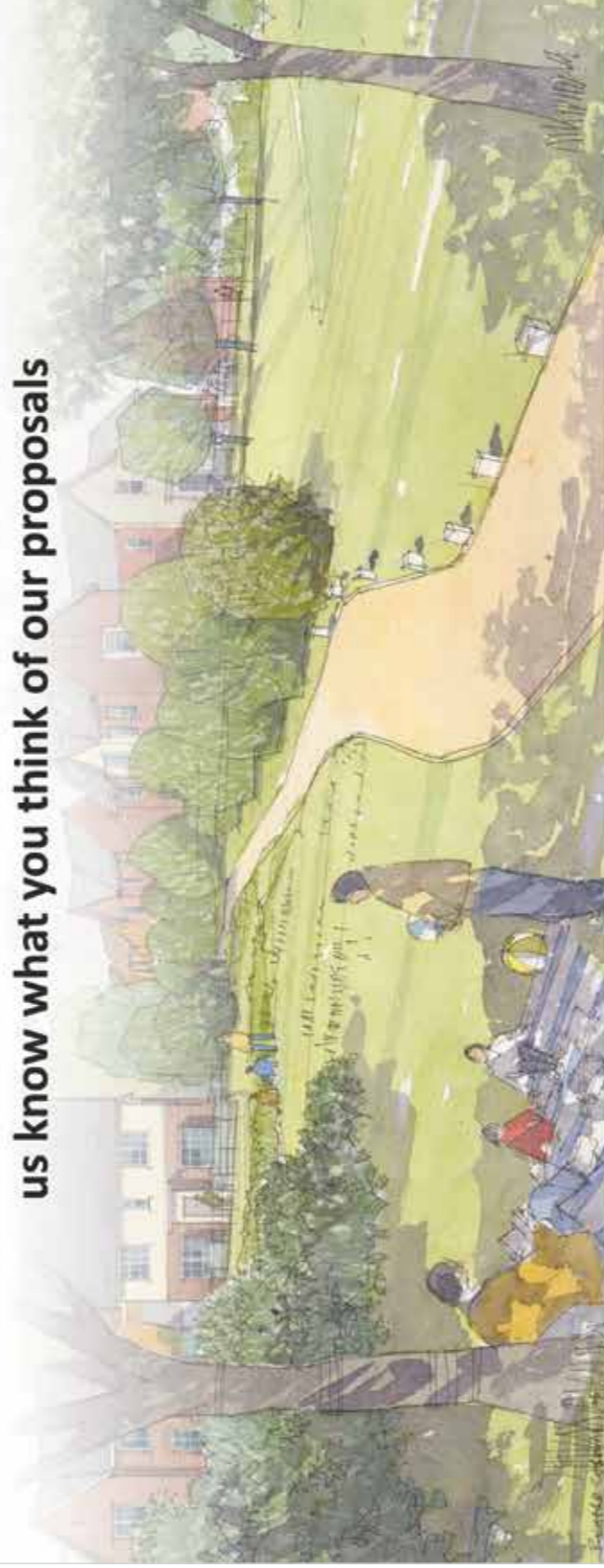


Initial work on the site could therefore start by late 2018, if approved by the Council



The lifetime of the project would be some 8-10 years.

Thank you again for coming along today and please let us know what you think of our proposals



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Appendix G: June Event Newsletter

West Hemel

Update Newsletter
June 2017



Following on from our public exhibition earlier this year (February 2017), Taylor Wimpey and Barratt David Wilson have further progressed plans for the identified housing site at West Hemel, known as LA3. The site has been included in the Dacorum Borough Council's forward plan for new development, known as the Core Strategy.

Taylor Wimpey and Barratt David Wilson are together proposing to submit an Outline Application for the site, which sets out the general principle of the development to shape the provision of up to 1,100 new homes, land for a 2 form entry primary school, community facilities, public open space and necessary supporting infrastructure. The application will also include the details of the first phase of around 350 homes.

Following on from our first public exhibition, we have:

- Carried out comprehensive traffic and transport modelling and assessment to identify any improvements needed to cater for the additional road users
- Further shaped the development to reflect the existing landscape and ecology, creating new habitats and improvement of existing habitats
- Further developed the footway/ cycleway strategy in coordination with existing rights of way
- Further developed our Phase One proposals, to show how the first 350 houses will look
- Reviewed the integration of a Travellers site, providing opportunity for 7 permanent pitches as part of Borough Council's wider allocation policy

Find out more

We'll be holding a drop in event with our updated proposals on **Tuesday 27 June** at the **JFK Catholic School** between **4pm and 8pm**.

Come along and find out more or visit our website at www.westhemel.co.uk.

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Phase One

This will form the first phase of development at the north eastern part of the site, to take place over the next 3-4 years.

The phase one proposals would deliver the first 350 new homes, from apartments and 2 bed houses through to larger 3 and 4 bed family homes and will include a proportion of affordable housing. The first phase will be accessed from Long Chaulden and from the Avenue; and will provide access to a Primary School and local centre both within a Community Hub on the adjacent land.

The layout has sought to put cycle and pedestrian links at the heart of the scheme, setting them within green corridors to create pleasant links to community facilities away from the road network.

The layout is designed to integrate with and compliment the site's landscape, providing a place to live with a distinctive character. This development can then set the scene for future phases and delivery of the wider masterplan.



The wider scheme

In future phases, the Community Hub will provide opportunity for a range of community facilities (e.g. community rooms, childrens nursery, elderly care apartments, convenience store, small shops) and a site for the new primary school at the heart of the development. The site will also deliver extensive green open space for the community including a range of play areas and parkland, retaining natural features such as trees and hedgerows within the site and supplementing this with new planting.

The proposals will deliver a network of new and enhanced footpath and cycleway routes, and integration and improvement of existing bus services for residents. This will be delivered alongside identified road network improvements at key junctions around the town.

Development of the overall wider site is expected to take around 8 to 10 years.

Once both applications have been submitted this summer, Dacorum Borough Council will review the application and undertake their own consultation. A decision is expected by the end of this year, and construction could then begin later in 2018.



More information on these proposals can be found on our website

www.westhemel.co.uk

This report was designed by:

