

Analysis of Appendix 2e Responses to Emerging Strategy 2020 Consultation point 24 - Hemel Hempstead Garden Communities, using a response on each of 50 random page numbers from 2 to 570 (the relevant pages) obtained from <https://numbergenerator.org/randomnumbergenerator/>

The fact that over half the page hits are classified as not relevant or specific, and/or on behalf of a developer is unsurprising given that submissions on behalf of developers tend to be several dozen pages in length. The remainder are in general from local residents who have no commercial interest to represent.

Page Number	Quote (or NRSD = Not Relevant or Specific, and/or on behalf of a developer)
454	NRSD
523	NRSD
453	NRSD
137	I strongly object to any proposals for development of the following sites Growth Area HH01: North Hemel (Phase 1) Growth Area HH02:North Hemel (Phase 2)
104	I am concerned that any development around the Old Town may affect its character adversely.
182	NRSD
215	The proposals for housing development in Growth Areas HH01 and HH02 are excessive and wholly biased against the residents of both Grove Hill and Woodhall Farm as these two estates will become surrounded by new developments.
478	NRSD
247	NRSD
106	NRSD
145	I formally object to the building of many hundreds of homes on green belt/recently downgraded green belt around Hemel Hempstead.
371	NRSD
171	NRSD
10	The extensive use of the Greenbelt for development between Redbourn and Hemel Hempstead goes against the purposes of the Greenbelt as described in the NPPF. Specifically, the Hemel Garden Communities project will see urban sprawl into the Greenbelt and the narrowing of the gap between Redbourn and Hemel Hempstead. In addition, the extensive use of the Greenbelt will damage the local environment and ecology adding to the problems of climate change. On these issues, Redbourn Parish Council objects to the draft Dacorum Local Plan.
288	HH02: North Hemel Phase 2 - 160.9ha 4000 homes ... considered now as part of the whole N/NE expansion of Hemel Hempstead. This lies to the north of HH01 around the existing development of Grove Hill and has been planned in conjunction with St Albans City and District Council. Thus, the swathe of Green Belt around the northern part of Hemel will be totally lost.... the Dacorum Plan is premature and based on outdated and incorrect data and assumptions. As this is the most disastrous proposal for Hemel Hempstead and the area as a whole, this must be removed from the Plan.
175	NRSD

- 267 NRSD
- 528 NRSD
- 270 NRSD
- 515 NRSD
- 503 NRSD
- 2 Building on Green Belt countryside can only have a detrimental impact on the natural environment and our health. Once we have destroyed these areas they will be lost by the impact of insensitive development. I urge Dacorum Planners to re-think this proposal of major development before paper plans become a stark reality with adverse consequences.
- 543 NRSD
- 534 NRSD
- 136 this proposal cannot progress without a definitive plan to address the throughput of vehicles in the area. The current road infrastructure will not cope, and does not cope with queues for the one lane bridge regularly back past the Water End Garage.
- 139 NRSD
- 96 North Hemel Phase 1: The requirement for the strategic corridor roads to be designed to 40mph standard is potentially prejudicial to the outcome of the Transport Plan and Framework workstreams, and potentially counter to good placemaking and '15 minute neighbourhood' aspirations of the Spatial Vision. Slower speed roads are likely to be safer and more conducive to creating attractive and healthy places.
- 517 NRSD
- 229 We dispute the presentation of the Hemel Garden Communities (HGC) concept as a prerequisite within the New Local Plan. It appears that this current consultation on the NLP is the first opportunity to comment on HGC's merits or otherwise.
- 545 The development to the north of Hemel is based on a falsely perceived need to develop a large area of green belt
- 550 NRSD
- 312 If building in Dacorum is absolutely necessary, look to the town centres, particularly the Marlowes - Debenhams will make good flats. Keep away from Green Belt
- 183 NRSD
- 166 NRSD
- 485 Planning to build homes on areas that frequently are known to flood would be catastrophic for the newly built homes and residents. Concreting of these areas would make this issue even worse than it already is. This would affect both North Hemel Phase 1 and 2.
- 235 The Green Belt Topic Paper presents a case that in Dacorum there are the "exceptional circumstances" that the NPPF demands as a precondition for releasing Green Belt land. In essence this case consists of the series of prescribed steps that Dacorum has taken in order to satisfy, and in the case of North Hemel Phase 2 vastly to exceed, a housing target that is assumed without question to be fixed. It does not address the question of why Dacorum, in the National context, should be regarded as "exceptional".
- 237 NRSD
- 93 Overall there is too much development on Green Belt land which will take away a large part of the open space and will ruin large parts of Hemel

Hempstead

442

NRSD

114

I have formed the impression that the proposed plans for this obscene mass house building proposal is going to be forced on the residents of Dacorum Borough with or without proper consultation and whether we like it or not. My Family have lived in North Hemel Hempstead i.e Wootton Drive for 40 years and the reason we moved here was the tranquility of the area, the adjacent peaceful countryside with its profusion of amazing wildlife and the open habitat of many species of birds and wild animals. All this to be destroyed on the *false demand* that it is required by the government to build thousands of new homes in the vicinity of North Hemel Hempstead where there is insufficient water supply, no definite plans for hospitals and medical centres, schools and much more.

118

The further expansion and destruction of the precious green belt areas of Hemel Hempstead will negatively impact the natural environment and quality of life for all.

52

I wish to object to the proposed development as I am very concerned about the local development plan that you have published and the various impacts it would have on the parish of Great Gaddesden. The plan would, if allowed, result in the urbanisation of a parish that is predominantly composed of agriculture land and woodland and sits in an area of outstanding natural beauty (AONB). The proposed development would cover almost 18% of the parish and reach right to the border of the AONB demarcation line. Environmental impacts of sound and light and noise alone would do significant damage to the natural beauty of the AONB. There can be no hiding from the fact that the plan would have a very significantly detrimental effect on the green belt and also on the Chilterns area of outstanding natural beauty.

461

NRSD

350

NRSD

155

NRSD

502

NRSD

84

This development would take out a large area of Green Belt land and is too close to the boundary of the Chilterns AONB

307

NRSD

328

NRSD

317

Each time there is heavy rain, the local fields create large rivers and a lake along which can spread from close to Redbourn all the way down Dodds lane towards Piccotts End. These rivers last for several days. Proposing to build homes on areas that frequently are known to flood would be catastrophic for the newly built homes and residents.