
East Hemel Forum

Held at Aubrey Park Hotel, Hemel Hempstead Road, Redbourn, St Albans, AL3 7AF at 18:00 on Tuesday 28th February 2017.

Present:

Alex Doel (Chair), Portland (on behalf of The Crown Estate)

Steve Melligan, The Crown Estate

Bob Sellwood, Sellwood Planning (on behalf of The Crown Estate)

Councillor Victoria Mead, St Albans Council, ward member for Redbourn

Councillor David Mitchell, Redbourn Parish Council

Councillor Graham Sutton, Dacorum Council, ward member for Leverstock Green

Councillor Colette Wyatt-Lowe, Dacorum Council, ward member for Woodhall Farm

Councillor William Wyatt-Lowe, Dacorum Council, ward member for Adeyfield East

Graham Glover, East Hemel North Residents

Colin Gage, Leverstock Green Village Association

Councillor Ian Caldwell, Friends of the Nickey Line

In attendance:

Bruce Calton, Scott Brownrigg (on behalf of The Crown Estate)

Kamran Hussain, Portland (minutes) (on behalf of The Crown Estate)

1. Chair's welcome

1.1. The Chair welcomed members and provided a short overview of the purpose of the forum.

2. Apologies

2.1. Ian Caldwell (lateness)

3. Minutes

3.1. The minutes from the previous meeting were agreed and the Chair confirmed that these would be uploaded onto the website.

4. Evolution of Masterplan

4.1. Bruce Calton explained that after reviewing feedback from the consultation, The Crown Estate have been working on a Draft Masterplan. He added that the Draft Masterplan is still being developed, but The Crown Estate wanted to share the options being explored with the Forum.

5. Northern Residential Area

5.1. Bruce Calton provided an update on the progress made with the Draft Masterplan in relation to the Northern Residential Neighbourhood. He explained the pros and cons of each option.

5.2. Councillor David Mitchell made the comment that 1,500 houses could not be built at East Hemel North within the boundaries determined by the SLP for Green Belt release unless the housing density was raised from 40 dph to nearly 60 dph (according to Redbourn Parish

Council's planning advisors) – a level of density which St Albans District Council has said is unacceptable. However, Councillor David Mitchell noted that, in The Crown Estate's Draft Masterplan, the proposed development covered a larger area of Green Belt than in the SLP map. In response, Steve Melligan acknowledged this and said The Crown Estate are committed to ensuring that good quality homes are built in the area rather than focusing on the total number of dwellings.

- 5.3. There was a brief discussion on the progress with the St Albans Strategic Local Plan and how this will impact the East Hemel proposals. Steve Melligan reiterated that it is expected that the Local Plan will catch up when the East Hemel planning application comes to determination.
- 5.4. Bruce Calton confirmed that The Crown Estate are working with the relevant local authorities to ensure that the school is built in the best location. Councillor Colette Wyatt-Lowe raised concerns about air quality in relation to the location of the schools. In response, Bob Sellwood confirmed that the school is likely to be located in the middle of the site and various studies have been undertaken in regards to air quality.

6. Southern Residential Area

- 6.1. Bruce Calton explained the options being explored as part of the Draft Masterplan. He stated that the residential-led boulevard is at the heart of the scheme.
- 6.2. Colin Gage added that the existing school in Leverstock Green has land available and is willing to develop this.
- 6.3. Members briefly discussed the location of the secondary school. However, it was agreed that the location of schools and social infrastructure will be discussed at a future meeting. Members also discussed potential traffic issues on the proposed boulevard.

7. Commercial Central Zone

- 7.1. Bruce Calton explained the options being explored for the Central Commercial Zone. He confirmed that the area is likely to feature a hotel and high profile offices. Bruce Calton acknowledged that this is still very much a work in progress and will be looking at displaying more granular details at the second consultation later this year.
- 7.2. Members questioned where the gypsy and traveller sites would be located. Bruce Calton said that this is yet to be decided, but the two pitches will be located close to each other. Members agreed that the relevant authorities need to come together to establish the most appropriate place to locate the sites. The Chair said this should be an agenda item at a future meeting.

8. Date and future topic of next meeting

- 8.1. It was agreed that the next meeting would take place on Tuesday 4th April and will focus on landscaping, open spaces and sustainability. The Chair also suggested that the meeting in May should focus on social infrastructure. Councillor Colette Wyatt-Lowe noted that there are also County Council elections due to take place in May.

9. AOB

- 9.1. Councillor David Mitchell asked members what they thought of the Government's Housing White Paper and members discussed this briefly, but also noted that it is not likely to have any immediate impact on the proposed East Hemel scheme.
- 9.2. Councillor Graham Sutton asked if the slides from the meeting could be shared with members to which the Chair agreed.

The meeting ended at 7:30pm.