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## East Hemel Forum

Held at Aubrey Park Hotel, Hemel Hempstead Road, Redbourn, St Albans, AL3 7AF at 18:00 on Tuesday 4<sup>th</sup> April 2017.

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### Present:

Tom Waterhouse (Chair), Portland (on behalf of The Crown Estate)

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

Steve Melligan, The Crown Estate

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

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

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

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

Colin Gage, Leverstock Green Village Association

Councillor David Mitchell, Redbourn Parish Council

Dave Abernethy, Friends of the Nickey Line

Roger Stokoe, Westwick Row Residents

### In attendance:

James Ford, Hoare Lea (on behalf of The Crown Estate)

Jane Jarvis, SLR Consulting (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. Graham Glover (East Hemel North Residents), Alex Doel (Portland)

#### 3. Minutes

3.1. Councillor David Mitchell noted that the minutes from the previous meeting had not been updated. It was agreed that the minutes would be updated accordingly and circulated to members.

#### 4. Matters arising

4.1. The presentation from the previous East Hemel Forum meeting was circulated to members.

#### 5. Sustainability

5.1. James Ford explained the principles behind the sustainability strategy in relation to The Crown Estate's planning application for East Hemel. Councillor David Mitchell asked for clarification on what sustainability means in respect to the scheme. Bob Sellwood explained that the TCE sustainability analysis assumes that SADC propose to release East Hemel from the Green Belt.

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- 5.2. James Ford highlighted the key themes of the sustainability strategy, including the need to ensure a network of open spaces and the importance of environment ecology. He then explained how the strategy has developed and evolved over time.
  - 5.3. Colin Gage asked whether this takes into account the density of housing. Roger Stokoe asked whether the impact of having homes next to the motorway had been considered. In response, James Ford and Bob Sellwood both said that this will meet all of the necessary standards required.
  - 5.4. Steve Melligan said a number of studies have been undertaken factoring in a range of issues including air quality. James Ford added health and wellbeing is at the heart of the sustainability strategy.
  - 5.5. Brief discussions took place on sustainability in relation to affordable housing and schools. Responding to members' questions about the up-take of school places, Bob Sellwood said that this is a matter for the educational authority to decide.
  - 5.6. Roger Stokoe raised the issue of congestion and asked about The Crown Estate's plans to control traffic. In response, Steve Melligan said that The Crown Estate will have a comprehensive transport plan which will look at issues affecting the surrounding area. It was agreed that discussions around pollution, noise and congestion will continue going forward.

## **6. Landscaping update**

- 6.1. Jane Jarvis provided an update on her role in relation to The Crown Estate's landscaping plans for East Hemel. She provided an overview of the landscaping options in East Hemel, specifically looking at the necklace of open spaces.

## **7. Northern District Park**

- 7.1. Jane Jarvis presented the features of the Northern District Park, including the options for creating a natural amphitheatre, wetlands and ecological mitigation. In addition, Jane Jarvis also presented the options for having a formalised green park with the opportunities to grow edible fruits.

## **8. Nickey Line**

- 8.1. Jane Jarvis presented the secondary cycle path crossing at the Nickey Line along with the road crossing drawing. She added that this was a priority area and explained the proposed design features. Members also briefly discussed traffic related issues.
- 8.2. Responding to a question from Colin Gage about the possibility of having an underpass, Bob Sellwood said that this option has been explored, but would not be possible due to levels. Dave Abernethy said this should be used as a key transport network and added that the Friends of the Nickey Line are happy to discuss this in further detail.
- 8.3. Councillor David Mitchell asked how the park will be preserved and how the wildlife would be managed. Jane Jarvis and Bob Sellwood explained that The Crown Estate will look to set up a Trust which will initially work with the relevant authorities, but this responsibility will later evolve and could be managed by local people.
- 8.4. Councillor David Mitchell asked what stage in the development timetable would the park be put in place. In response, Jane Jarvis said there would be a schedule over the period with sections of the park landscaped after so-many houses were completed; the park would be constructed as the development went along, not at the end.
- 8.5. Roger Stokoe said he was encouraged by the plans presented by Jane Jarvis, but asked whether it would be possible to share the landscaping update for the Southern Residential area. Jane Jarvis said this was still in development and it was agreed that the previous EHF

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meeting presentation would be sent to Roger Stokoe.

**9. Consultation update**

9.1. The Chair shared the proposed East Hemel consultation dates scheduled for the summer.

9.2. Roger Stokoe highlighted that there were issues with the communications around the first series of consultation events. The Chair acknowledged this and said the consultation team is looking to improve this going forward.

**10. Date and topic of next meeting**

10.1. It was agreed that the next meeting would take place on Tuesday 9<sup>th</sup> May and would focus on social infrastructure.

**11. AOB**

11.1. Members requested that the presentation be shared to which the Chair agreed.

**The meeting ended at 7:45pm.**