



The Crown Estate – East Hemel

Public consultation feedback: June – August 2017

Executive summary

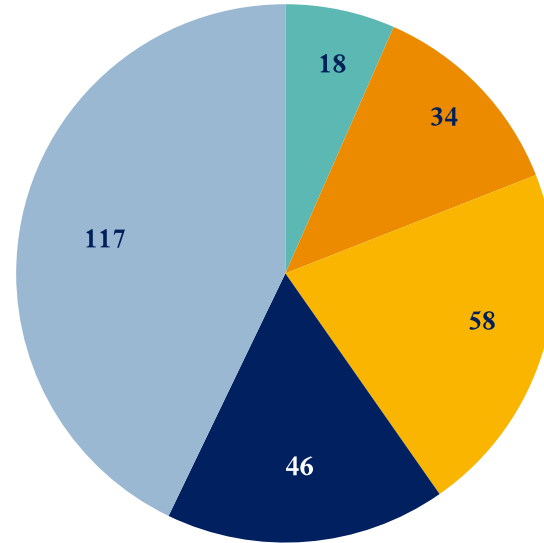
- The consultation period was open from 23.06 to 04.08. We received 273 feedback form responses to the masterplan, 110 of which were received at the consultation events.
- In addition to submitting forms at the events, responses could be submitted via freepost or online at the project website.
- The key finding is that there was far less consensus around questions relating to transport improvements (Questions 3 and 6) compared to those on amenity and design.
- Low density suburban or rural feel, three bedroom houses and small scale shops were clearly preferred options for Questions 1, 2 and 4 respectively.
- Transport issues continue to split opinion, as evidenced by the lack of agreement on Questions 3 and 6 and the number of mentions of transport in the freeform question.
- Each slide goes into more detail about how respondents at the consultation answered each question.



Attendance

Event	Attendees
Woodhall Farm	101
Redbourn	232
Leverstock Green	554
Total	887

Feedback Forms (273)

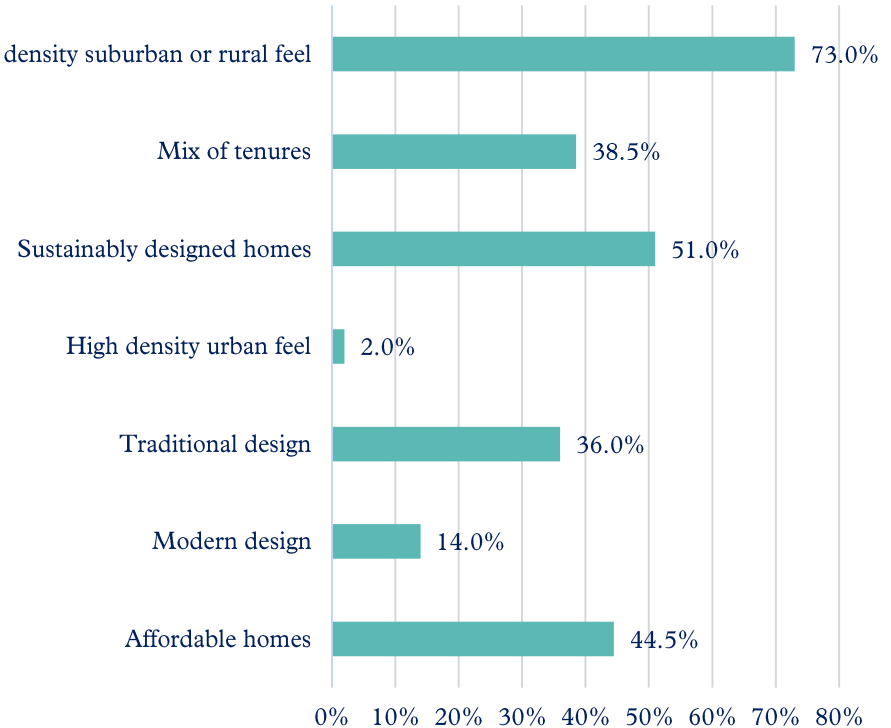


■ Woodhall Farm ■ Redbourn ■ Leverstock Green ■ Online ■ Postal

Question 1

East Hemel provides the opportunity to deliver up to 2,500 new homes in an area with a housing shortage. What are your priorities for new homes at East Hemel? (Please tick **three)**

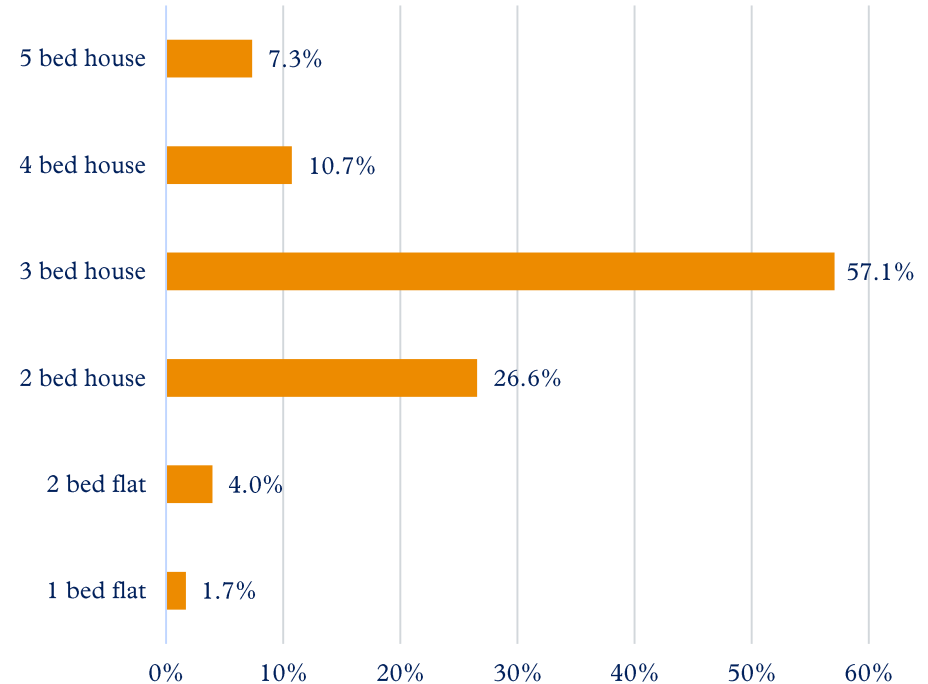
- 200 of the 273 respondents answered this question.
- Low density suburban or rural feel was the most popular option by some distance (73%); there was little to choose between the next four options.
- Only four of 273 respondents wanted high density urban feel while only 14% saw Modern design as a priority for new homes at East Hemel.



Question 2

Which type of homes do you believe are most needed at East Hemel? (Please tick one)

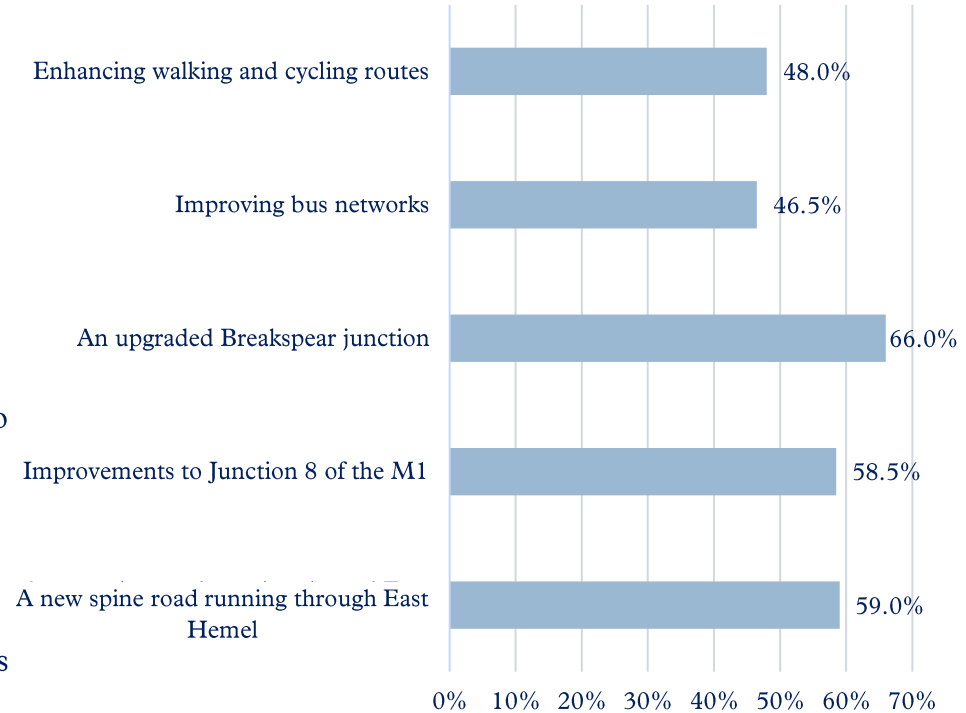
- 177 of the 273 respondents answered this question.
- Three bed houses was clearly the most popular option, preferred by 57% of respondents. The next most popular option was two bed houses, favoured by 27% of people.
- Only three respondents believed one bed flats were most needed.



Question 3

We know the transport capacity is a concern for people in the area. When it comes to the transport improvements we are proposing, which are your priorities? (Please tick the **three most important)**

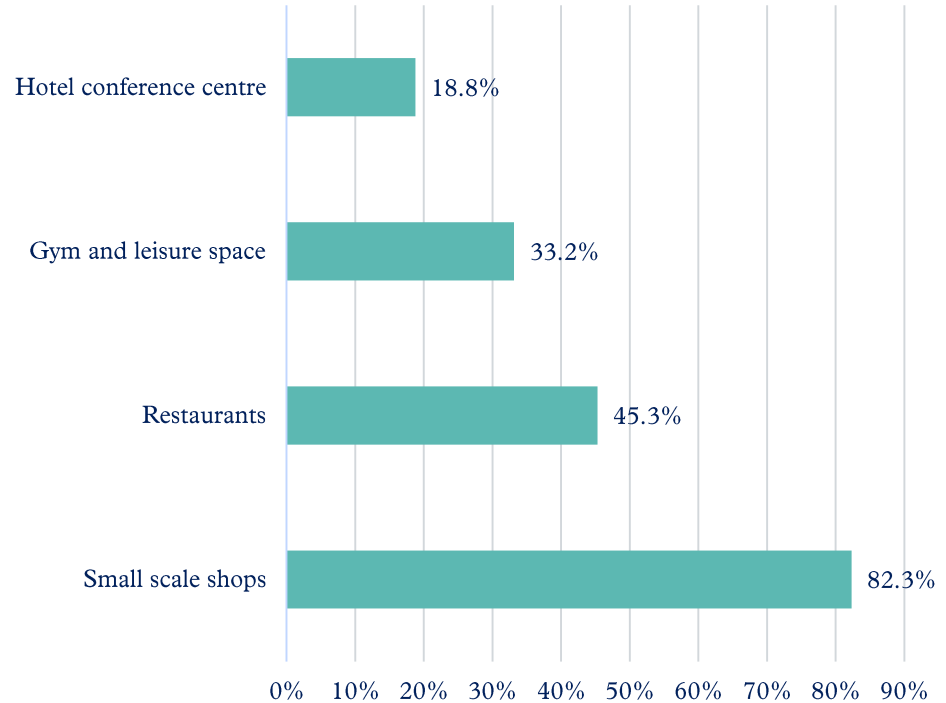
- 200 of the 273 respondents answered this question.
- The standout conclusion was that there was very little to choose between any of the five options, with only 19% separating the most and least popular.
- An upgraded Breakspear junction was the most popular choice, preferred by 66% of respondents. Improving bus networks was comparatively less of a priority (47%).



Question 4

East Hemel will provide 55 hectares of employment space that will cater for a range of businesses. What should we put in place to support this new employment space? (Please tick **two most important)**

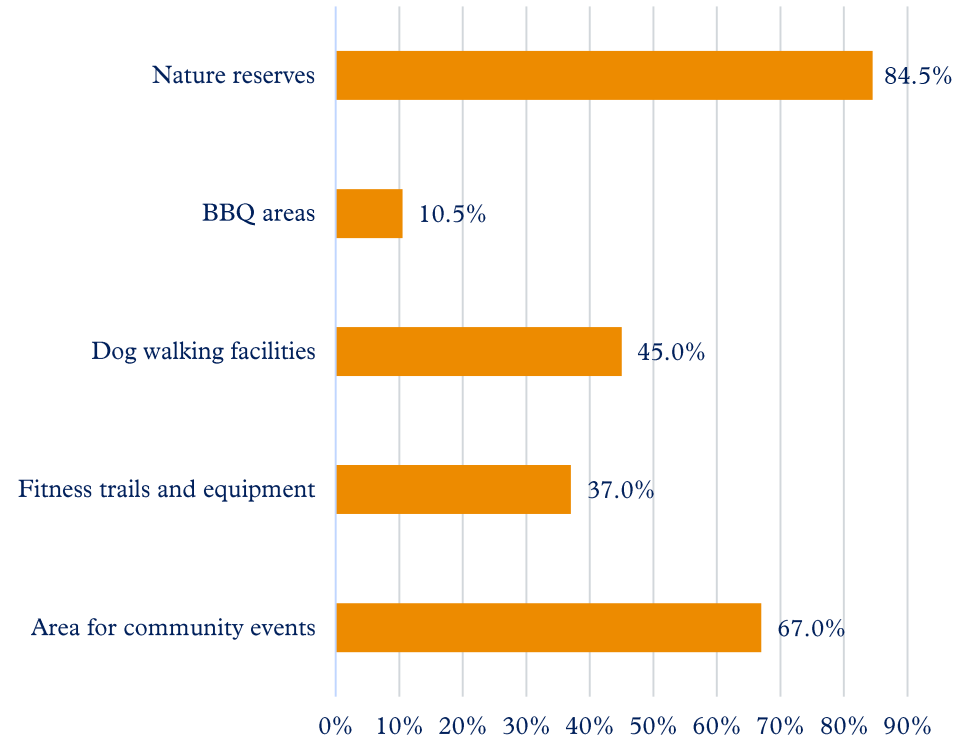
- 181 of the 273 respondents answered this question.
- Again there was a clear preferred option – small scale shops (82%). This was followed by restaurants (45%).
- Only 19% of respondents opted for hotel conference centre, with 65 respondents suggesting other features, including a pub, a supermarket, a church or parking.



Question 5

Our proposals include two new country parks for the whole community to use. What additional features would you like to see at these parks? (Please tick the **three most important)**

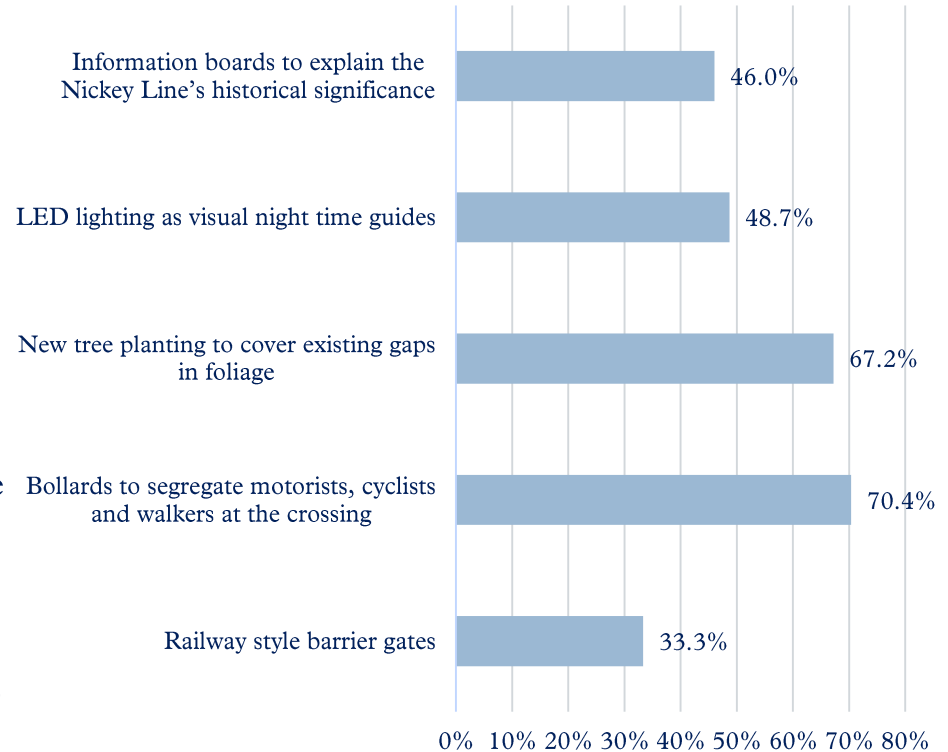
- 200 of the 273 respondents answered this question.
- A large majority of respondents would like to see nature reserves included in the new country parks (85%). Area for community events was second most popular (67%).
- Only 11% of respondents would like to see BBQ areas, with 46 respondents suggesting other additional features such as cycle paths, wildlife areas and accessible-for-all children's play facilities.



Question 6

We understand the importance locally of the Nickey Line and are proposing an “at grade” crossing which treats the Line as sensitively as possible. What features should we include to enhance the crossing? (Please tick the **three most important)**

- 189 of the 273 respondents answered this question.
- There was no clear preference, with bollards to segregate motorists (70%) and new tree planting (67%) the most and second most popular options, respectively.
- Railway style barrier gates was the least preferred option, with only 33% of respondents favouring it.



Question 7

What, if any, other feedback would you give us about our proposals for East Hemel? [253 respondents]

- Residents made a range of suggestions and comments in the freeform section, which can broadly be categorised as relating to **transport, housing, facilities** or **other issues**.
- Comments about **transport** primarily concerned the impact on traffic on specific roads in the area surrounding the development, including the A4147, Punchbowl Lane and Hemel Hempstead Road, as well as the M1 Junction 8.
- In terms of **housing**, the percentage of affordable housing, housing density and ensuring housing is adapted for the elderly were all raised on a number of occasions.
- On the question of **facilities**, the provision of health facilities was frequently mentioned, while other suggestions included a Post Office, a café, a library, tennis courts or a place of worship, as well as adapted play facilities.
- ‘**Other**’ frequently mentioned issues included the location of the two traveller sites, St Albans Council’s decision to allocate the land for housing and maintaining the village feel of Redbourn and Leverstock Green.
- The Crown Estate are currently reviewing all the feedback we received in detail. This will then help inform the masterplan, which will be submitted later this year.