
East Hemel Forum

Held at Aubrey Park Hotel, Hemel Hempstead Road, Redbourn, St Albans, AL3 7AF at 18:00 on Tuesday 3rd October 2017.

Present:

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

Councillor Victoria Mead, SADC, Redbourn ward

Steve Melligan, The Crown Estate

Graham Glover, East Hemel North Residents

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

Eddie Spriggs, Westwick Row Residents

Councillor David Mitchell, Redbourn Parish Council

Colin Gage, Leverstock Green Village Association

In attendance:

Mark Patchett, MPCs Consultancy (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. 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; Roger Stokoe, Westwick Row Residents; Cherie Norris, Herts LEP.

3. Minutes

3.1. The Chair noted that the minutes had been updated following comments from Councillor David Mitchell. The minutes were approved by members.

4. Matters arising

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

5. Consultation update

5.1. The Chair provided an overview of the public consultation on The Crown Estate's draft masterplan for East Hemel. He explained that invitations for the three public events had been sent to around 8,000 people with almost 900 people attending the events.

5.2. Eddie Spriggs said he and his neighbours on Westwick Row did not receive an invitation to the events. In response, the Chair confirmed that the delivery company was clearly instructed to deliver to Westwick Row and their own tracking devices indicated that they had visited the road. He added that residents were also notified through the local press, community noticeboards and through an e-bulletin. Members agreed that the majority of residents living around the proposed development were aware of the consultation events.

- 5.3. The Chair presented the initial feedback from the consultation, detailing the responses received from residents on housing and transport. Councillor David Mitchell asked how the feedback will be incorporated into the final masterplan. Steve Melligan outlined that the project team is currently reviewing the feedback and will look to incorporate comments where it is in line with planning policy.
- 5.4. Eddie Spriggs said that some residents are opposed to the principle of development which was not included as part of the feedback response. He added that the development is too close to the M1 Motorway and that provision for a hospital should also be considered. In response, Steve Melligan said that the land had been allocated by St Albans City & District Council and any future application will be compliant with planning policy. Steve Melligan added that he has had meetings with the Hospital Action Group and Sir Mike Penning MP to discuss health provision in the area, but the introduction of a hospital is a matter for the local health authorities.
- 5.5. Councillor David Mitchell and Graham Glover also discussed concerns about the housing density since the former SLP required 40dph. Steve Melligan said The Crown Estate is committed to delivering a high quality scheme and long-term technical work is being carried out which will be incorporated into the planning application.

6. Community Management Trusts

- 6.1. Mark Patchett introduced himself and provided an overview of his role. He said that he has been instructed by The Crown Estate to help identify and support groups that can potentially manage future community assets at East Hemel.
- 6.2. Members asked how the trusts and their management will be financed. In response, Mark Patchett said that this can be funded in a number of ways, including service charges on residents and businesses, a dowry of assets and S106 contributions.
- 6.3. Mark Patchett provided a comprehensive update of the various assets that may need to be managed by local community representatives, including the country park and sports pitches along with other community facilities.
- 6.4. Colin Gage asked whether community management trusts are able to form subsidiaries. Mark Patchett and Bob Sellwood said that there could be the opportunity for local groups to work in partnership.

7. Update from The Crown Estate

- 7.1. Bob Sellwood provided an update on SADC's Local Plan process and the previous Planning Policy Committee meeting. Members discussed the Government's latest OAN assessment methodology and how this affects The Crown Estate's proposals at East Hemel.
- 7.2. Members asked how the process would work if The Crown Estate submitted an application while St Albans City & District Council did not have a Local Plan in place. In response, Bob Sellwood and Steve Melligan said that they expect the Local Plan process to progress and catch up prior to determination of the application.
- 7.3. Members also discussed whether the application could go direct to the Secretary of State for determination. Steve Melligan said that The Crown Estate would always look to take the application through the local authority route.

8. Date of next meeting

8.1. It was agreed that the next meeting would take place in January 2018. The Crown Estate proposed that a summary of the planning application is provided at the next meeting. Members requested that more details regarding schools be presented at the next meeting.

9. AOB

9.1. Members requested that the presentation from the meeting be shared, to which the Chair agreed.

The meeting ended at 7:40pm.