
East Hemel Forum

Held at Aubrey Park Hotel, Hemel Hempstead Road, Redbourn, St Albans, AL3 7AF at 18:00 on Tuesday 13th June 2017.

Present:

Alex Doel (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 David Mitchell, Redbourn Parish Council	Colin Gage, Leverstock Green Village Association
Graham Glover, East Hemel North Residents	Dave Abernethy, Friends of the Nickey Line
Roger Stokoe, Westwick Row Residents	

In attendance:

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. Yolanda Rugg (Herts Chamber of Commerce); Councillor Victoria Mead (SADC); Andrew Lee (Herts LEP); James Doe (Dacorum Council)

3. Minutes

3.1. The Chair noted that the minutes from the previous meeting had been updated following comments from Councillor David Mitchell and Roger Stokoe. 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. Draft Masterplan

5.1. Bob Sellwood presented the proposed masterplan, highlighting where key features would be located in the residential areas and the commercial area. He explained that following consultation with Hertfordshire County Council, it has been decided that the Northern Residential Area would be a more suitable location for a secondary school. He also explained the rationale behind locating the primary school in the middle of each site and provided further details on the proposed local centres.

-
- 5.2. Colin Gage asked for further details about the local centres. In response, Bob Sellwood said the proposals will include small and single-unit shops such as a pharmacy.
- 5.3. Councillor David Mitchell asked what would happen to the farmland to the East of the site. Steve Melligan and Bob Sellwood confirmed that this would be safeguarded for future development. Councillor David Mitchell said that he is concerned that it could become something of a wasteland if, because of its size and accessibility, it could not be used for agriculture in the interim.
- 5.4. Bob Sellwood said that the existing Woodend Farmhouse building would be a suitable location for a pub/restaurant. He added that The Crown Estate is open to suggestions on what the New Barn could be used for and said this could consist of small start-ups. Councillor David Mitchell noted that the area is in a bad state and would require a lot of work.
- 5.5. Bob Sellwood explained the local amenity features within the masterplan, including the proposed sports pitches also outlining the policy requirements that The Crown Estate must meet in their planning application.
- 5.6. Members discussed the need for a doctor's surgery on the site. Bob Sellwood and Steve Melligan said The Crown Estate are open to providing a surgery in either the northern or southern part of the site. Councillor Graham Sutton added that health measures should also cater for the ageing population. Roger Stokoe said funding was an issue and asked who would pay for the GP's surgery. In response, Bob Sellwood said that The Crown Estate will make a contribution to health services as required by SADC. In addition, the Government will make its normal per capita payment as the new population arrives.
- 5.7. Members discussed schools and education in the area. Councillor William Wyatt-Lowe asked for more information on the timescales. Bob Sellwood said if planning permission is granted in 2019, it is expected that the Secondary school can be opened by 2025.
- 5.8. Councillor David Mitchell added that the Northern and Southern Residential areas will be two separate communities.
- 5.9. Roger Stokoe raised concerns about the proximity of the proposed schools to the M1. In response, Bob Sellwood that The Crown Estate are looking at extending the acoustic bunding to reduce noise pollution and are working with the LEP on improvements around Junction 8. Roger Stokoe added that Bedfordshire County Council is planning to build more homes next to the motorway. He said that congestion would continue to be a problem despite the assurances provided by The Crown Estate.
- 5.10. Members discussed the location of the traveller sites. Councillor David Mitchell said that Redbourn cannot cope with additional sites. Steve Melligan reiterated that The Crown Estate has been asked to provide two traveller sites in accordance with the SLP.
- 5.11. Members also discussed the Buncefield Zone and Bob Sellwood explained how the constraints have impacted The Crown Estate's plans in relation to this. A further discussion took place on the type of employment that East Hemel will offer.

6. Landscaping

- 6.1. Jane Jarvis explained that since the previous Forum meeting more work has been done on the Southern Residential Area in relation to landscaping. She provided a comprehensive update on the Southern Country Park explaining the amenities included within the park. Members also discussed the importance of preserving wildlife. Jane Jarvis said The Crown Estate are carrying out a number of ecological surveys to minimise any disruption to wildlife is mitigated.
- 6.2. Members discussed the Nickey Line crossing at length. Dave Abernethy said he is opposed to the proposals for the crossing. Friends of the Nickey Line feel we must learn from the

Redbourn crossings and have a controlled, preferably Toucan, crossing here. Jane Jarvis and Bob Sellwood reiterated that these are currently proposals and will be consulted on.

6.3. Other landscape features were also discussed, including how the SuDs ponds will be maintained and their purpose. The group also discussed the measures being taken to address flooding in the area.

6.4. Jane Jarvis explained the options being explored to cross Westwick Row and the cycling and walking routes being proposed.

7. Consultation update

7.1. The Chair confirmed the dates for the second East Hemel consultation. He informed members that nearly 10,000 invitations had been sent to local residents and businesses as well as advertisements placed in local newspapers and community centres.

7.2. Roger Stokoe, Councillor David Mitchell and Graham Glover said they had not received an invitation. In response, the Chair and Steve Melligan said a new delivery company has been used and their GPS tracking appears to be thorough. The Chair said he would look into this and report back to Mr Stokoe and Councillor David Mitchell. Colin Gage noted that the Leverstock Green area had received the invitation.

8. Date of next meeting

8.1. It was agreed that the next meeting would take place on 12th September 2017 after the consultation period.

9. AOB

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

The meeting ended at 7:30pm.