



Hemel Garden Communities (HGC) Delivery Statement November 2024 update Creating a greener, more connected New Town

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The Hemel Garden Communities (HGC) Delivery Statement is an overview document to support the Regulation 22 Local Plan submission for St Albans City and District Council (SADC).

An earlier version of the document was published in July 2023 and October 2023 alongside the SADC and DBC Regulation 18 Local Plans consultations and in September 2024 and October 2024 alongside the SADC and DBC Regulation 19 Local Plans consultations.

The HGC Delivery Statement has been prepared by the HGC Partners: St Albans City & District Council, Dacorum Borough Council and Hertfordshire County Council with Hertfordshire Futures (Formerly Hertfordshire Local Enterprise Partnership - Herts LEP) and Hertfordshire Innovation Quarter (Herts IQ).

Any questions regarding this HGC Delivery Statement should be sent to the Hemel Garden Communities Communication and Engagement Lead hello@hemelgardencommunities.co.uk

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Version	Date	Version	Prepared by
1.0	07/07/2023	Supporting document to SADC Regulation 18 Local Plan	IS / CM / SH
2.0	20/10/2023	Supporting document to DBC Regulation 18 Local Plan	IS / CM / SH
3.0	24/09/2024	Supporting document to SADC Regulation 19 Local Plan	IS / CM / SH
4.0	30/09/2024	Supporting document to DBC Regulation 19 Local Plan	IS / CM / SH / VM
5.0	26/11/2024	Supporting document to SADC Regulation 22 Local Plan Submission	IS / CM / SH / VM

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Purpose of Document

The Hemel Garden Communities (HGC) Delivery Statement is an overview document to support the draft Local Plans for both St Albans City and District Council (SADC) and Dacorum Borough Council (DBC).

The preparation of this statement has been led by the HGC partners (St Albans City & District Council, Dacorum Borough Council, Hertfordshire County Council, Hertfordshire Futures (Formerly Hertfordshire Local Enterprise Partnership LEP) and Hertfordshire Innovation Quarter) following collaboration with key landowners and stakeholders.

The role of the Delivery Statement, is to set out in more detail the work undertaken to support the HGC planning policies within the Local Plans. It explains the background, context, policy, governance and progress on the HGC Programme and how it aligns with the Local Plans' processes and other related strategic programmes.

The HGC Delivery Statement sets out the next steps for these workstreams as part of the HGC Programme.

This document has been updated and published at both Regulation 18 and Regulation 19 consultation stages for SADC and DBC. This version (V5) has been prepared for the SADC Regulation 22 submission. This Delivery Statement will be updated for the submission of the Dacorum Borough Council Local Plan (Regulation 22) to provide the latest position on the work which has been progressed.



4 *Figure 1 Hemel Garden Communities: A vision for 2050*
Source: HGC Transport Vision & Strategy
Image by DK-CM

What is Hemel Garden Communities?

The Hemel Garden Communities (HGC) Programme is an ambitious proposal which will transform and grow Hemel Hempstead and create attractive, sustainable new neighbourhoods to its north and east by 2050.

Collaborating as a partnership St Albans City and District Council (SADC), Dacorum Borough Council (DBC), Hertfordshire County Council (HCC), Hertfordshire Futures (Formerly Hertfordshire Local Enterprise Partnership (Herts LEP)) and the Hertfordshire Enviro-Tech Enterprise Zone, known as Hertfordshire Innovation Quarter (Herts IQ), are working together, alongside stakeholders and landowners.

The HGC Programme area covers the town of Hemel Hempstead, within the borough of Dacorum, as well as proposed growth areas straddling both Dacorum and St Albans district to the north and east of the town and wider movement routes beyond. The partnership is working to develop a strategic approach to ensure the homes, employment opportunities and new infrastructure is transformative to the whole town of Hemel Hempstead and the wider area.

The Hemel Garden Communities Mission Statement:

'Supported by the Town and Country Planning Association (TCPA) Garden City Principles, Hemel Garden Communities (HGC) will take the best of the New Town heritage into the 21st Century. This includes over 11,000 homes, 10,000 jobs, and with Hertfordshire Innovation Quarter (Herts IQ) at its heart, anchoring the transformation of Hemel Hempstead and the wider area.'

Garden Town Status

In November 2018, a Hemel Garden Communities bid was submitted to the Ministry for Housing, Communities and Local Government (MHCLG). The bid was prepared by the three authorities, alongside Hertfordshire LEP, Herts IQ and The Crown Estate. The bid was successful and Hemel Hempstead was awarded 'Garden Town' status to develop HGC. The HGC Programme looks beyond the emerging Local Plan period to a longer timeframe of 2050.

The HGC proposal is recognised by Government and a grant was awarded in 2019 to help develop garden communities of the future.

Where is Hemel Garden Communities?

The Hemel Garden Communities Programme area has been defined through work on the HGC Spatial Vision.

The programme area map shows the area of influence of the Hemel Garden Communities programme which includes:

- The existing Hemel Hempstead Town Centre Opportunity Area and whole town of Hemel Hempstead, including strategic sites at Polehanger Lane and Land at Shendish Manor and Fairfields;
- The proposed growth areas to the north and east of the town which falls within both Dacorum and St Albans Local Authority land boundaries. This includes the permitted schemes at Spencer's Park and Marchmont Farm (Further information on page 36);
- The employment areas of Maylands Business Park and the proposed employment land which forms part of the Hertfordshire Innovation Quarter (Herts IQ)* and is located to the East of Maylands Business Park;
- Two Waters Opportunity Area.

*Hertfordshire Innovation Quarter (Herts IQ) is an Enterprise Zone and was developed by a partnership team led by Hertfordshire Futures, together with Hertfordshire County Council, St Albans City and District Council, Dacorum Borough Council, and innovation partners Rothamsted Research, BRE and the University of Hertfordshire.

Herts IQ has sites in Maylands Business Park and Hemel Hempstead, including Land East of Hemel Hempstead within the SADC administrative area).

Herts IQ also includes innovation and start-up space on the BRE (Building Research Establishment Group) campus in Watford and Rothamsted Research in Harpenden.

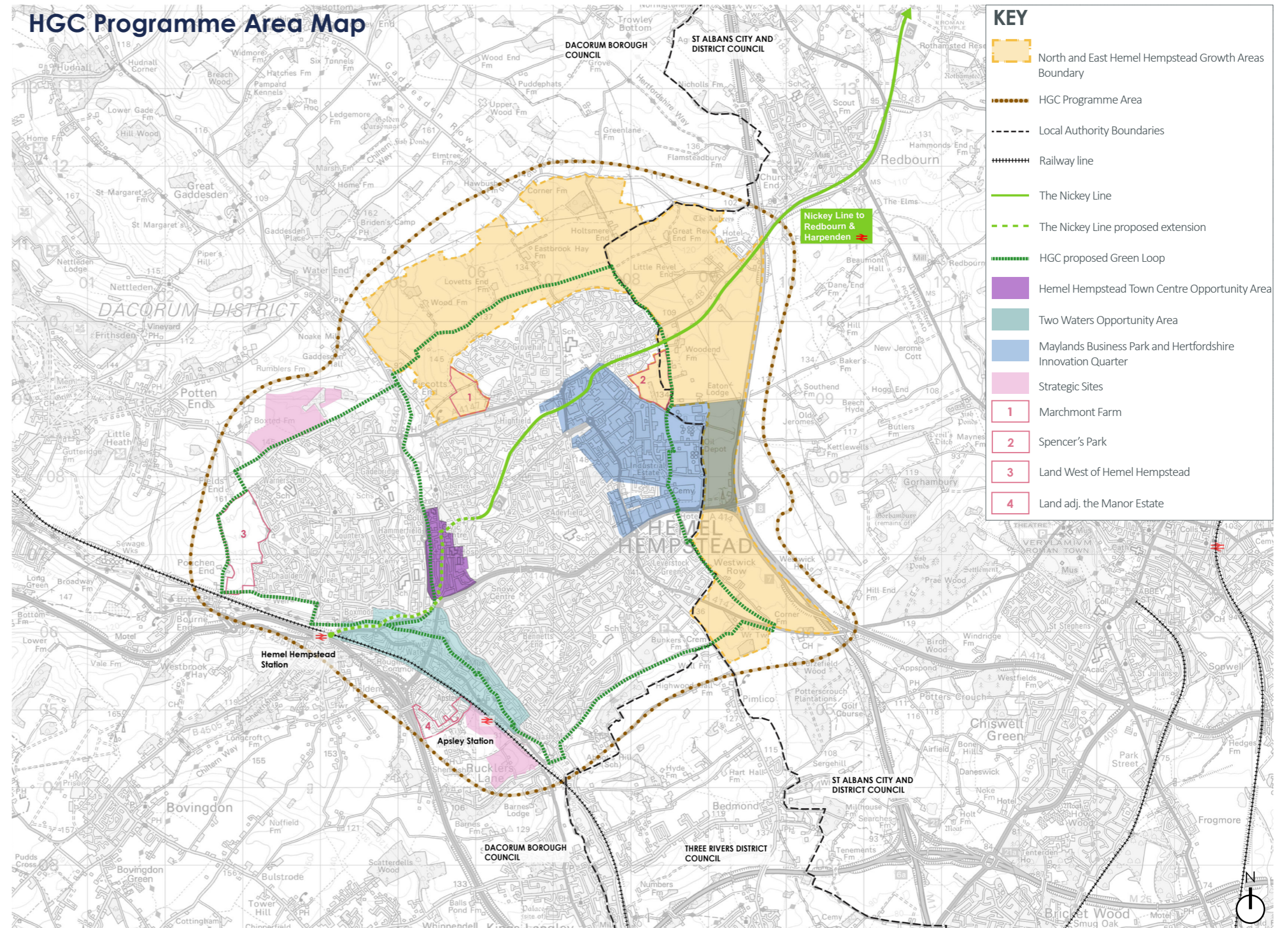


Figure 2 Hemel Garden Communities – Programme Area



HGC Charter (2018)

The HGC Charter was developed to set out the vision and aspirations for Hemel Hempstead. The document defines 9 guiding principles for the town's transformation, identifying aspirations for high quality, innovative design, and for the key studies and improvements. The principles, detailed overleaf were written in accordance with Town and Country Planning Association's (TCPA) Garden City Principles.

The Key Themes within the HGC Charter are:

Place and Design: HGC will respond to the pressing issues of social inclusion and climate change, provide economic opportunities, and take advantage of new and emerging technologies.

Engagement: HGC will be developed through a partnership of existing and new communities, public agencies and the private sector.

Delivery: The timely delivery of homes and supporting infrastructure will build communities, support a high quality, sustainable and inclusive place.

The Charter led to the identification of 9 guiding principles

The HGC Charter informed the HGC Spatial Vision (2021), which is introduced on the next page.

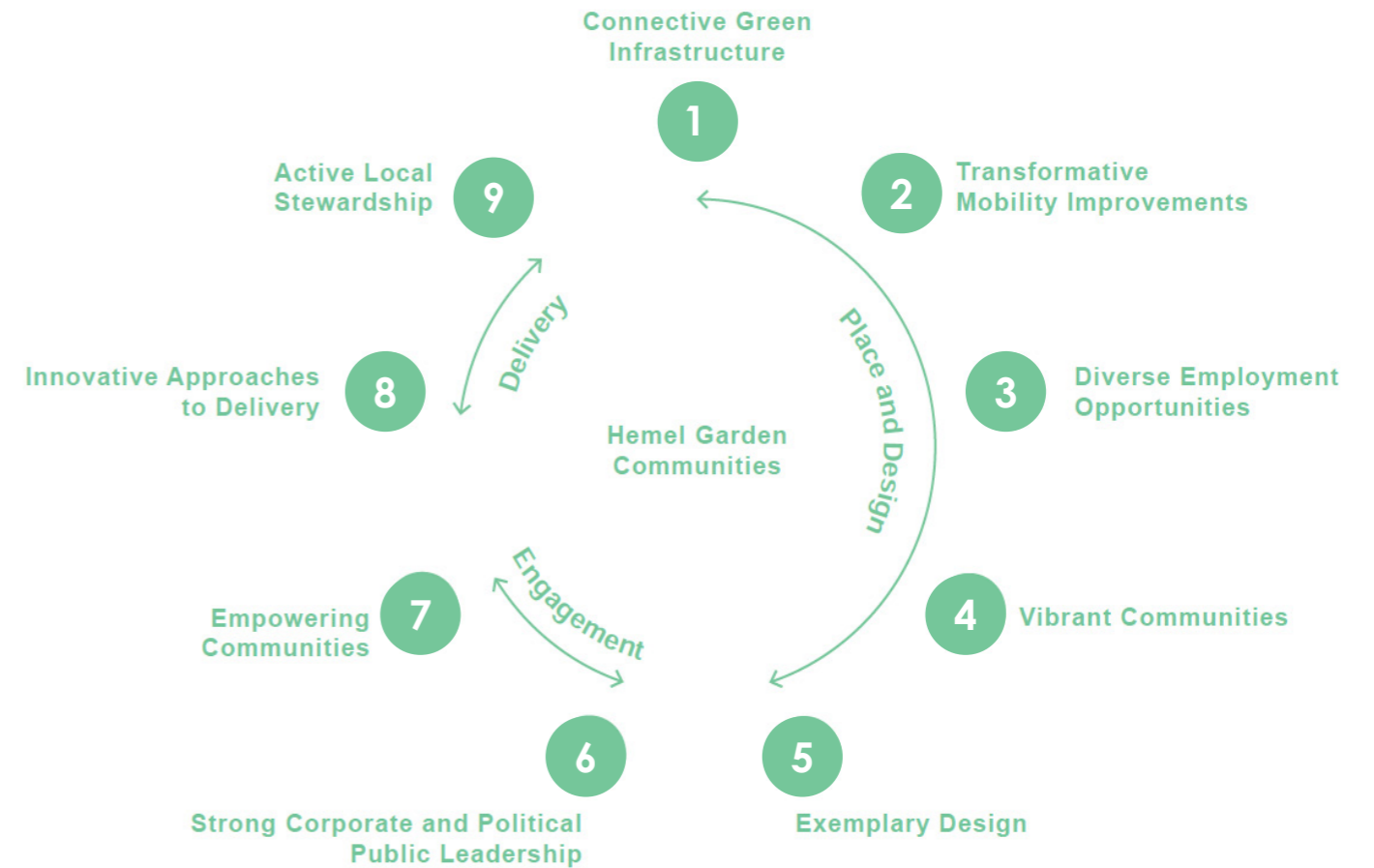


Figure 3 9 guiding principles, HGC Charter (2018)

HGC Charter can be accessed here:
<https://www.hemelgardencommunities.co.uk/media/adpohoaw/hemel-garden-communities-charter.pdf>



HGC Spatial Vision (2021)

Following agreement of the HGC Charter and granting of Garden Town status, work progressed to develop a Spatial Vision for the Hemel Garden Communities Programme area. The Spatial Vision was published in 2021 and builds upon the defined the key 9 principles established within the HGC Charter.

The Spatial Vision is a high-level document that provides a series of aspirations for the future of HGC. The HGC Spatial Vision builds on the strengths of Hemel Hempstead and the wider area to provide a locally specific narrative and framework to guide the transformation of Hemel Hempstead and its strategic growth. The document is an overarching document, which will guide all other masterplanning and design work for HGC.

The Spatial Vision is organised into four thematic pillars. Each pillar reinforces the aspirations to promote healthy lifestyles and respond to the climate crisis, which are the two overarching themes of the Spatial Vision. These are introduced overleaf. Each of these pillars includes an illustration (which will be used throughout this document) and Spatial Principles, supported by contextual information, further guidance and precedents.

The document has been shaped through activities and events engaging local communities, including public competitions, input via the Hemel Garden Communities social media accounts, a virtual public workshop held on Zoom, and councillor involvement from the partner authorities (Dacorum Borough Council, St Albans City and District Council and Hertfordshire County Council).

Spatial Vision Pillars



Pillar 1
A Green Network



Pillar 2
Integrated Neighbourhoods



Pillar 3
Self-sustaining Economy



Pillar 4
Engaged communities

Overarching themes



Respond to the Climate Crisis



Healthy Lifestyles

The four pillars of the Spatial Vision are:

- Pillar 1 - Green network:** To help us move around and live in a healthy and sustainable way.
- Pillar 2 - Integrated Neighbourhoods:** To make our communities safe, walkable, well-designed and connected.
- Pillar 3 - Self-sustaining Economy:** To create a vibrant and diverse local jobs market, supported by innovative and sustainable industries, with thriving high streets and local centres.
- Pillar 4 - Engaged communities:** to ensure local people, their heritage and culture, shape the town's future.

The HGC Planning Policies and the site allocations have been drafted utilising the four pillars as a framework, to ensure the policies align with the HGC Spatial Vision. This document will utilise these symbols representing the pillars and overarching themes throughout.

HGC Spatial Vision can be accessed here:
<https://www.hemelgardencommunities.co.uk/media/3hknvayj/hemel-garden-communities-spatial-vision.pdf>

The HGC Vision:

“Hemel Garden Communities will be home to inclusive, integrated neighbourhoods, connected by a green network, and thoughtfully designed places with engaged communities, all underpinned by digital connectivity, a self-sustaining economy and pioneering green technology driven by Hertfordshire Innovation Quarter.”

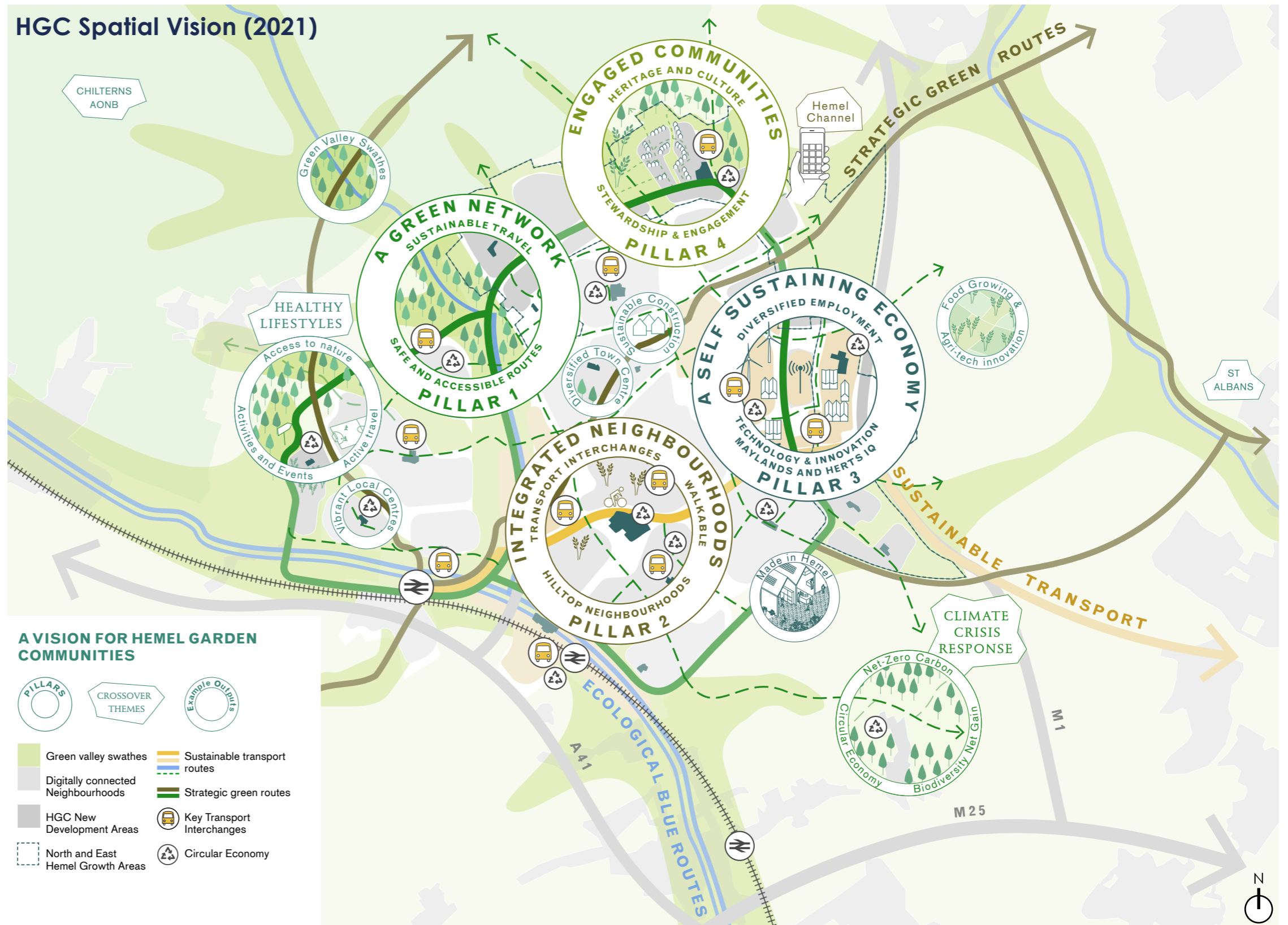


Figure 4 A vision for Hemel Garden Communities
Source: HGC Spatial Vision, DK-CM

Hemel Garden Communities: Spatial Vision at a glance



Pillar 1 - A Green Network

- New green spaces including country and district parks, sports pitches, tree planting
- Improvements to existing green spaces to maximise their biodiversity and leisure functions
- Local journeys network supporting a shift from cars to active and sustainable travel modes
- Starting in the new Hemel Garden Communities 60% of journeys will be by active and sustainable ways to travel by 2050
- Starting in the existing Town of Hemel Hempstead 40% of journeys will be by active and sustainable ways to travel by 2050



Pillar 2 - Integrated Neighbourhoods

- Up to 11,000 new homes
- High quality mixed-use tenure homes and housing types that are genuinely affordable
- Sustainable neighbourhood layout and design
- New local centres supported by a vibrant range of facilities, services, shops, play areas and green spaces; accessed by active travel routes and public transport



Pillar 3 - A Self-sustaining Economy

- 10,000 jobs with around 6,000 new high quality jobs within Herts IQ, 2,000 new jobs within new Local Centres and further job creation
- Hemel Hempstead Town Centre & Local Centres upgrades
- Investing in circular economy, local produce, talent and businesses



Pillar 4 - Engaged Communities

- Engaging communities to help shape the future
- Heritage and Culture
- Social value
- Stewardship

Supported by Overarching Themes:



Healthy Lifestyles

- High quality homes and neighbourhoods
- Active travel
- New and improved green spaces
- New play and leisure facilities
- Locally grown food



Climate Resilience

- High quality homes
- Stewardship
- Sustainability
- Energy efficient layout
- Biodiversity Net Gain
- Net Zero Carbon

Governance Structure

Hemel Garden Communities has a formal governance structure which includes representatives from key authorities and partners. It is essential to have clear structures and processes for making decisions. This is to ensure there is accountability, transparency and responsiveness as the HGC Programme progresses. The Hemel Garden Communities Governance structure is set out in Figure 5 overleaf.

Partners



The HGC partners are Dacorum Borough Council, St Albans City and District Council, Hertfordshire County Council, Hertfordshire Futures (Formerly Herts LEP) and Hertfordshire Innovation Quarter. As a demonstration of the commitment from the partners on the Hemel Garden Communities programme, an agreed Memorandum of Understanding (MoU) and mission statement were approved in 2020, alongside a revised governance structure. The HGC Memorandum of Understanding provides a high-level commitment to collaborate on strategic issues. The Partner Steering Group meets every six weeks.

Key Stakeholders



The partners are supported by the key stakeholders. Included in this group are individuals, groups, organisations or businesses that have a particular interest in the development of Hemel Garden Communities. This includes relevant specific stakeholders as well as other consultation bodies, as derived from national legislation and defined in the Local Authorities' Statement of Community Involvement (SCI).

The Crown Estate and other strategic landowners, as well as National Highways, are examples of major stakeholders, whose involvement is key to the delivery of the HGC Programme and are among those represented in the HGC Stakeholder Steering Group, as part of the governance structure. The HGC Stakeholder Steering group meets on a 6-weekly basis.

HGC Delivery Board

Hemel Garden Communities Delivery Board leads on work related to the programme and has an independent chair, Bob Lane OBE. Key Elected Members, representing the three local authorities and Chief Officers sit on the Delivery Board and steer the programme.

Councillor Engagement

The primary route for councillor engagement is via the HGC Councillor Review Group, which is a wider forum of Members that have been selected to provide valuable input and shape the programme, including Lead members for their respective Local Authorities.

HGC Programme Team

The Hemel Garden Communities programme team is led by the Programme Director and oversees the day to day requirements. The HGC Programme team is made up of officers from the three authorities. Further details of the roles entailed in this is set out in the HGC Programme Team structure chart in Appendix 2.

Sub-groups

The work of the programme team is supported by sub-groups, which support the delivery and coordination of the programme and are focused on different aspects. The sub-groups comprise of officer representatives from the HGC partners (Dacorum Borough Council, St Albans City & District Council, and Hertfordshire County Council) and wider, relevant stakeholders.

These sub-groups include but are not limited to: the Framework Plan; Transport; Green Infrastructure; Health and Wellbeing; and Communications and engagement sub-groups. Further working groups, such as the Transport Working Group, support the wider sub-groups.

Hemel Garden Communities (HGC) Governance Arrangements August 2024

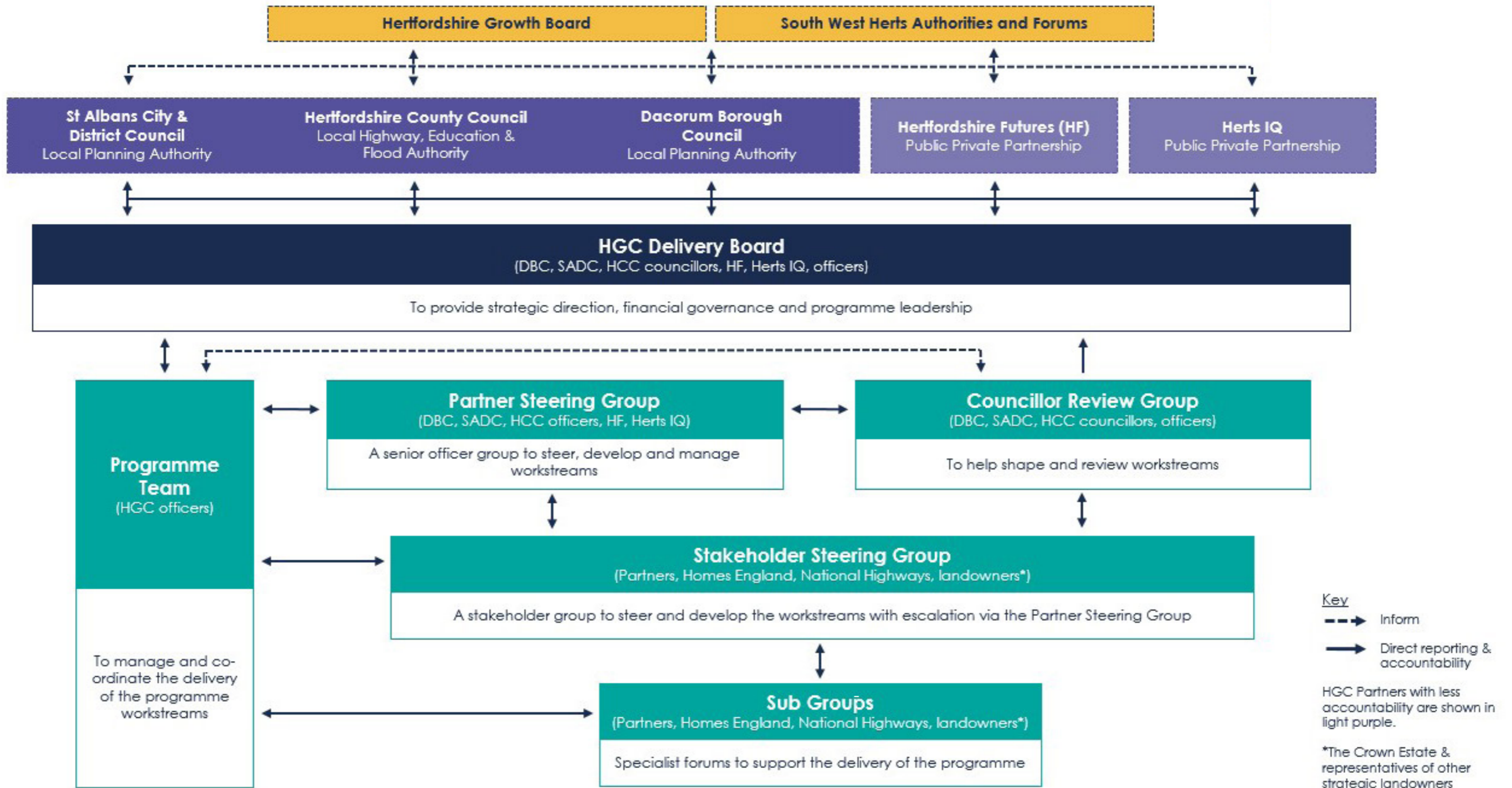


Figure 5 HGC Governance Arrangements - August 2024



HGC Communications and Engagement Strategy

The Hemel Garden Communities Communications and Engagement Strategy has been designed to provide guidance for all communications and engagement carried out through the HGC Programme. The aim is to build an ongoing relationship with existing and future communities, partners and stakeholders, to ensure that the development process is as collaborative as possible. There will be an inclusive approach, to endeavour to include hard-to-reach groups and all ages.

The Communications and Engagement Strategy recognises that different levels of public participation will be appropriate at different stages of the programme delivery.

Since being awarded Garden Town Status in 2019, HGC has carried out various activities in collaboration with stakeholders and the community. Through this engagement HGC have collaborated with local interest groups, stakeholders and local residents to inform a vision for future plans.

A specialist communications forum, the HGC Communications Sub Group, established through the HGC governance structure and representing the key partners, is overseeing the delivery of the Communications & Engagement Strategy and maintains and updates the full Stakeholder List.



School visit and workshop (2023)



Green Infrastructure Workshop with Officers, Councillors, Stakeholders (November 2022)

Engagement in 2023/24

Hemel Garden Communities has spent the last year engaging with the community, including local Councillors and residents, to share updates on the HGC Programme and gather feedback on strategies and work to shape proposals.

This has taken place through a Health & Wellbeing and Green Infrastructure Workshop, in September 2023. Public engagement included supporting DBC and SADC Local Plan events in September and December 2023. HGC has also run two public surveys over the last year one focused on 'Healthy Lifestyles' and the other which was focused on stewardship, called 'Taking Care of our Spaces, Places and Communities.'

The Hemel Garden Communities Review 2023/24 was published in 2024 to summarise and is available on the HGC website ([here](#)).

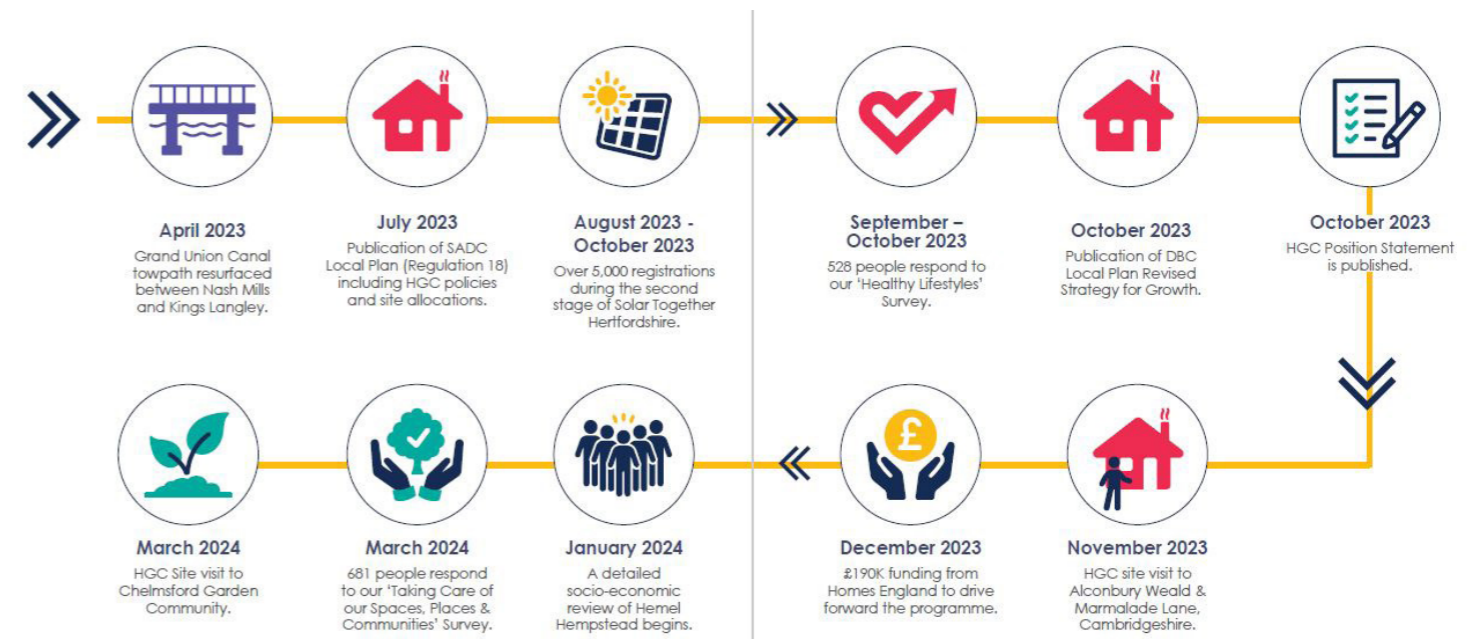


Figure 6 HGC Year in Review (2023-24) from the HGC Review 2023/24

Audience

Examples of the HGC stakeholders are illustrated in the Figure 7 diagram.

These include, but are not limited to:

- Key partners (Dacorum Borough Council, St Albans City and District Council, Hertfordshire County Council, Hertfordshire Futures (Formerly Herts LEP))
- Elected Members (Councillors)
- Homes England
- The Crown Estate and other landowners
- Adjacent councils (Three Rivers District Council, local Parish and Town Councils representing the areas adjacent to the programme area)
- Members of Parliament
- Stakeholder Forums such as Quality Review Panel, Community Review Panel, Youth Panel
- Developers, registered providers, housing associations

- Infrastructure providers, utility companies
- Health providers
- Environmental groups
- Local residents and resident associations
- Community, voluntary, faith groups
- Disability groups
- Active travel users including walkers, cyclists and horseriders
- Education, skills groups
- Local businesses and associations
- Arts, culture and heritage groups
- Leisure and tourism groups
- Press/media
- Wider stakeholders identified within the specific needs of the programme



Nickey Line Site Visit and Workshop (October 2023)



HGC Placemaking event with external speakers and Councillor Review Group on key HGC Workstreams (July 2023)



Green Infrastructure Quality Review Panel (November 2023)



HGC attended the Generation Dacorum Careers Fair (September 2024)



Figure 7 Diagram capturing Stakeholders, Partners and Community

BEST PRACTICE SITE VISITS

Key Partners, Council Members, Stakeholders and Key Officers joined the Hemel Garden Communities team on three Aspirational Site Visits over the course of 2023/24.

These were designed to explore best practice in UK housing and neighbourhood design, to help inform and inspire, as the proposals for Hemel Garden Communities (HGC) are developed.

Construction is already underway or has been delivered in the featured communities. The HGC team chose these sites through a range of criteria that align to the Garden Community principles, to highlight those developments where the aims and ambition is most similar to HGC and, in the case of Marmalade Lane in Cambridge, an innovative example of co-housing, a more sustainable and community focused approach to living.

Display photos for Alconbury Weald (November 2023), Marmalade Lane (November 2023) and Chelmsford Garden Communities (March 2024).



The transformational agenda of Hemel Garden Communities will help to deliver key projects, both within the existing town of Hemel Hempstead and the growth areas to the east and north of the Town.

Existing **local centres**, projects that target **health and wellbeing** and **climate resilience** and the **town centre** will also benefit from investment and regeneration.

Key projects include a number of **active and sustainable travel** interventions including:

- Improvements and upgrades to encourage **walking and cycling** including an extension to the **Nickey Line** to reconnect with the Hemel Hempstead railway station;
- Delivery of the **HGC Green Loop** - a strategic 'figure-of-8' cycle and walking route offering connections between places and key locations within Hemel Hempstead and beyond;
- A network of **mobility hubs** across the Town;

The new growth areas will offer new employment opportunities at Herts IQ, and deliver **new infrastructure** to meet the needs of new residents but also benefit existing. These will include provision of **new neighbourhood centres, education, green spaces, and household waste and recycling facilities**. Further testing will be undertaken to define and locate these projects.

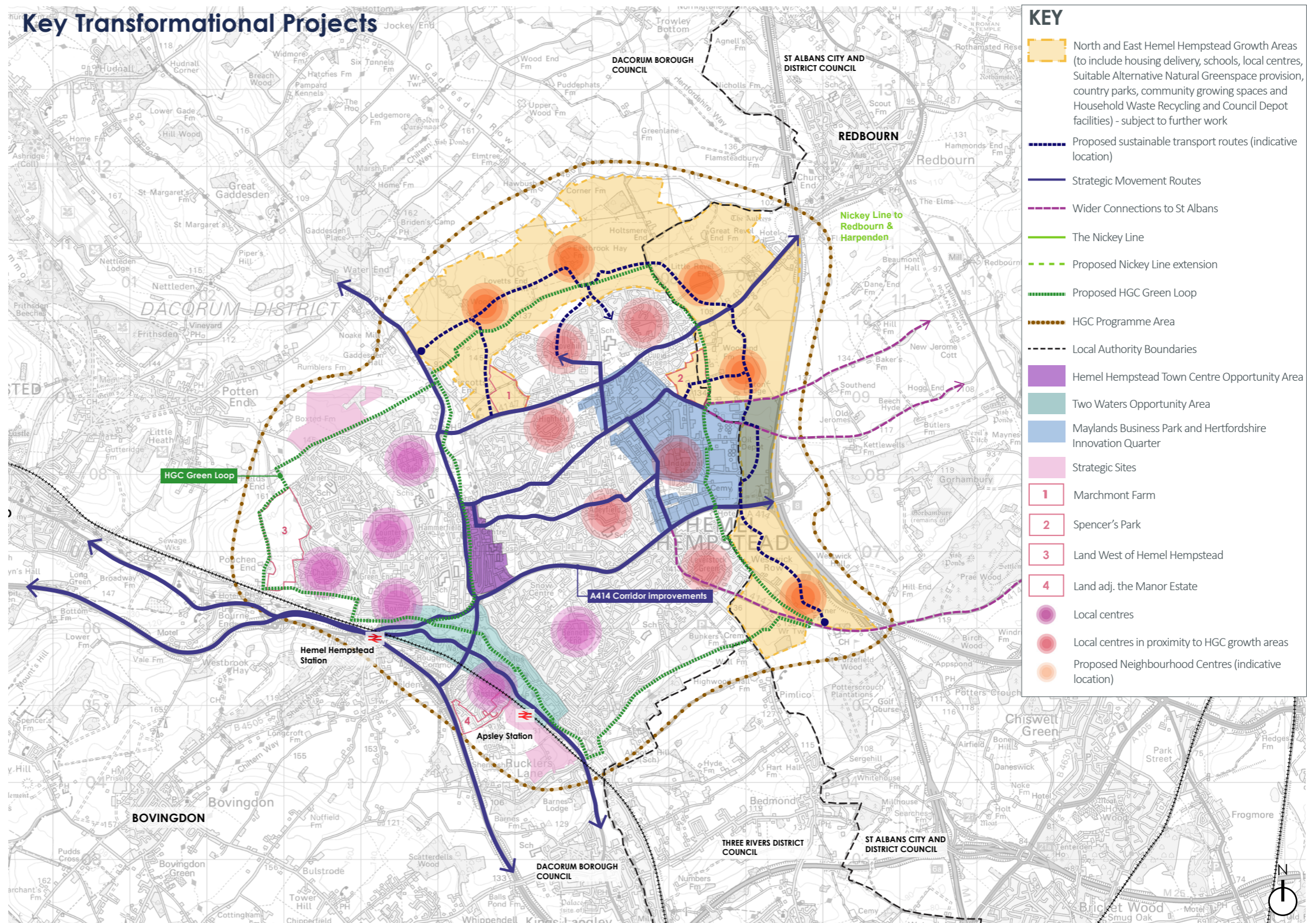


Figure 8 Map indicates key transformational projects across the existing town of Hemel Hempstead and the proposed growth areas (July 2023)

Delivering capital projects

As part of the HGC Programme, capital projects delivering improvements to the existing town are a key part of realising the 'Garden Town Vision'.

Work has already begun on a series of initiatives to transform Hemel Hempstead and these projects are starting to set out a pathway for change, enhancing existing infrastructure. More details can be found on the following pages:



Nickey Line Resurfacing (2021-23)

The Nickey Line is the former Harpenden to Hemel Hempstead railway branch line (closed in 1979) and provides a popular local leisure footpath and cycleway. The work has involved the resurfacing of the route around Hunters Oak and the Swallow Fields development connecting to Maylands Business Park (2021) and the link from Queensway through to Redbourn Road (2023).

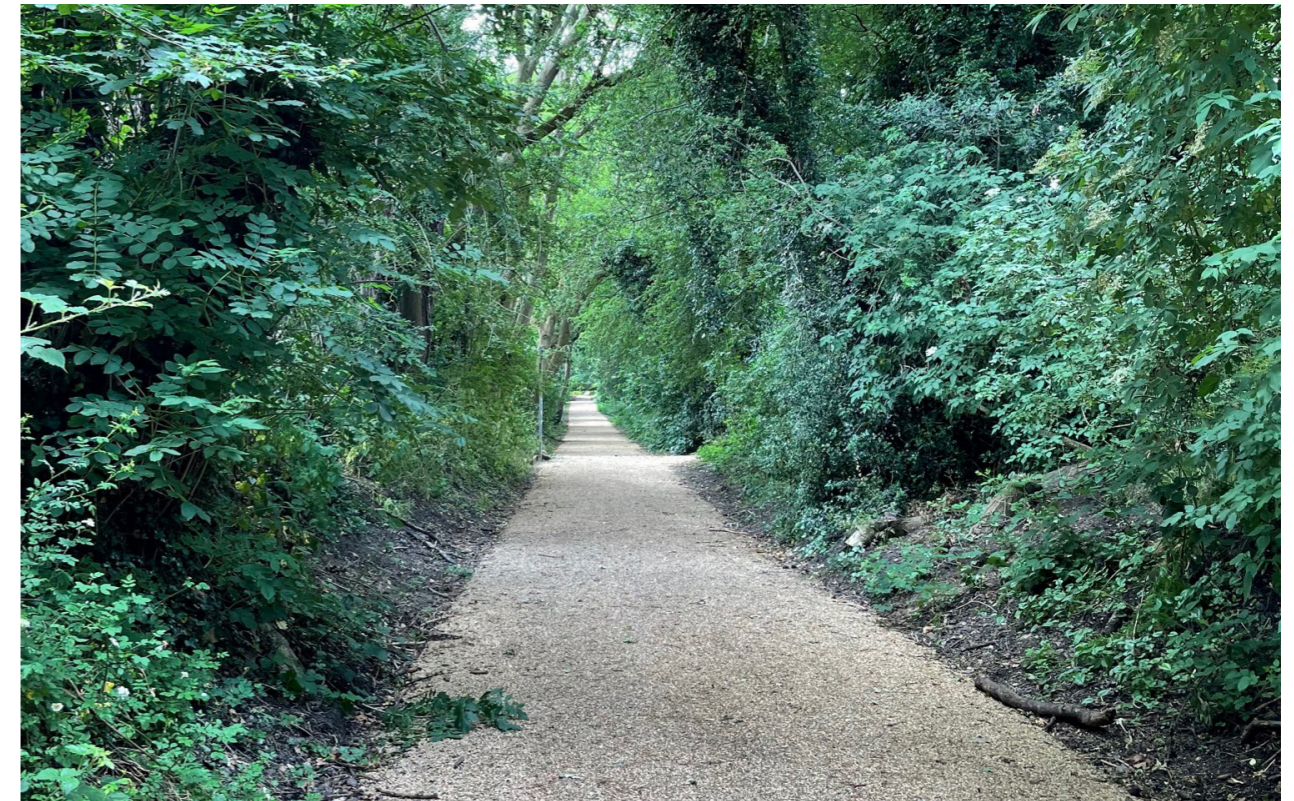


Figure 9 Phase 2 Resurfacing on the Nickey Line (2023)



Grand Union Canal Towpath Surface Improvement (2023)

The surface upgrading of a key section of the Grand Union Canal towpath between Hemel Hempstead and Kings Langley was undertaken in June 2023. The improvement works make it more accessible for the local community and encourage cycling and walking.



Figure 10 Resurfacing improvements to the Grand Union Canal (November 2023)



Figure 11 Solar Panel installations



Figure 12 Initial concept sketch for parklet scheme including seating, planting and cycle parking



Figure 13 Emerging concept design for Quietway



Solar Together, Solar Bulk Buy Scheme (2022 - ongoing)

Hemel Garden Communities have led a group-buying scheme for solar panels, battery storage and EV charging points. The Solar Together Hertfordshire initiative gives homeowners the chance to pay a more competitive price for installation, from pre-approved installers. The innovative scheme builds on four years of the highly successful Solar Together programme across the UK, which has resulted in more than 10,200 installations to date and helped avoid over 130,000 tonnes of lifetime carbon emissions.



Parklet Scheme (2022 - ongoing)

The early stages of a parklet scheme is underway. The parklet will seek to promote social interaction, health and wellbeing and integrated neighbourhoods for both existing communities and future communities. A potential pilot project is currently under design and discussions. It will incorporate play, seating, bicycle parking and planting.



Buncefield Quietway (2021 - ongoing)

Hertfordshire County Council are leading on The Quietway which will comprise a new cycling and walking that will run north-south route from south of the A414 Breakspear Way, along Buncefield Lane to Three Cherry Tress Lane Junction to the Nickey Line in the north. This will provide residents with a number of safety improvements which include: a new signal-controlled pedestrian and cycle crossing on the A414 between the petrol stations, bus stop relocation, new wayfinding signage, lighting and a shared used pathway for pedestrians and cyclists. The Buncefield Quietway forms part of the HGC Green Loop as set out in the key projects map.

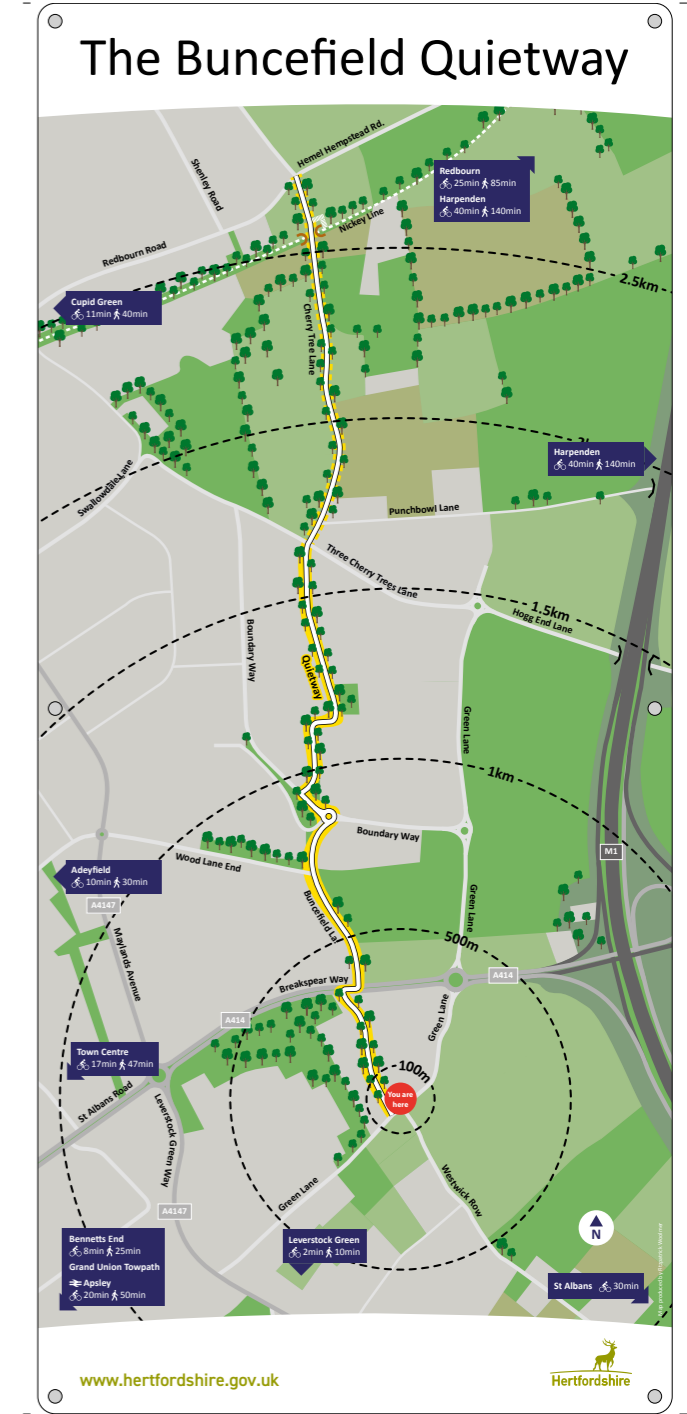


Figure 14 The Buncefield Quietway improvements

NATIONAL POLICY CONTEXT

The Garden Communities Programme

Hemel Hempstead was dedicated a 'Garden Town' as part of the Government's Garden Communities Programme in 2019. The Garden Communities programme is a national programme supporting house building across the Country in 47 towns and villages from Cornwall to Carlisle and will deliver over 300,000 homes, up to 90,000 of which will be affordable.

The programme seeks to promote the development of well-designed, sustainable new communities, holistically planned and guided by a set of principles to help create vibrant, mixed-use, characterful areas where people can live, work and play for generations to come.

Through the programme the Government have provided capacity funding to local authorities to enable them to progress plans to help to deliver the homes and infrastructure needed for both neighbouring communities and future residents. Additionally, the Government has provided early capital funding projects that will help to transform the town, ahead of any proposed growth.

The national agenda for homebuilding, the development of New Towns and continued support for Garden Towns has been heightened since the change in Government in July 2024.

In July 2024, the government confirmed this through the Policy Statement on New Towns and in September 2024 more

details were published about the New Towns Taskforce that will help to enable delivery. The press release also identified key priorities including: agreeing principles and standards that must be met to provide good quality places; exploring new ways to attract future funding and investment; and finding practical solutions to remove barriers that will unlock the delivery of new towns.

TCPA Garden City Principles

Alongside the wider national garden communities programme, the Town and Country Planning Association (TCPA) have been championing garden towns and the success of the previous Garden City model in delivering successful communities and specifically high quality places.

'A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities'

The T CPA identify the Garden City Principles as a framework for the delivery of Garden Communities. T CPA's work provides guidance to approach the barriers, opportunities and practical solutions necessary to make new Garden Cities a reality.

NPPF and National Design Guidance

National planning set within the National Planning Policy Framework (NPPF) confirms support for the ambitions of high-quality Garden Towns, stating that:

'Design quality should be considered throughout the evolution and assessment of individual proposals [...]...significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

The importance of delivering high quality places is weighted heavily in more recent Government guidance, reinforced through the National Design Guide (2021) and National Model Design Code (2021). HGC will seek to deliver high quality places through the development of appropriate design guidance and engagement with a Strategic Design Code, discussed in this document.

Active Travel England

In 2022, the Government published active travel guidance for local authorities. The Government wants walking, wheeling and cycling to be the natural first choice for shorter journeys, or as part of longer journeys across the country. In June 2023 it was announced that Active Travel England would be a statutory consultee on all planning applications for 150 dwellings, mixed-use or commercial developments with a floor space of 7,500m² or more, where the overall area of the development is 5 hectares or more. The primary actions for local authorities in regard to active travel are required to:

- Develop Local Cycling and Walking Infrastructure Plans (LCWIPs)
- Develop and implement Travel Demand Management Plans
- Plan for and improve active travel infrastructure
- Promote behaviour change to enable active travel

This will be essential for achieving HGC's active travel mode share targets by 2050.

Green Infrastructure

The provision of Green Infrastructure (GI) is now mainstream within national policy in England. The National Planning Policy Framework sets out the Government's requirements for GI provision through the planning system in England. The NPPF defines GI as 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.'

As a result of the Government's 25-Year Environment Plan (25YP) published in 2018, the 2021 Environment Act places a statutory duty on public bodies in England to prepare Local Nature Recovery Strategies and introduces statutory requirements for new development to deliver a Biodiversity Net Gain. The link between Local Nature Recovery Strategies (LNRS), Biodiversity Net Gain and GI in responding to the triple challenge of addressing biodiversity loss, climate change and health and wellbeing is highlighted by the Natural England Green Infrastructure Framework (2024).

The Green Infrastructure Framework is a commitment in the 25YP. It supports the greening of our towns and cities and connections with the surrounding landscape. Natural England is central to delivering it, which will help local planning authorities, developers and communities make better places to live, learn work and play.

The Natural England Green Infrastructure Planning and Design Guide aims to provide practical, evidence-based advice on how to plan, design, deliver and manage good quality green infrastructure (2023).

Chilterns Beechwoods Special Area of Conservation (SAC)

In November 2022, Dacorum Council's Cabinet approved the *Chilterns Beechwoods Special Area of Conservation Mitigation Strategy* which is targeted specifically at Ashridge Commons & Woods Site of Special Scientific Interest (SSSI).

To help to reduce recreational pressures on Ashridge Commons and Woods, suitable alternative green spaces need to be identified (SANG). All new developments within the 12.6km Zone of Influence will need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere. The Hemel Garden Communities growth areas fall within this Zone of Influence and therefore strategic avoidance and mitigation measures (SANG) will be required, 8ha of SANG per 1000 population.

Designs must meet the additional relevant criteria in terms of quality and quantity and adhere to the Natural England SANG guidelines.

LOCAL POLICY CONTEXT

Despite Hemel Hempstead receiving status as a Garden Town, the Local Plans are the formal stage in progressing the plans for Hemel Garden Communities within local planning policy documents.

There are a number of key documents and strategies that contribute to the local planning policy context for HGC these are:

- The emerging South West Hertfordshire Joint Strategic Plan for (SW Herts JSP) and its related evidence base
- Hertfordshire County Council policy and strategies including Local Transport Plan 4 (LTP4), which seeks to accelerate the transition from a largely car-based approach to sustainable transport. Other key HCC documents include the [Service Provision and Place-Making Guide](#) which was adopted in February 2024.
- Dacorum and St Albans Local Plan evidence and strategies (many of which inform the Local Plan process) including the Strategic Sites Design Guidance and the Chilterns Beechwoods Special Area of Conservation Mitigation Strategy
- The Hemel Garden Communities workstreams
- Other stakeholder strategies

The following pages set out the local policy context and a visual representation of some of these strategies. This is not exhaustive, but highlights some of the most relevant documents and how they have informed the emerging HGC policies within the Local Plans.

Joint Strategic Plan for South West Hertfordshire (Emerging)

Work is taking place across South West Hertfordshire on a Joint Strategic Plan (JSP) that will provide a long-term blueprint for the area to 2050. It will consider and address issues that cross council boundaries and set out a strategic vision for the area. It will also help guide future plans and strategies by setting out high level policies on topics such as climate change, infrastructure, environmental protection, employment and housing.

This is being progressed by five councils (Dacorum Borough Council, Hertsmere Borough Council, St Albans City and District Council, Three Rivers District Council and Watford Borough Council) which is supported by Hertfordshire County Council.

The key aim of the SW Herts JSP will be to ensure that infrastructure such as transport, schools, health, and utilities is well coordinated and delivered together with new homes and jobs.

In late Summer 2022, a formal consultation was carried out on the JSP (Regulation 18) and received 3,000 responses which are being considered as part of the plans development.

In Autumn 2023 the vision and guiding principles were endorsed by partners which will inform the content and technical evidence for the Joint Strategic Plan.

Local Planning Context

The below diagram (Figure 15) highlights some of the most relevant documents and how they have and will inform the emerging HGC policies within the Local Plans. The below diagram is not an exhaustive list and is subject to update from emerging workstreams.

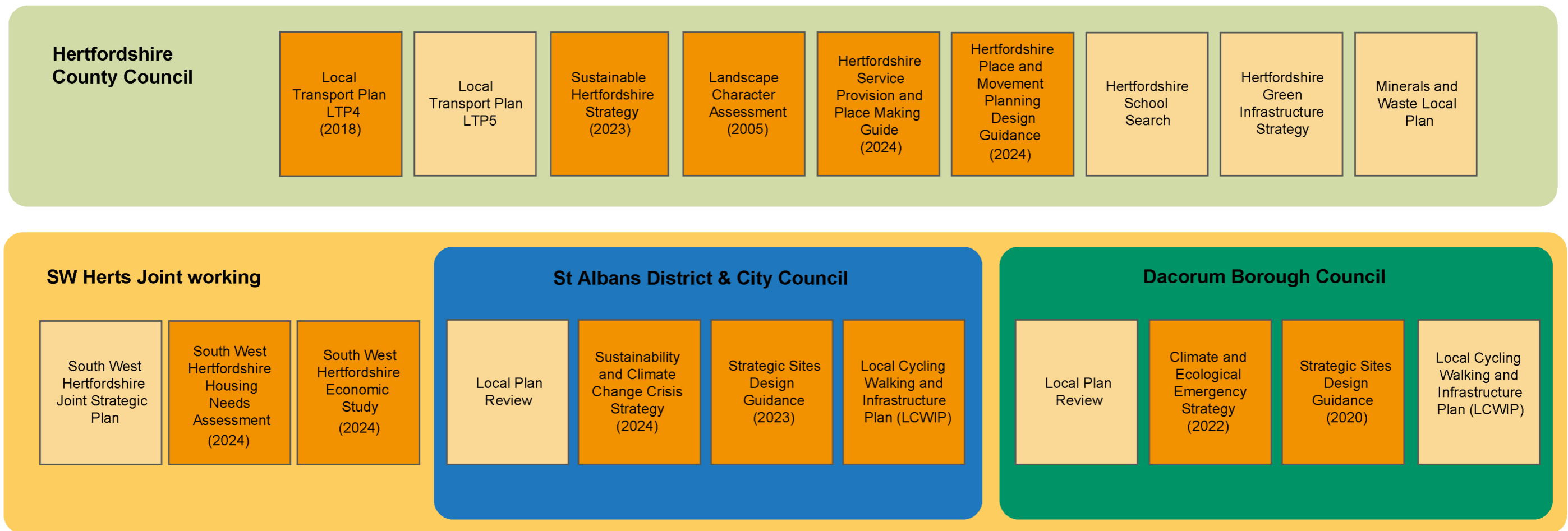


Figure 15 Local Planning Context for Hemel Garden Communities

KEY
 Completed
 Emerging

Spencer's Park Phase 2 (4/02539/16/MOA, 21/01517/RES)

Spencer's Park Phase 2 (See No. 2 on overleaf plan) the sits within both the Dacorum and St Albans district boundaries (although the majority of the site lies within the former) and has outline planning permission. It connects the town, Maylands Business Park, Nickey Line and North and East of Hemel Hempstead Growth Areas and is adjacent to proposed strategic green routes, offering significant potential to contribute to active and sustainable travel.

Outline permission of up to 600 homes, a primary school, a local centre and up to 7,500m2 of employment uses, landscaping, and infrastructure works including new roundabout access off Three Cherry Trees Lane was granted in 2019 (4/02539/16/MOA). A reserved matters application with details for 276 dwellings was granted in 2021. (21/01517/RES). There is a reserved matters application for Spencer's Park Phase 2 East reference (DBC 24/01157/RES and SADC 5/2024/0927) which was submitted for consideration in May 2024. Spencer's Park will also include a community orchard and the largest Homes England Modern Methods of Construction (MMC) pilot which contribute to the HGC Programme's food growing and green economy objectives, respectively.

Marchmont Farm (19/02749/MOA)

Marchmont Farm (No. 1 on overleaf plan), within DBC, is owned by Homes England and was identified in the 2018 Hemel Garden Communities bid to MHCLG as falling within the HGC red line boundary and forming early delivery of the wider HGC proposals.

As such, it will set the precedent for high quality design, although the scope for full alignment with the HGC Spatial Vision is constrained by its more advanced stage of design and planning compared with the North and East Growth Areas.

As the gateway to the main HGC new development area, Marchmont Farm must maximise the potential for sustainable and active travel north-south between the existing town and the North Hemel Hempstead Growth Area. The application has resolution to grant and includes up to 350 homes, land for 5 Gypsy & Traveller pitches, vehicular access from the Link Road (A4147) and public open space including an extension to Margaret Lloyd Park.

Within the HGC Programme Area there are two further sites with permission: **Land West of Hemel Hempstead** (No. 3 on overleaf plan) and **Land adjacent to the Manor Estate** (No. 4 on overleaf plan).

Dacorum Borough Council Site Allocations (Regulation 19, 2024)

Within the HGC Programme Area, two strategic sites (shown in pink in Figure 16) are recommended for allocation in the DBC Local Plan:

Land at Shendish Manor and Fairfields

The existing site of grassland and golf course is promoted for 500 homes, (including elderly care units, a new primary school, a new local centre (plaza) including provision for a health centre, a community hub with a multi-use village hall, on-site SANG, and new pedestrian/cycle links.

Land at Polehanger Lane

The site currently in agricultural use is promoted for 750 homes, a new primary school, new community square, sustainable transport hub, flexible events space within the SANG, public open space, on site SANG, and 5ha of separate land for Biodiversity Net Gain. Primary access into the development would be served by a new roundabout along Berkhamsted Road (with traffic improvements), with potential for a secondary/ emergency access off Polehanger Lane.

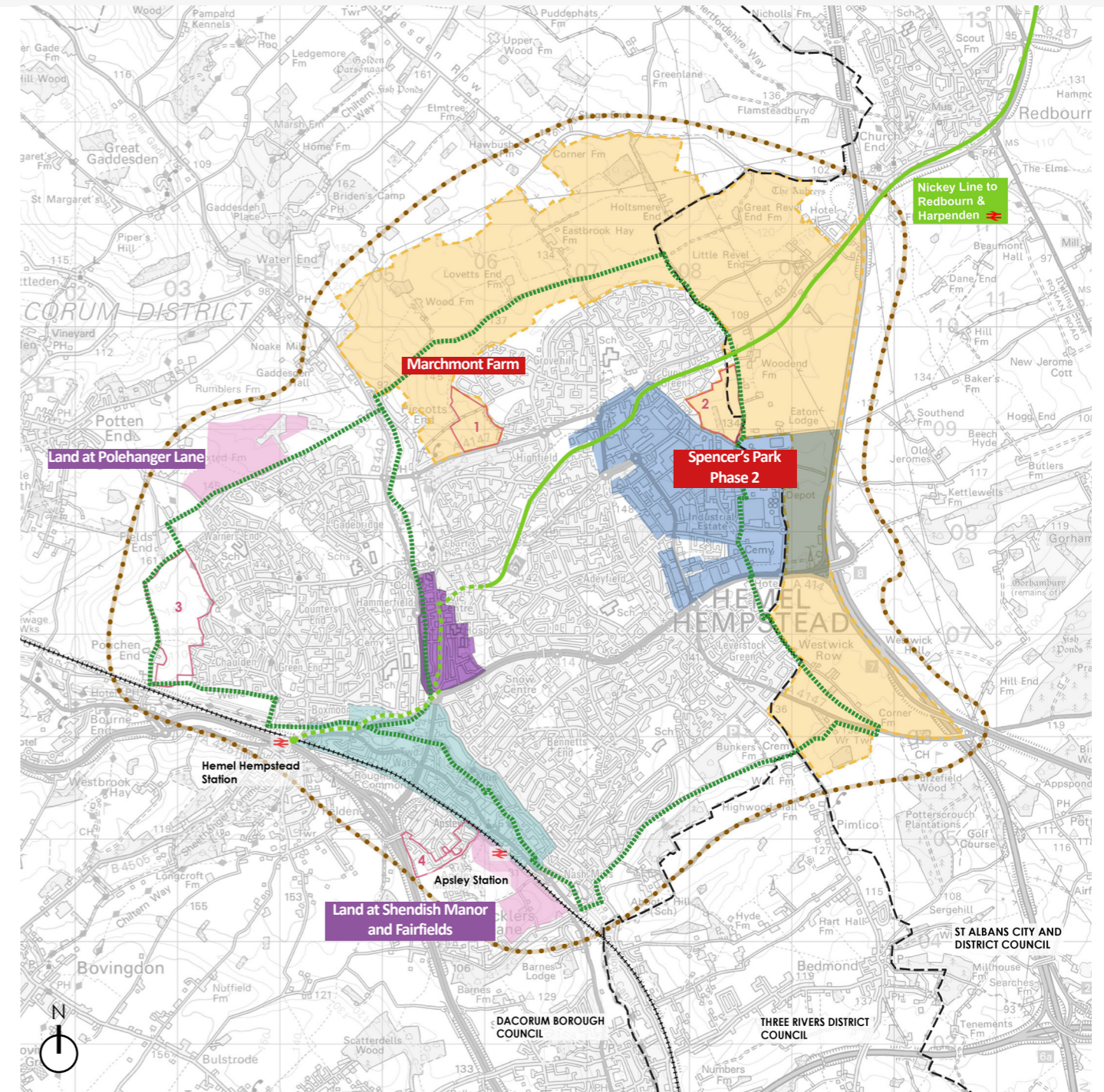


Figure 16 Location of permitted schemes and strategic site allocations

KEY			
	Maylands Business Park and Hertfordshire Innovation Quarter		HGC Programme Area
	Two Waters Opportunity Area		Local Authority Boundaries
	Hemel Hempstead Town Centre		Railway line
	Strategic Sites		The Nickey Line
	North and East Hemel Hempstead Growth Areas		The Nickey Line proposed extension
			Proposed HGC Green Loop
			1 Marchmont Farm
			2 Spencer's Park
			3 Land West of Hemel Hempstead
			4 Land adj. the Manor Estate

HGC Planning Policy Framework

The Local Plans Policies surrounding Hemel Garden Communities have been developed in collaboration with the HGC Programme team and the SADC and DBC Local Plans teams.

The HGC Local Plan policies have been developed to be mirrored within the SADC and DBC Local Plans. The policies have been developed within the context of the Hemel Garden Communities (HGC) Programme area with reference to the growth areas and sites, and the wider transformation of the existing Hemel Hempstead urban area.

The policies have been developed to support that transformation, setting out an overarching policy that relates to the HGC Spatial Vision and Charter. The policy then leads on to a series of place principles which sets out how this will be delivered. This is followed by a set of site specific policies, which sit within site allocations, in each respective plan.



Figure 17 Developing a new Local Plan: The Process. This Delivery Statement has been published to support the submission of the SADC Local Plan (Regulation 22, November 2024)

Developing the HGC policies

The structure of the current HGC policies is as follows:

Overarching HGC policies

Support for Transformation of Hemel Hempstead - LG2 (SADC) / HGC1 (DBC)

This policy sets out housing targets (relevant to each District), jobs target, and the need for development to be planned in accordance with the HGC Spatial Vision and Charter using the four 'pillars' (Green network, Integrated neighbourhoods, Self-sustaining economy, and Engaged Communities). This policy includes a map that sets out the key projects for transformation of Hemel Hempstead.

Hemel Garden Communities Place Principles - LG3 (SADC) / HGC2 (DBC)

This policy establishes a series of place principles, under the four key pillars from the HGC Spatial Vision, to enable the delivery of growth and transformation. This policy includes a number of targets such as green infrastructure provision, active travel modal shift targets, urban design standards, employment mix, infrastructure delivery, and the requirements for masterplans and design codes.

Site specific policies

The site specific policies will sit within their respective authorities plans.

Site Allocations: H1, H2, H3, H4 (SADC)

For the SADC Local Plan, these are located within Part B of the Local Plan. Policies are set out for each of the SADC following sites: North Hemel Hempstead (H1); East Hemel Hempstead (North) (H2); East Hemel Hempstead (Central) (H3); and East Hemel Hempstead (South) (H4).

Site Allocation: Hm01 (DBC)

For the DBC Local Plan, the single allocation North Hemel (Hm01) sets out requirements for the land North of Hemel Hempstead.

Hemel Garden Communities Supplementary Planning Documents (SPDs) - Emerging

The emerging policies within the SADC and DBC Local Plans identify two Supplementary Planning Documents (SPDs) focused on Hemel Garden Communities: HGC Framework & Transformation SPD, and HGC Stewardship & Placemaking SPD. Emerging drafts are due in Spring 2025, public consultation from Summer to Autumn 2025, followed by updating, endorsement and adoption.

These documents take their lead from the emerging Local Plans' policies, as well as from the extensive HGC Evidence Base documents presented in this Delivery Statement. The SPDs will provide detailed guidance on developer requirements, including setting design standards for new development (i.e. Must Haves from the Strategic Code).

HGC Planning Policy Framework

The below shows the emerging Local Plan led evidence documents, combined with HGC workstreams and how the policy context has shaped the current planning policy and will inform the emerging HGC policies within the Local Plans. The diagram (Figure 18) is not exhaustive.

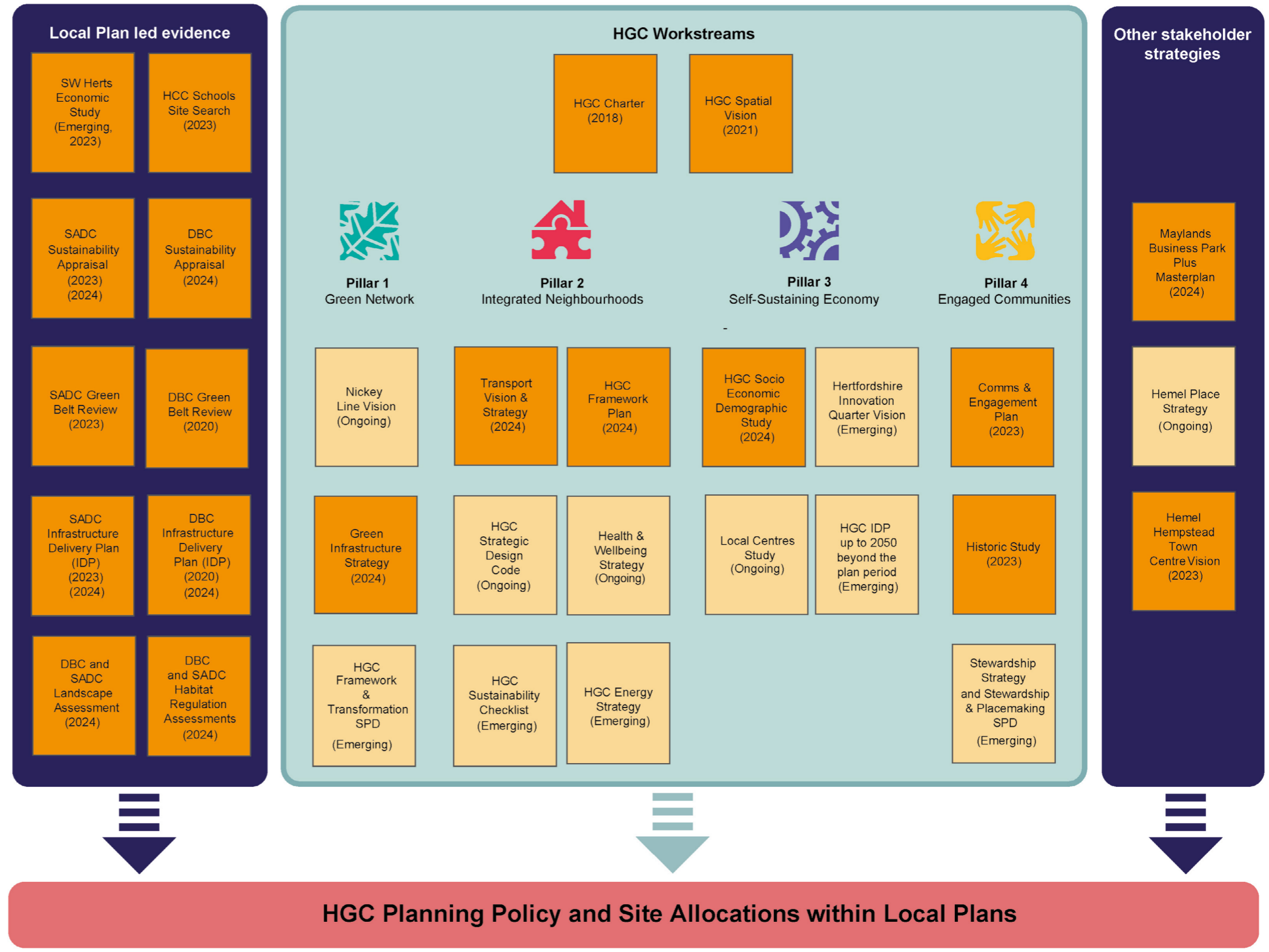


Figure 18 Diagram outlining key Local Plan led evidence, HGC workstreams and other stakeholder strategies which have led to the formulation of HGC Planning Policy and site allocations

Structure

The following section of the document sets out the work carried out to date regarding the Hemel Garden Communities Programme, at the point of the SADC Local Plan Regulation 22 Submission (November 2024).

Each workstream sets out its purpose, the work that has been carried out and its relevance to planning policy.

The workstreams will continue to develop, in alignment with the Local Plans processes, and further engagement and consultation. Some of the workstreams have been developed specifically as part of the Local Plans evidence base, such as for example, the North Hemel Hempstead Landscape Assessment.

All workstreams will support the ambitions of the HGC Spatial Vision and wider policy context, as well as seek out best practice to help create the highest quality outcome. All Hemel Garden Communities guidance should be treated as a material consideration to guide the quality of development and infrastructure requirements.

Each workstream will be categorised on:

- **Relationship to Spatial Vision** (e.g. Green Network, Integrated Neighbourhood, Self-sustaining economy and Engaged Communities, as outlined overleaf)
- **Status** (e.g. Completed, Ongoing, Emerging)
- **Document Category** (e.g. Vision, Strategy, Design & Masterplan, Technical, Local Plan work and Other Stakeholder etc)
- **Lead** (Which partner or stakeholder is leading on the work)



The Hemel Garden Communities 'H' is made up of the icons explained overleaf and represents the programme's vision and aims

Spatial Vision Pillars



Pillar 1
A Green Network



Pillar 2
Integrated Neighbourhoods



Pillar 3
Self-sustaining Economy



Pillar 4
Engaged communities

Overarching themes



Respond to the Climate Crisis

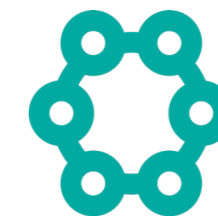


Healthy Lifestyles

Supporting



Diversity



Connectivity



Agri-tech



Environment



Innovation

Status: Complete

Timeline: 2021- 2024

Document Category: Suite of evidence documents: Strategy & Technical



Lead: HGC with Framework Plan Steering Group (Sub-group)

Purpose

The purpose of the Framework Plan is to provide a single, holistic spatial and infrastructure framework for the HGC Programme Area, with a detailed focus on North and East of Hemel Hempstead Growth Areas. It will provide a strategic outline of infrastructure requirements for the wider town of Hemel Hempstead, with regard to the growth and transformation objectives.

The Framework Plan has been developed through the Framework Plan Steering Group (Sub-group) which includes the HGC Partners, David Lock Associates, and key strategic landowners (The Crown Estate, Pigeon, Bloor, Kitewood homes).

The Framework Plan draws on best practice in masterplanning and is guided by the TCPA Garden City principles, the HGC Charter and the HGC Spatial vision.

The Framework Plan seeks to test the capacity of the site and any reasonable options to deliver around 11,000 homes and 10,000 jobs along with other relevant and/or emerging policy requirements including appropriate standards of open space, sustainable drainage, biodiversity net gain, Suitable Alternative Natural Greenspace (SANG), primary and secondary schools, and transport and highways and active and sustainable travel.

The Framework Plan will include a supporting viability assessment for the North and East Hemel Hempstead Growth Areas (excluding Marchmont Farm and Spencer's Park) and infrastructure for the wider programme area.

Consultation to date on the emerging Framework Plan has included technical stakeholder workshops relating to green and blue infrastructure, access and movement and community wellbeing; The Councillor Review Group (drawn from HCC, DBC and SADC elected members); a Community Review Panel and an independent Quality Review Panel held by Design South East.

Relevance to Planning Policy

- The Framework Plan is a suite of evidence documents which form part of the Local Plans evidence bases to support the anticipated growth of around 11,000 homes within the growth areas and additional homes within Hemel Hempstead
- In March 2022, the emerging draft Framework Plan was taken to an Independent Design Review Panel. The series of recommendations have steered the ongoing work as well as the emerging policies
- The documents include:
 - **The Concept Plan** - Summarises the HGC Framework Plan (Scenario D Rev. J) and included within the Local Plan Reason Justification
 - **HGC Framework Plan Story Report** - Tells the story of the Framework Plan
 - **HGC Framework Plan Evidence Document** - Technical document which sets out constraints and considerations in shaping the Framework Plan. Includes the HGC Spatial Vision Principles
 - **Accompanying Infrastructure Schedule & Viability** - which is being updated to the most up-to-date version for submission

Next steps

- Further development of the HGC Infrastructure schedule and viability assessment alongside the Local Plans' Infrastructure Delivery Plans (IDPs) and other HGC workstreams, including Planning Delivery Strategy.
- Progress design guidance to be developed as part of the *HGC Framework & Transformation Supplementary Planning Document (SPD)*.

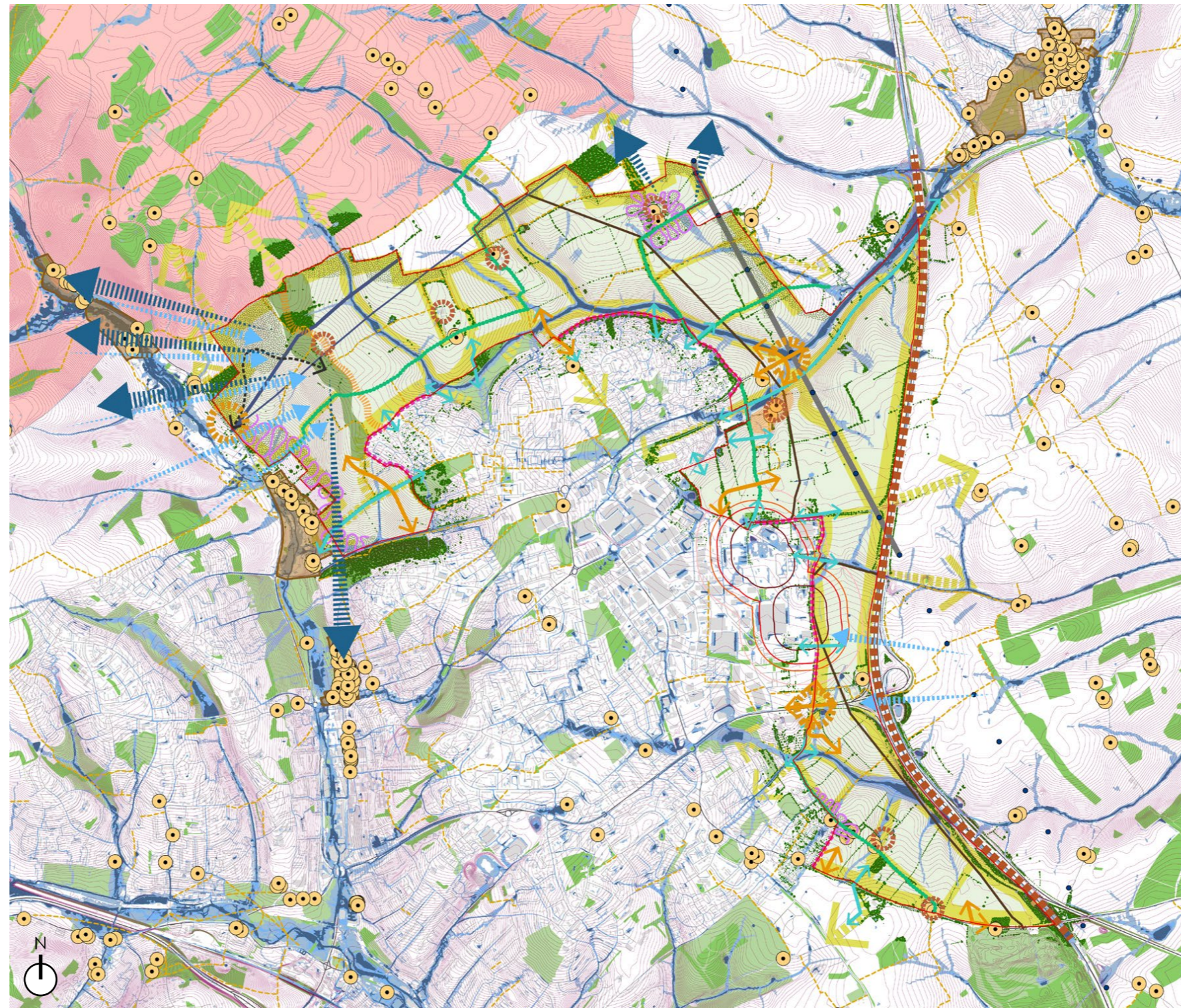
Opportunities and Constraints Mapping

The Framework Plan work has undertaken an extensive exercise of mapping site opportunities and constraints.

Layering the various constraints and opportunities with integration of the HGC Spatial Vision Principles, across the Growth Area, provides a robust starting point for the exploration of development potential and sets out the development parameters.

Opportunities and Constraints which have been assessed and mapped to date include:

- Landscape
- Topography
- Natural green spaces
- Existing green infrastructure
- Key views and visual connectivity
- Listed buildings, conservation areas and settings
- Utilities and Hazards
- Surface water, drainage and flood risk
- Existing Public Rights of Way and rural lanes
- Existing settlement pattern and built form
- Potential connections and routes
- Potential habitat connectivity



KEY

- Views from potentially sensitive receptors
- Distinctive views out of site
- Area of Outstanding Natural Beauty
- Proposed green buffer areas
- Habitat Network Opportunities
- Existing Trees & Hedgerows
- Amenity Greenspace
- Natural / Semi-natural
- Parks & Gardens
- Playing Fields
- Destination play space
- Potential area for SANGS
- Oil (6m easement)
- Gas (20ft easement)
- Gas (40ft easement)
- National Grid 400kV power lines
- Pylons
- Existing Green Lanes
- Public Rights of Way
- Active Travel Connections
- Active & Passenger Transport Connections
- Impermeable Edges
- Nickey Line
- Quietways
- Redbourn-St Albans Cycleway
- Green Loop
- Segregated Active Routes within street
- Open Space / GI / Green Routes
- Conservation Areas
- Listed Buildings
- Setting Offsets

Figure 19 Opportunities & Constraints Plan with Framework Plan rationale

The HGC Growth Areas, located to the north and east of Hemel Hempstead, cover approximately 1066 hectares.

A significant portion of the site, particularly to the east of Hemel Hempstead and in the north-west, is owned by a single landowner, The Crown Estate. The remainder is held by multiple landowners, with key strategic landowners and site promoters including Pigeon, Bloor, and Kitewood.

The Framework Plan, Concept Plan, and other key workstreams outlined in this document have adopted an “ownership-blind” approach to assessing the site’s capacity and the distribution of land uses, greenspace and infrastructure.

Further work being undertaken by HGC includes development of a site assembly strategy and the establishment of a Landowners Forum to foster collaboration and coordination among landowners and developers.

This forum will help inform planning and delivery strategies, ensuring a holistic approach to the development, timely delivery of infrastructure, and, where necessary, cost-sharing arrangements.

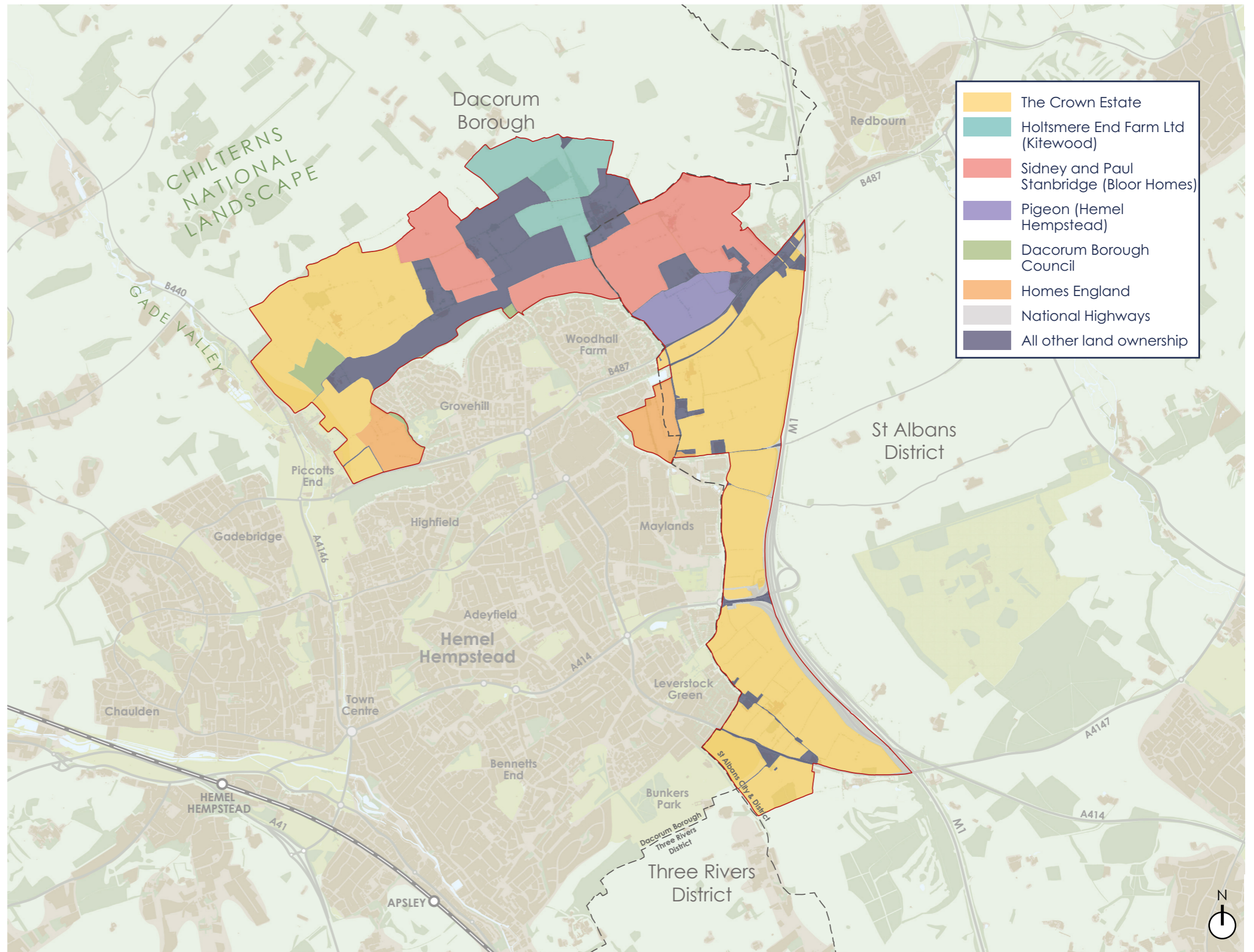


Figure 20 Landownership

Concept Plan

Following on from the baseline evidence collection and the opportunities and constraints mapping, the Framework Plan Concept Plan has been prepared to represent the work, studies and testing carried out to date. The Concept Plan is indicative and this plan focuses on the North and East Growth Areas.

Following the Regulation 18 Local Plans consultations (2023) and further relevant evidence including landscape and visual impact, the Framework Concept Plan has been updated to represent the Framework Plan Scenario D Rev J.

The locations shown for infrastructure such as schools, neighbourhood centres and road connections are illustrative. Further work and detailed studies will determine through masterplanning work.

The Concept Plan is supported by the Framework Plan Spatial Principles which have been developed in conjunction with it.

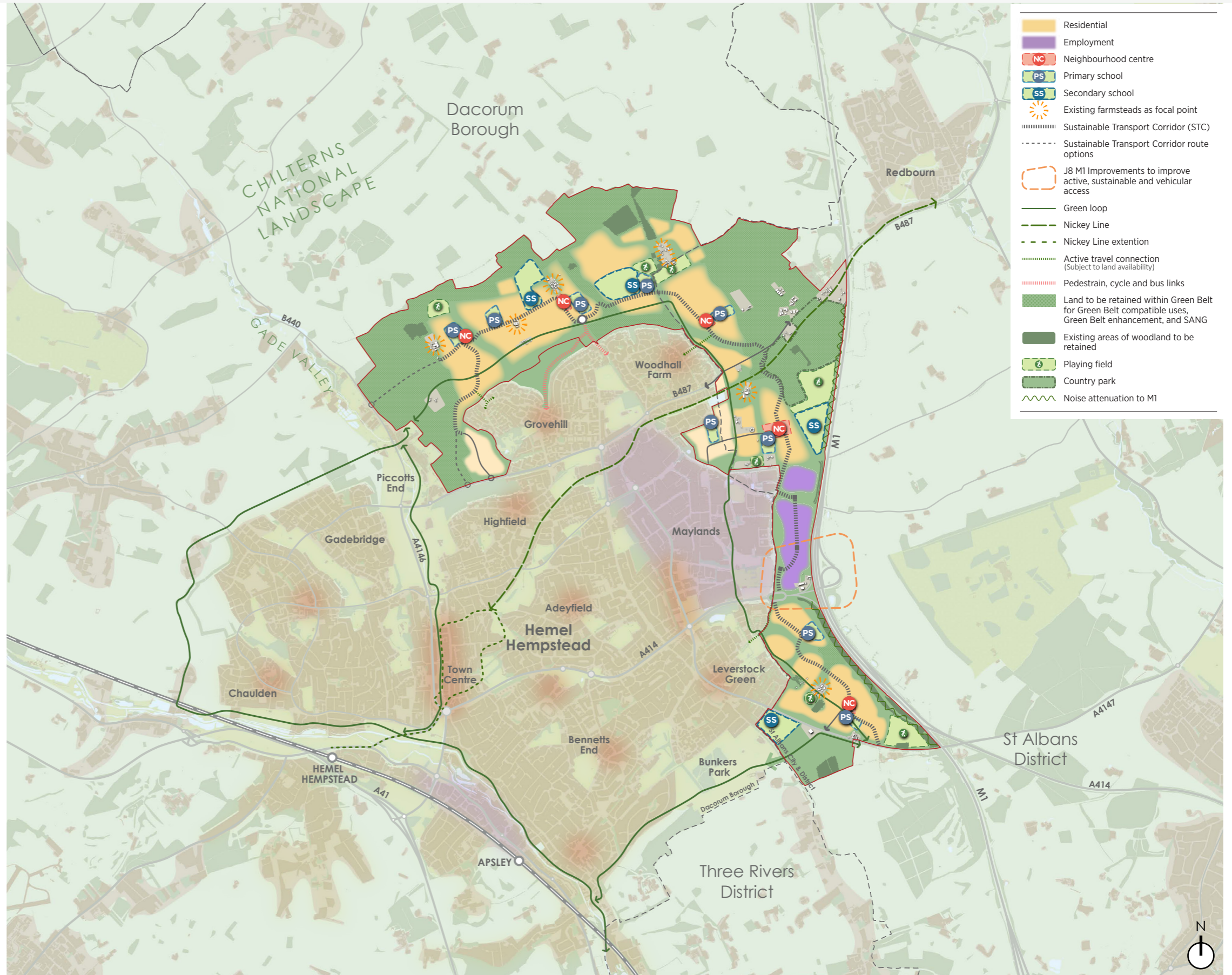


Figure 21 The Indicative Concept Plan summarises the Framework Plan work to date. It focuses on the new communities to the North and East of the town. (July 2024)



Status: Emerging Draft - Draft published alongside Regulation 19 consultations

Timeframe: 2024 - ongoing

Document Category: Strategy & Design

Lead: HGC with DBC and SADC Local Plans Teams. Prepared by BPTW

Purpose

HGC seeks to deliver high quality places through the development of appropriate design guidance and engagement. The HGC Strategic Design Code builds further on the Councils' existing guidance, including the Strategic Sites Design Guidance as well as national policy including the National Planning Policy Framework, National Design Guide and National Model Design Code. The HGC Strategic Design Code (SDC), prepared by BPTW, is evidence based, builds on the existing guidance and HGC workstreams to date; to guide 'exemplary' development with clear set of rules, based on HGC principles and ambitious targets.

HGC SDC considers neighbourhood structures for the Growth Areas, delivery of the site wide strategic priorities, and outlines neighbourhood wide coding. The design code commission concerns the Growth Areas of the HGC programme, promotes sustainable living focused on proximity to local centres and schools whilst ensuring links between existing and new neighbourhoods. It addresses key relationships of the neighbourhood blocks with Sustainable Transport Corridor and the Green Loop.

The Strategic Design Code defines Area Types, areas of similar character that allow elements of the design code to be set out depending upon which area type a development is within.

Relevance to Planning Policy

The policies set out: 'There will be a coordinated, masterplanned approach to development with appropriate input from the Council, local communities, landowners and other stakeholders' and the 'Proposals must have Masterplans and Design Codes agreed with the Council before developing detailed designs'.

Next steps

- The design code will be part of the HGC Framework & Transformation Supplementary Planning Document (SPD) that will integrate multiple HGC workstreams, including further design coding that will cover key strategic sites and opportunity areas in DBC, and connecting parts like Nickey Line, the Green Loop, local centres and connecting open spaces.

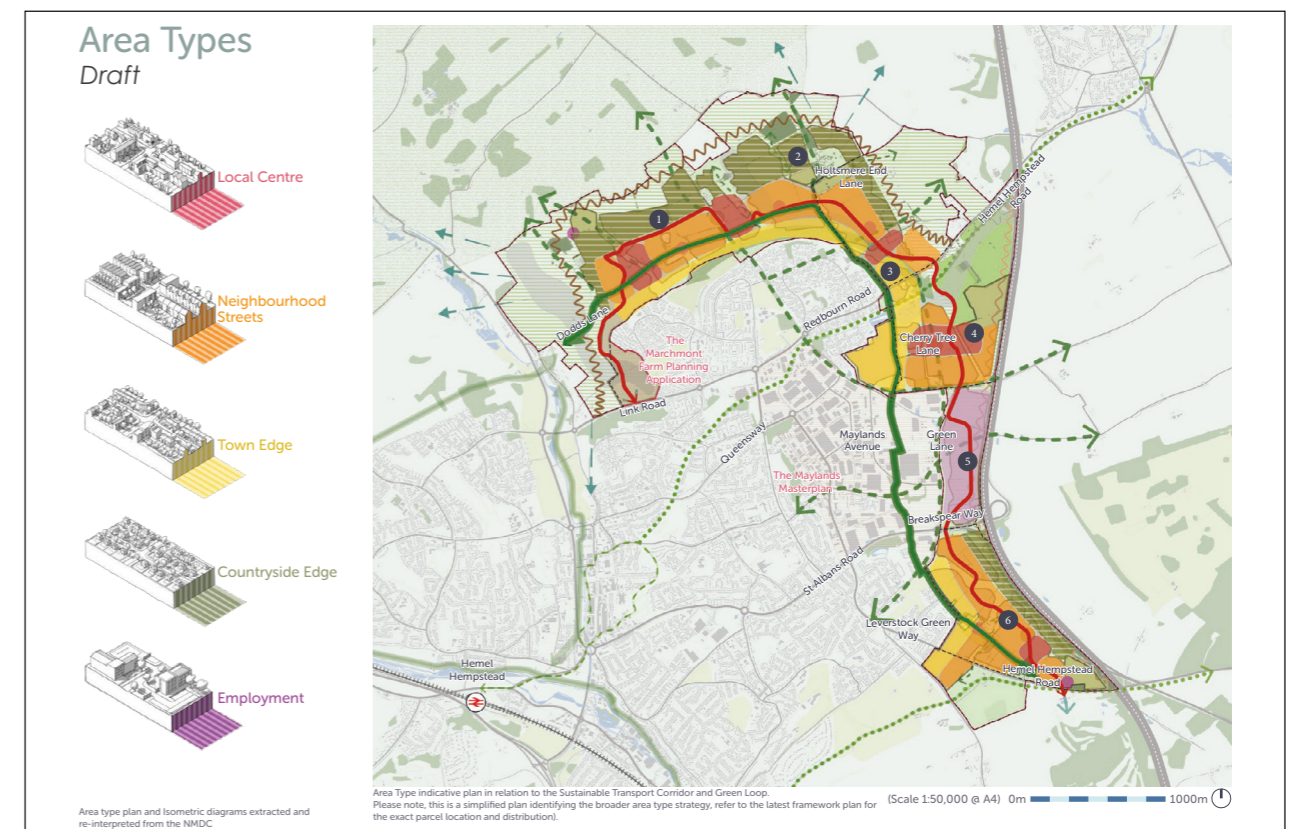
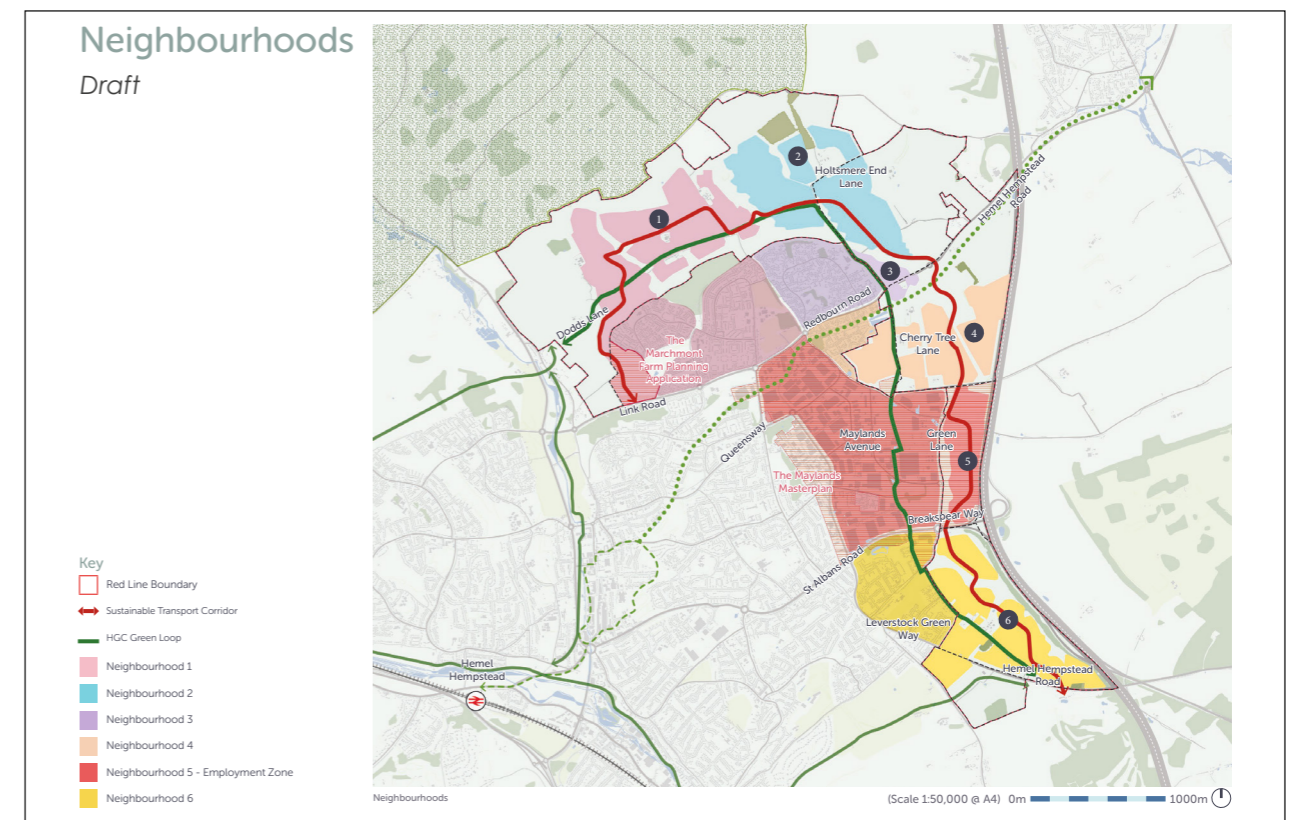


Figure 22 Draft pages from the HGC Strategic Design Code, September 2024
Source: Strategic Design Code, BPTW

Status: Emerging Draft

Timeframe: 2024 - ongoing

Document Category: Supplementary Planning Document

Lead: HGC with DBC and SADC Local Plans Teams



Purpose

Building on the joint HGC draft SADC and DBC Local Plan policies, evidence base and HGC workstreams, the purpose of Framework & Transformation SPD is:

- To define what is meant by transformation of Hemel Hempstead;
- To identify the quality that needs to result from transformation – both in relation to new development, and to the existing town assets;
- To identify the infrastructure that will ensure comprehensive transformation – including key partners involved; and
- To define how to ensure delivery of the comprehensive transformation (and define possible delivery mechanisms).

The transformation of Hemel Hempstead involves several factors including but not limited to physical, social, economic and cultural aspects. Hemel Garden Communities and the wider programme area will be the catalyst for comprehensive and inclusive transformation to benefit existing and future residents.

Scope

The Framework & Transformation SPD covers:

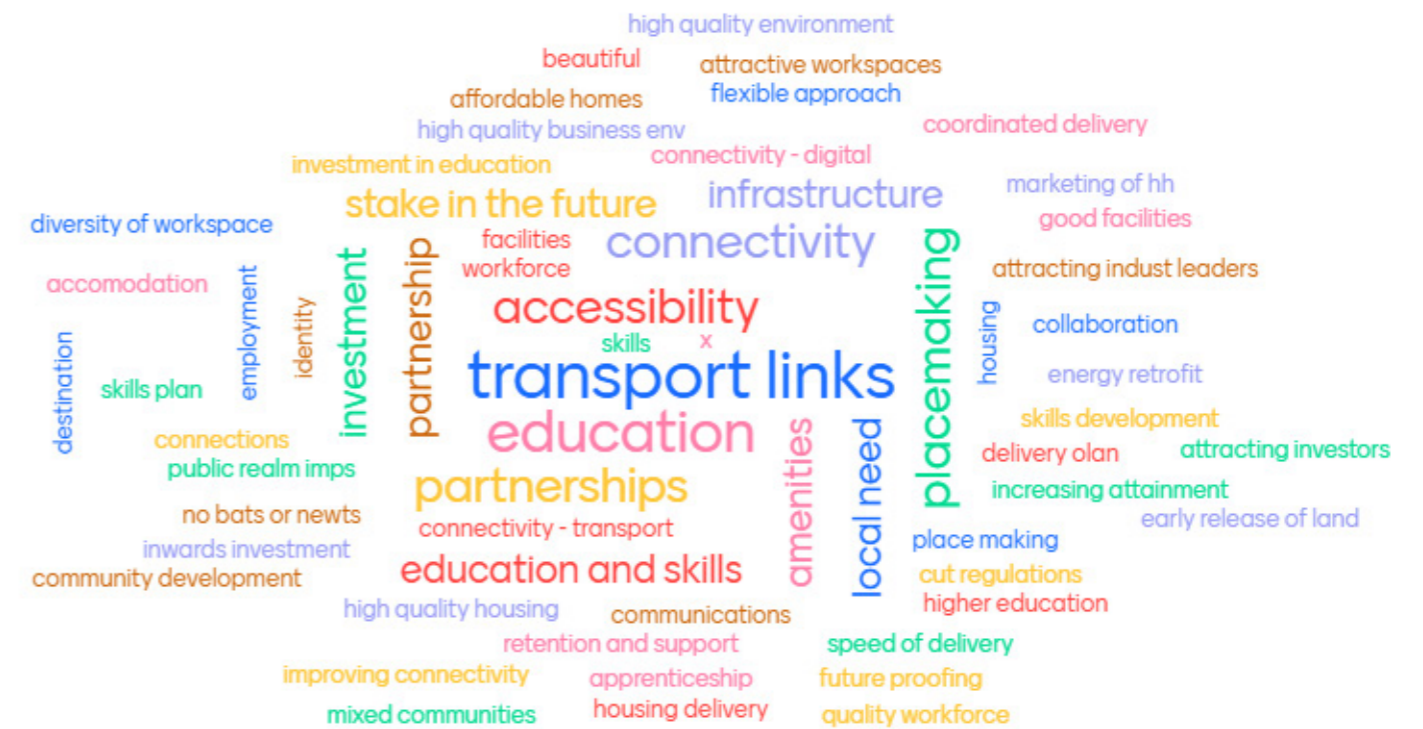
- HGC Framework Plan Growth Areas;
- Hemel Hempstead Town Centre, Two Waters and Maylands Opportunity Areas (DBC);
- Polehanger Lane and Shendish Manor & Fairfields Strategic Sites in DBC; and
- “Connecting Parts”, including green spaces, local centres, and greenways like Nickey Line, HGC Green Loop, as well as the wider routes that extend beyond the town.

Next steps

- The strategy will be part of the *HGC Framework & Transformation Supplementary Planning Document (SPD)* that will integrate multiple HGC workstreams.



SPD Stakeholder Workshop (November 2024)



Stakeholder Word Cloud: What are the key priorities to support delivery of high quality jobs and development?

Status: Complete - Endorsed by Hertfordshire County Council [Cabinet](#) in July 2024 and published alongside the Regulation 19 consultations

Timeline: 2020-2024

Document Category: Vision, Strategy & Technical

Lead: HGC with Transport Plan Sub-group

Purpose

The Transport Vision and Strategy document sets the ambition for a well-connected town, with a network which supports increasing journeys made through sustainable and active ways of travel (Walking, cycling, wheeling and public transport).

Hemel Hempstead's 2050 Sustainable Transport Vision:

'By 2050, existing and new neighbourhoods will be connected to each other and to Maylands Business Park/Herts IQ by strategic movement networks across Hemel Hempstead. These will reduce the need to travel by car, direct HGVs to the most appropriate roads, and provide high-quality, innovative and well-placed bus, rail, walking, cycling and micro-mobility options for everyone making journeys within Hemel Hempstead and to nearby local towns/rail stations.'

The Strategy sets out two networks: a key network and a local network to support the entire town and wider routes to key destinations. The networks support active and sustainable travel options between the places where people live and work, including new and existing residential communities to Maylands Business Park and new employment areas.

The Strategy identifies a menu of potential interventions and improvements including enhancements to existing roads including the A414 and M1 Junction 8. These will be further refined through more detailed studies and assessment, in order to support the shift to active and sustainable ways of travel in the existing urban area and new communities.

Relevance to Planning Policy

- The Strategy and policy supports the delivery of the Green Network with green, attractive and connected walking and cycling leisure routes to key destinations; parks and open spaces where possible
- The policy supports the vision for movement in Hemel Hempstead in 2050. This includes that 40% of all trips starting and/or ending in the existing settlement area of Hemel Hempstead should be by active and sustainable travel modes. 60% of all trips starting and/or ending in the new Garden Communities should be by active and sustainable travel modes by 2050



Next Steps

- Take forward the Transport Vision & Strategy, supported by further evidence development on HGC workstreams, and relevant evidence supporting the Local Plans
- Engagement on Transport interventions and the Transport Vision & Strategy (TV&S) document
- Further development to funding, phasing and list of transport improvements and measures, which will form part of the Infrastructure Development Plans (IDP) in line with the Local Plans processes
- Progress design guidance, to be developed as part of the *HGC Framework & Transformation Supplementary Planning Document (SPD)*.



Figure 23 A vision for Station Road, Hemel Hempstead suggesting good walking and wheeling routes and cycle lanes.
Source: HGC Transport Vision & Strategy, Image by DK-CM

Status: Emerging - Stage 1 Final Draft published alongside Regulation 19 consultation

Timeframe: 2023-2025

Document Category: Technical

Lead: HCC with HGC and Transport Sub-group



Purpose

The HGC Potential Modal Shift study focussed on understanding the sustainable travel opportunity, propensity and potential for Hemel Hempstead and the HGC growth area to test the realism of the ambitious mode shift targets set out in the Hemel Garden Communities Spatial Vision (40% and 60% of journeys to be made by active and sustainable modes of travel in the existing town and HGC Growth Areas, respectively, by 2050). The study also scored the need or suitability of a long and short list of interventions that could help unlock the sustainable travel potential.

The assessment indicates, that based on modelled origin destination matrices for 2031, current active travel networks and available public transport services, up to 66% in Hemel Hempstead could be made by sustainable methods predominantly by active modes. Therefore, the sustainable travel potential scenarios achieve the 40% mode share target across all trip types for the existing town of Hemel Hempstead.

Stage 2 of the work will re-run the tool with the latest version of the Framework Plan for the HGC Growth Areas, and be used to validate the 60% mode share target for the HGC Growth Areas.

Relevance to Planning Policy

- The policy supports the vision for movement in Hemel Hempstead in 2050. This includes that 40% of all trips starting and/or ending in the existing settlement area of Hemel Hempstead should be by active and sustainable travel modes. 60% of all trips starting and/or ending in the new Garden Communities should be by active and sustainable travel modes by 2050.

Next steps

- Data from this study, alongside outputs from wider transport work, should be used to inform active travel investment and prioritisation for early delivery of active and sustainable transport interventions.

Status: Ongoing

Timeframe: 2022-Ongoing

Document Category: Technical

Lead: HGC with Local Plans, HCC and Transport Sub-Group



Purpose

To deliver the HGC Transport Vision for 2050 and to support the Local Plans through a robust evidence base, various workstreams for Transport related work are underway. This includes, but is not limited to:

- **Local Plans Transport modelling** - Including HCC's strategic transport model COMET and further detailed modelling through Paramics are being utilised to forecast movement and accessibility trends.
- **Infrastructure Delivery Plans (IDPs)** - produced by Arup - Both Local Plans' IDPs identify transport mitigation packages that primarily support the growth allocations.
- **Transport Study Hemel Hempstead (DBC)** - produced by Aecom - The Hemel Hempstead Transport study forms part of Dacorum Borough Council's Local Plan evidence base and builds upon the town's current needs and development layout to propose a series of active and sustainable travel interventions designed to provide connectivity and relieve pressure on the town's transport network, delivering on ambitious targets for sustainable travel mode share by 2050.
- **Other transport studies** - including the DBC Local Cycling Walking Infrastructure Plan (LCWIP), Behaviour Change Strategy and the Hertfordshire Essex Rapid Transit scheme (All emerging)

Relevance to Planning Policy

- Various policies and reference to the provision of a high-quality walking/cycling network, bus infrastructure, and services and design that encourages use of sustainable modes of transport over the car

Next steps

- Continue to progress and collaborate with HGC partnership, Transport sub-group and stakeholders to support the delivery of transport interventions and the Local Plans, which includes:
 - Further Modelling work;
 - Additional work to support the Hemel Hempstead Transport study focusing on the priorities for the Key Network and further details on the form and function for each route;
 - Routing and access options for the Sustainable Transport Corridor in the north;
 - Further work on bus strategy for Hemel Hempstead;
 - Further develop the funding strategy, active travel investment and prioritisation for early delivery of active and sustainable transport interventions.

Status: Emerging Final Draft - Published alongside Regulation 19

Timeframe: 2022-2024

Document Category: Strategy & Technical

Lead: HGC with Green Infrastructure Sub-Group



Purpose

The purpose of the Hemel Garden Communities Green Infrastructure Strategy is to provide an environmental framework for provision of multifunctional, varied, connected, accessible and distinctive green infrastructure to help create a greener, more connected Hemel Hempstead.

The strategy sets out an ambitious vision of what can be achieved. The vision is for a 'Green Network' that aims to bring together existing and new places in and around the town through: A network of green routes, travel and places that support healthy lifestyles, biodiversity, climate resilience environmental sustainability and the wellbeing of local communities.

This vision is broken down into a series of strategic themes, aims and key moves (delivery programmes), which form the structure for the Green Infrastructure Strategy.

Relevance to Planning Policy

- Earlier Stage 1 work carried out reviewed background evidence work setting the importance of "Why do we need GI?". As a result the Green Network pillar has been integrated into the Place Principles and site specific policies.
- The programme of work has produced a detailed evidence base (building on the Stage 1). Stage 1 key outputs include the strategy which is organised through 6 guiding themes; a set of design guidelines to inform the design of different green infrastructure features and a delivery plan with proposals for delivery improvements to Green Infrastructure.
- The work was informed by stakeholder and Councillor workshops; a Community Review Panel (held in October 2023); and a Quality Review Panel (November 2023 - February 2024).
- The strategy informed the Joint HGC Local Planning Policy and the Site Allocation Policies for SADC and DBC.

Next steps

- The final draft forms part of Local Plans Regulation 19 evidence base and consultation
- The strategy will be part of the Framework Plan & Transformation SPD that will integrate multiple HGC workstreams
- Close working and coordination with other evidence and work including the Infrastructure Delivery Plans (IDPs) which form part of the Local Plans processes and other HGC workstreams
- Co-ordinate GI investment and management over the short, medium and longer term to 2050 and beyond
- Continued partnership approach for delivering projects with partners and stakeholders.



Figure 24 Creating a greener, more connected Hemel Hempstead
Source: Image by DK-CM

Status: Complete - Published alongside Regulation 19

Timeframe: 2023-2024

Document Category: Technical (Local Plans)

Lead: DBC and SADC Local Plans with support from HGC. Prepared by Hankinson Duckett Associates (HDA).



Purpose

The North Hemel Hempstead Landscape assessment forms part of the evidence base for the two emerging Local Plans (SADC and DBC). It considers, from a landscape and visual perspective, the potential for development on land to the north and north-east of Hemel Hempstead, as part of the Hemel Garden Communities programme, and assesses at a high level the likely landscape and visual effects of that development.

The study area encompasses Land North of the Redbourn Road (across both Dacorum Borough Council and St Albans City and District Council's administrative areas) and encompasses site H1 North Hemel Hempstead (SADC) and Hm01 North Hemel Hempstead (DBC).

A combination of iterative wireframe testing, consideration of previous studies, baseline conditions and the sensitivity assessment has enabled establishment of a potential development extent and landscape strategy, which aims to limit adverse effects on landscape character, landscape features and views, to an acceptable level for the scale of development envisaged, and over time would enhance landscape structure of the area in keeping with the character of the nearby Chilterns National Landscape (AONB) and its setting.

Relevance to Planning Policy

- Findings from the report informed the Framework Plan (Scenario D Rev E).
- 'The design and layout of development should be landscape-led and should include early delivery of open space and structural landscaping in order to avoid or minimise adverse impacts on the Chilterns National Landscape, views in and out and its setting in perpetuity'
- Further measures including SANG provision are included with the Local Plan policies.

Next steps

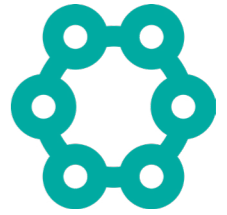
- The Landscape Assessment will be part of the Framework Plan & Transformation SPD that will integrate multiple HGC workstreams.
- The exact magnitude and significance of potential landscape and visual effects would be subject to detailed design and assessment, at masterplanning stage.

Status: Emerging Final Draft

Timeframe: 2022-2024

Document Category: Strategy & Technical

Lead: HGC with Transport sub-group. Prepared by Systra.



Purpose

The Nickey Line is the former Harpenden to Hemel Hempstead railway branch line (closed in 1979) and provides a popular local leisure footpath and cycleway connecting Hemel Hempstead to Redbourn and Harpenden. The Nickey Line is a valuable asset and will serve the future communities and new homes to the north and east of Hemel Hempstead.

The purpose of the Nickey Line Vision & Strategy is to:

- Create a vision for the whole of the Nickey Line with ambitious outcomes for place, movement, nature and heritage
- Deliver a connected route between the railway stations of Hemel Hempstead and Harpenden and create a much improved leisure and active travel route. This work seeks to identify a route to connect the Nickey Line to Hemel Hempstead Town Centre and railway station
- Build upon work carried out to date including the Nickey Line Greenspace Action Plans to produce a cross-boundary vision for the Nickey Line to 2050

Relevance to Planning Policy

- The Nickey Line is identified as an important asset and key project within the HGC Spatial Vision and the planning policies (Place principles)

Next steps

- Progress and coordinate the Nickey Line Vision work with wider transport workstreams including the emerging DBC Local Cycling Walking Infrastructure Plan and other projects on the Nickey Line
- The Nickey Line Vision will be part of the Framework Plan & Transformation SPD that will integrate multiple HGC workstreams.

Status: Complete - Published alongside Regulation 19 consultation

Timeframe: 2022-2023

Document Category: Technical

Lead: HGC. Prepared by Chris Blandford Associates (CBA) and HIA prepared by Essex Place Services



Purpose

As part of the planning and design process, the draft HGC Framework Plan was peer reviewed by a panel of built environment experts (March 2022) who recommended undertaking a Historic Study in order to:

'Situating the masterplan for the new garden community within the context of the historical growth of the settlement of Hemel Hempstead, demonstrating how lessons learned from an understanding of Jellicoe's plans and strategy for the postwar New Town have informed it.'

The Historic Study seeks to provide a broad understanding of Hemel Hempstead's historic development and character as a whole, to inform the high-level HGC Framework Plan, and to help shape future masterplanning for integrating the new Garden Communities with their older neighbours. In painting a picture of the wider setting of the Growth Area beyond its boundaries, the report provides a context for more detailed assessment and analysis which will inform the planning and place-making process. Further detailed work and assessment has been carried out via the HGC Heritage Impact Assessment prepared by Essex Place Services on behalf of the Local Authorities.

Relevance to Planning Policy

- The Historic Study provides an understanding of the Historical context and built environment, to inform a stronger contextual response through the Framework Plan
- Further detailed work and assessment has been carried out via the HGC Heritage Impact Assessment and has informed site allocation policies: *'Through Masterplanning the layout and design of development should minimise any harm to the setting and significance of ... (Heritage Asset) ...; this may include the incorporation of appropriate set backs of development and creation of open spaces.'*

Next steps

Inform design guidance, to be developed as part of the HGC Framework & Transformation Supplementary Planning Document (SPD).

Status: Emerging

Timeframe: 2022 - ongoing

Document Category: Strategy

Lead: HGC and DBC Hemel Place



Purpose

The purpose of the Local Centres Study is to identify opportunities for improvements in the existing local centres in Hemel Hempstead, their capacity to grow and serve wider Dacorum needs, including the proposed new HGC Growth Areas. It seeks to understand their condition, role, function, challenges and opportunities. Another key aim of this work is to devise principles for new local centres which ensure newly planned centres have complementary uses and do not hinder existing centres.

Relevance to Planning Policy

- The Local Centres Study has informed the Framework Plan
- The HGC Planning Policy includes the development of Local Centres, both enhancement of the existing and proposal for new Local Centres: *'Deliver new local centres, and enable improvements to existing local centres and Hemel Hempstead Town Centre, and ensure new centres support and complement existing centres'*

Next steps

- A version of the study will be shared with Local Councillors to seek their input and involvement in the development of the future work, which will identify short to long-term improvements and interventions for the existing Local Centres
- Support wider workstreams with a particular emphasis on feeding into the HGC Framework & Transformation Supplementary Planning Document (SPD), Hemel Place Strategy, Local Plans and the Maylands Masterplan Implementation Plan.

Status: Emerging

Timeframe: 2023-2024

Document Category: Vision

Lead: HGC with Hertfordshire Futures and Herts IQ



Purpose

Hertfordshire Innovation Quarter (Herts IQ) is an Enterprise Zone and has sites in Maylands Business Park and Hemel Hempstead, including Land East of Hemel Hempstead within the HGC growth area. The Herts IQ site, east of Hemel Hempstead, falls within St Albans City and District Council's administrative area. Herts IQ also includes innovation and start-up space on the BRE (Building Research Establishment Group) campus in Watford and Rothamsted Research in Harpenden.

The purpose of this workstream is to review the vision for Herts IQ, in light of changes since it was designated as an Enterprise Zone in 2017, including economic changes post Covid-19 and an updated evidence base including the South West Herts economic study and HGC Socio-economic and Demographic Study.

The work will review if the current employment concept, delivery timescales, outputs and financial arrangements are still appropriate. This will include key liaison between stakeholders to maximise its Enterprise Zone status, along with considering the evidence and practical steps required to draw-in economic development projects to drive positive change and place-making.

Relevance to Planning Policy

- Herts IQ is a designated Enterprise Zone, the site falls within the SADC site allocation (H3). The policy allocates 53 ha area for employment development for offices, research and development, light industrial and logistic and priority on start up space and incubator hubs
- The Herts IQ vision will support HGC's Spatial Vision aims for a self-sustaining economy and the emerging work regarding the Maylands Plus Masterplan

Next steps

- Progress and coordinate the Herts IQ Vision with HGC workstreams (including the Framework Plan), relevant Local Plans work and other linked work including the South West Hertfordshire Joint Strategic Plan (SW Herts JSP), Maylands Plus Masterplan work and Local Plans evidence
- Work with key stakeholders including Hertfordshire Futures and Hemel Place, alongside the business community, to agree a new Vision for the Enterprise Zone and look at the short, medium and long term timeframes

Status: Emerging

Timeframe: 2023-2025

Document Category: Strategy

Lead: HGC



Purpose

The purpose of the HGC Health and Wellbeing Strategy (H&W) is to provide a comprehensive holistic H&W approach to enable communities to lead healthy behaviours as they live, learn, work, play and interact.

The H&W Strategy seeks to provide clear guidance and inform the target audience, which are the local authorities, developers, landowners, housing associations, and key stakeholders across the built environment sector and beyond.

Based on the understanding that the built and natural environment are major determinants of health & wellbeing, the strategy reflects national, regional and local guidance, responds to the local priorities of the Joint Strategic Needs Assessment (JSNA) and is informed by best practices. The work was informed by diverse workshops with stakeholders, councillors and the sub-group, and the 'public survey healthy lifestyles' (2023).

Relevance to Planning Policy

- The Health and Wellbeing Strategy supports HGC's Spatial Vision aims for healthy lifestyles and to 'maximise the physical and mental wellbeing of all members of the community'
- The HGC Place Principles policy supports projects promoting health and wellbeing, in accordance with wider ambitions of the Local Plans
- The strategy informed the Joint HGC Local Planning Policy and the Site Allocations policies for SADC and DBC

Next steps

- The strategy will be progressed, and key stakeholders will be consulted. It will be part of the Framework Plan & Transformation SPD that will integrate multiple HGC workstreams.
- Close working and coordination with other evidence and work including the Infrastructure Delivery Plans (IDP) which form part of the Local Plans processes and other HGC workstreams
- Continued partnership approach for delivering projects with partners and stakeholders.

Status: Complete
Published alongside Regulation 19

Timeframe: 2024

Document Category: Technical

Lead: HGC with Local Plans Teams - Prepared by Hatch.



Purpose

The purpose of the socio-economic and demographic study was to gain a more detailed understanding of the opportunities for Hemel Hempstead and the emerging north and east growth areas. The socio economic and demographic study assess key issues such as housing mix and addressing area of deprivation across the town and ensuring Hemel Garden Communities provides a complementary offer and supports delivery of a balanced community for Hemel Hempstead as a whole.

The study builds upon the baseline of wider economic work carried out to date and identifies a number of existing challenges such as deprivation within the existing town and low skills levels. Importantly the study identifies opportunities such as emerging economic sectoral opportunities (such as data, agri-tech and technology); creating new inclusive and future-proofed jobs (including home working and business start-ups units); attracting inward investment and regeneration of Hemel Hempstead Town Centre; and the intensification of economic activity in and around the town and for the future jobs for the HGC growth areas, including those within the Hertfordshire Innovation Quarter.

The work provides detailed analysis of employment sectors, skills, education, balanced communities, businesses, population and labour force, deprivation, health and well-being, culture and visitor economy.

Relevance to Planning Policy

- The policies identify new jobs creation through delivery of sites and ensures growth supports development of a diverse economy and employment opportunities for Hemel Hempstead and South West Hertfordshire.
- The policies also identify the importance of new growth creating balanced communities and regeneration of Hemel Hempstead town centre.

Next steps

- Collaboration and coordination with other evidence and work coming from the South West Hertfordshire economic study, including other economic workstreams on Herts IQ, Local Housing Needs Assessment work, Hertfordshire Futures, Maylands Masterplan and Local Plans evidence bases.

Status: Complete
Published alongside Regulation 19

Timeframe: 2024

Document Category: Strategy

Lead: HGC with Hertfordshire Futures - Prepared by Hatch.



Purpose

Hatch were commissioned by HGC and Hertfordshire Futures to access the opportunities to secure a Higher Education (HE) presence in Hemel Hempstead. The report also looked at opportunities for education and skills development within the Hemel Garden Communities programme area, analysing current and future needs, alongside opportunities for enterprise and start-up businesses, research and innovation activity.

The report identified a number of benefits of additional higher education and research activity for Hemel Hempstead which included: improving accessibility to higher education for existing and new residents; providing increased footfall and spending within Hemel Hempstead; increasing employment opportunities with provision of jobs to support an education presence as well as wider jobs through the supply chains; increased research and innovation created by a HE/university presence; skills and labour coming from the HE with higher level qualifications; placemaking through investment in facilities and supporting infrastructure.

The report concluded with three key opportunities for Hemel: provision of grow on space for micro and small businesses in knowledge driven sectors aligned with Rothamsted Research; development of space to support expansion of life sciences and finally development of additional HE learning facilities to meet needs of a growing town.

Relevance to Planning Policy

- Local Plan Policies highlight the importance of town centre transformation and regeneration, and the need for education facilities alongside skills and training to be a key part of that transformation.
- Site allocation policies including land East of Hemel Hempstead supports and enable development of skills and education premises within the site, alongside the requirement for start-up units and grow on space for small businesses to be delivered at the outset.

Next steps

- Discuss next steps with key stakeholders including Rothamsted Research and key landowners to explore opportunities.
- Identify the need for future evidence to support delivery of HE/Research premises.
- Explore alignment with Maylands Masterplan and with next steps for Herts IQ Vision and any additional evidence required to support the Local Plan.

Status: Emerging

Timeframe: 2024-2025

Document Category: Strategy

Lead: HGC with Stewardship Support



Purpose

The aim of the HGC Stewardship and Placemaking Strategy is to identify and explore different approaches and models for stewardship across the programme area, incorporating new housing developments, community/local assets and infrastructure.

Stewardship has been a key principle of the international Garden City movement since it was devised in the late 1800s and this has been reinforced through the Town and Country Planning Association's approach to town planning and more recently the Government's Garden Communities Programme, which recognises the importance of community ownership of land and long-term stewardship of assets. This was carried through into the HGC Charter and HGC Spatial Vision and now the emerging planning policies.

The Strategy will come forward to provide a strategic framework for Stewardship and Placemaking across the programme area. It will provide basis for the HGC Stewardship and Placemaking Supplementary Planning Document, setting common principles and approaches to which landowners/developers will respond.

Relevance to Planning Policy

- The need for a strong stewardship strategy for Hemel Garden Communities is recognised in the HGC Spatial Vision.
- HGC's commitment to establishing a suitable stewardship strategy is being driven through the Local Plans and a Stewardship and Placemaking Supplementary Planning Document (SPD), which will follow. The aim is to deliver a strong community partnership between landowners, site promoters, Councils, voluntary sector organisations and residents, that will provide the foundation for a stewardship body.

Next steps

- An emerging approach is being explored through workshops and consultation with Members, stakeholders, landowners and public, and review of best practice. This is being taken forward through the Stewardship and Placemaking SPD which is underway.

Status: Emerging Draft

Timeframe: 2024 - ongoing

Document Category: Supplementary Planning Document

Lead: HGC with DBC and SADC Local Plans Teams



Purpose

The HGC Stewardship & Placemaking SPD builds on the HGC Stewardship Strategy, providing a strategic framework for stewardship and placemaking in Hemel Garden Communities (HGC) to ensure that the site and assets can be successfully managed and maintained for generations to come – in perpetuity.

Delivering a successful stewardship approach for HGC presents a number of opportunities and challenges including Hemel Hempstead's large-scale growth area, which spans two local authorities, multiple landowners, and key employment hubs like Maylands Business Park and Herts IQ, as well as the regeneration of Hemel Hempstead's New Town legacy.

Consultation with Chief Officers and Lead Members from DBC and SADC, along with other key partners and stakeholders, has shown that there is an appetite for a common community stewardship and placemaking approach across the HGC Growth Areas, supported by mixed income generators.

Scope

The HGC Stewardship and Placemaking SPD aims to deliver an over-arching stewardship body, underpinned by the following principles:

- Quality build, with management and maintenance in perpetuity
- Mixed income funding providing financially viable and sustainable solutions
- Acceptable community governance structures (e.g. Community Trust, or CIC) with community influence in decision making
- Community development and placemaking form a key part of roles and responsibilities
- Resident engagement and involvement through community outreach, consultation and engagement approaches which build community ownership
- Support/involve existing local community organisations (e.g. Sunnyside, Boxmoor Trust, Blue Tangerine, Earthworks); and
- Approaches to tackle climate change and encourage healthy lifestyles.

Next steps

- The next stage of work will include community asset mapping; defining roles and responsibilities; legal and financial guidance; further engagement with Members, stakeholders, landowners and public.

Status: Emerging

Anticipated Timeframe: 2024 - Ongoing

Document Category: Strategy

Lead: HGC



Purpose

The HGC partners and wider stakeholders are continuing to work together to ensure the funding and delivery of strategic infrastructure requirements across the Garden town, including the early delivery of site-wide infrastructure. Further work is underway to establish the long-term planning and delivery of sites identified within the Growth Areas.

The purpose of the HGC Delivery Strategy is to ensure development is delivered in a timely and coordinated manner across site boundaries, the HGC Growth Areas and wider Programme Area. A Planning and Delivery sub-group has been established (September 2024), which includes landowners.

The delivery strategy is comprised of multiple streams of work including:

- Land ownership and land assembly strategy;
- Viability and funding;
- Delivery mechanisms;
- Cost Apportionment; and
- Phasing.

Infrastructure Delivery Plans

The SADC and DBC Infrastructure Delivery Plans (IDPs) each contain a Hemel Garden Communities chapter. The IDPs are intended to be a 'living document' that will be updated and reviewed at regular intervals. Both IDPs and the associated Infrastructure schedules should be considered together to ensure a complete picture and any cross-boundary implications. Where an item is strategic (in other words, it serves more than one of the Growth area sites and in some cases other sites in the wider town), a cost sharing and apportionment methodology will be developed. This work will be done through the HGC IDP to 2050.

HGC Infrastructure Delivery Plan to 2050 (Emerging)

The HGC Infrastructure Delivery Plan (IDP) to 2050, is underway and is drawing upon the existing IDPs that have prepared by Arup for St Albans City and District Council (SACDC) and Dacorum Borough Council (DBC), as well as engagement with developers, the county and HGC, as well as a review of any new evidence prepared by HGC, Hertfordshire County Council (HCC), and other infrastructure providers.

The HGC IDP to 2050 will provide an overview of the infrastructure required to support the growth programmed for Hemel Garden Communities, both within the plan periods of up to 2040/41, and beyond to 2050. It will also consider potential approaches to apportioning infrastructure costs across sites to ensure that developers contribute in a fair and equitable way to the infrastructure required to support the delivery of the Garden Town in line with the Spatial Vision. The HGC IDP scope will cover the wider area of the HGC Programme Area (Wider Hemel Hempstead) and the wider transformation of the town.

The HGC IDP will develop a cost apportionment and cost sharing methodology and will identify the timing for key pieces of infrastructure associated with each development site within the HGC programme area.

Relevance to Planning Policy

- The policy includes reference to delivery and the need to plan for infrastructure at Hemel Garden Communities, in a masterplanned and coordinated approach; timely delivery of infrastructure; cross-boundary working and collaboration agreements.

Next steps

- Align HGC IDP to 2050 with North Hemel Hempstead transport work and wider transport activities;
- Develop the HGC IDP to 2050 which considers infrastructure, placemaking and transformation requirements across the HGC Programme Area and wider routes; infrastructure requirements from 2041 to 2050; cost apportionment methodology and timing for key pieces of infrastructure;
- Develop and update the Planning and Delivery Strategy, including phasing.

Status: Emerging Final Draft

Anticipated Timeframe: 2023-2024

Document Category: Vision & Strategy

Lead: Dacorum Economic Development team with Herts Futures and Herts IQ, HGC, DBC and SADC Local Plans teams

Purpose

Maylands Business Park is a significant and prestigious employment site in Hemel Hempstead, first designated as part of the New Town 75 years ago. The Maylands Plus Masterplan seeks to set out a short and long-term vision for the Maylands Business Park, for over the next 20 years.

Short-term - An Immediate Opportunity Plan has been prepared, establishing a plan for new and expanding enterprises by identifying priority sites aimed at target markets based on likely economic growth sectors and the means of delivering them to the market.

Long-term - The Maylands Plus Masterplan work provides a 20 year vision in the form of a high level framework for the repurposing of the Business Park. This will allow response to future commercial, economic, environmental and societal changes. A Design Code for Maylands Business Park has been produced and sets out the principles to which new development should conform, to provide an enduring symbiosis between long term vision and short term opportunity.

Relevance to Planning Policy

- 'Prioritise higher skilled jobs and learning opportunities in Herts IQ / Maylands Business Park and Hemel Hempstead Town Centre to help balance communities, and promote development and jobs creation that supports learning, enterprise, innovation and skills diversification'
- The SADC site allocations set out requirements for the land east of Maylands, part of Hertfordshire Innovation Quarter (H3) which would form an extension to Maylands Business Park

Next steps

- Collaboration and coordination with other evidence and work coming from the South West Hertfordshire economic study, including other economic workstreams on Herts IQ, Local Housing Needs Assessment work, Hertfordshire Futures and Local Plans evidence bases.

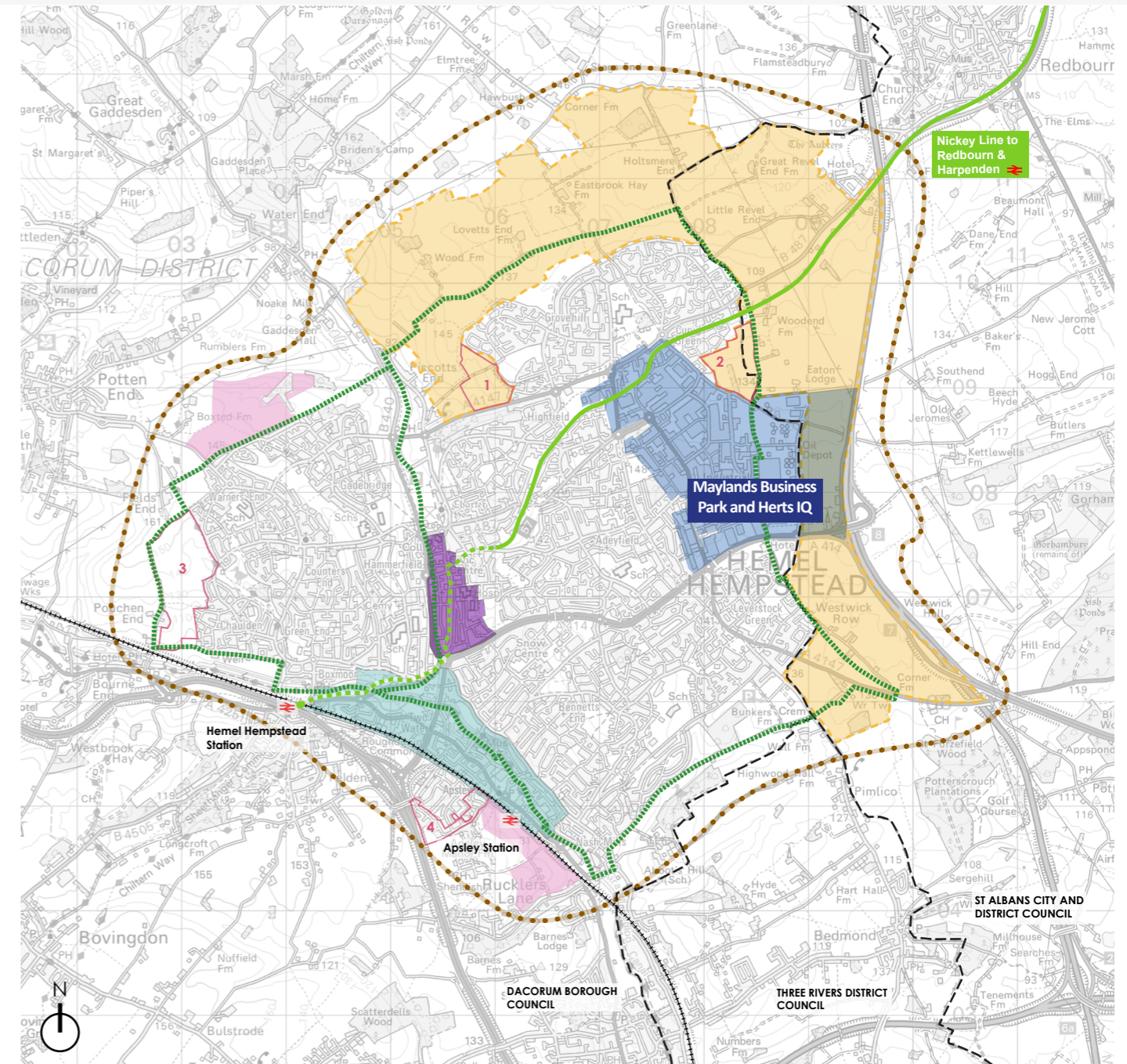
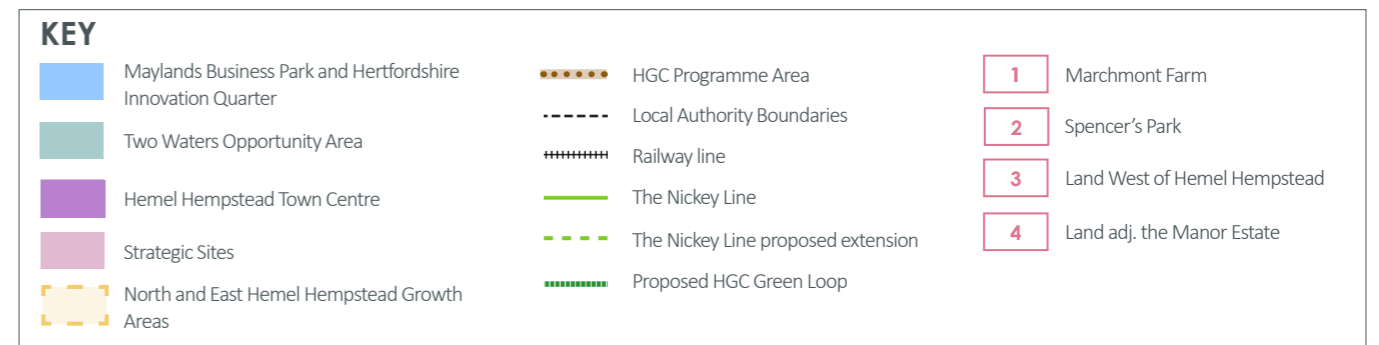


Figure 25 Location of Maylands Business Park and adjoining land East of Hemel Hempstead, which forms part of Herts IQ

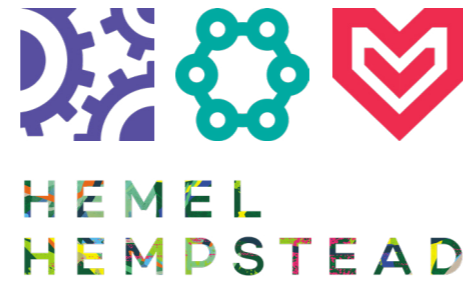


Status: Ongoing

Anticipated Timeframe: 2022-Ongoing

Document Category: Strategy

Lead: Hemel Place Team in Dacorum Borough Council



<https://thinkhemel.com/>

Purpose

Dacorum’s Hemel Place team are developing the Hemel Place Strategy, which will provide an important interface with the HGC Programme. The Hemel Place Strategy will set out a new strategic direction for the future economic prosperity of Hemel Hempstead. The strategy promotes the town as a destination for business activity and as a place where people will want to live, work and visit, and provides a basis to attract inward investment and secure funding for infrastructure.

The Hemel Place Strategy covers three themes:



Enterprise
A vibrant destination for Enterprise



Connections
Where connections matter



Wellbeing
Enhance your wellbeing in Hemel

Relevance to Planning Policy

- Hemel Place provides strategic direction for the town’s growth and prosperity activities through the development of a new Place Strategy for Hemel Hempstead.

Next Steps

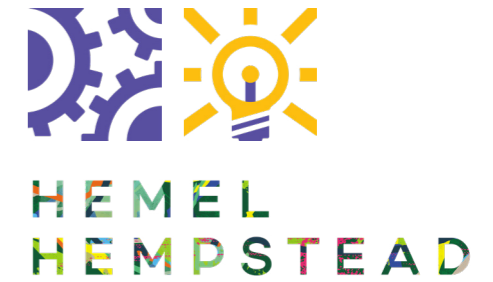
- Progress and coordination is ongoing between the Hemel Place Strategy, Hemel Hempstead Town Centre Vision, HGC, the Local Plans workstreams and supporting evidence bases to help shape the delivery of Town Centre transformation.

Status: Complete

Anticipated Timeframe: 2022-2023

Document Category: Vision

Lead: Hemel Place Team in Dacorum Borough Council



<https://thinkhemel.com/>

Purpose

Much work has already taken place in Hemel Hempstead’s town centre over the past few years based on the Hemel Hempstead Town Centre Masterplan (2011-2021).

DBC has developed a new strategy for the town centre to ensure it remains a vibrant focal point for Hemel Hempstead. This involves adapting to meet changing needs, particularly post-COVID, and support an increasingly diverse range of uses. The town centre will need to meet the needs of a growing and changing population.

The Vision to transform Hemel Hempstead Town Centre into a vibrant and busy leisure and cultural quarter with a mix of uses and activities including workspaces, restaurants, bars, cultural facilities, retail and a range of high-quality new housing was adopted in June 2023.

[Hemel Hempstead Town Centre Vision](#)

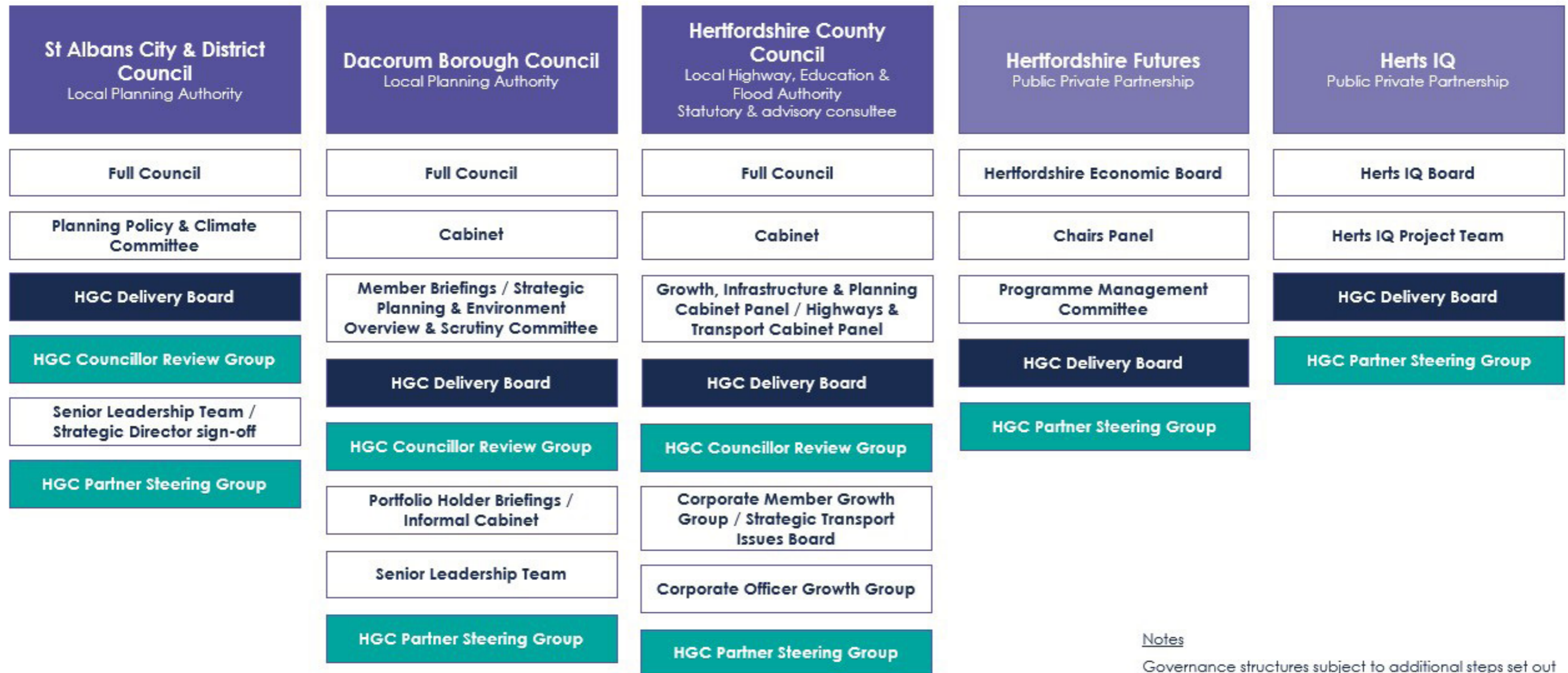
Relevance to Planning Policy

- The policies identify the importance of Hemel Hempstead Town Centre and its transformation. Key principles within the emerging policy identify the importance of connecting the town centre to the new growth areas and providing a range of uses to become a vibrant heart to Hemel Hempstead.
- Dacorum Borough Council planning policy has been updated to reflect Hemel Place Vision.

Next steps

- The Hemel Hempstead Town Centre Vision will now be expanded upon through the development of the Hemel Place Strategy to ensure synergy with the wider Hemel Garden Communities programme.

High Level Overview of Responsibilities & Internal Governance Structures of the Hemel Garden Communities (HGC) Partners August 2024



Notes
 Governance structures subject to additional steps set out in scoping briefs for individual workstreams.
 Partners with less accountability are shown in light purple.

Figure 26 HGC Internal Governance Arrangements - July 2023

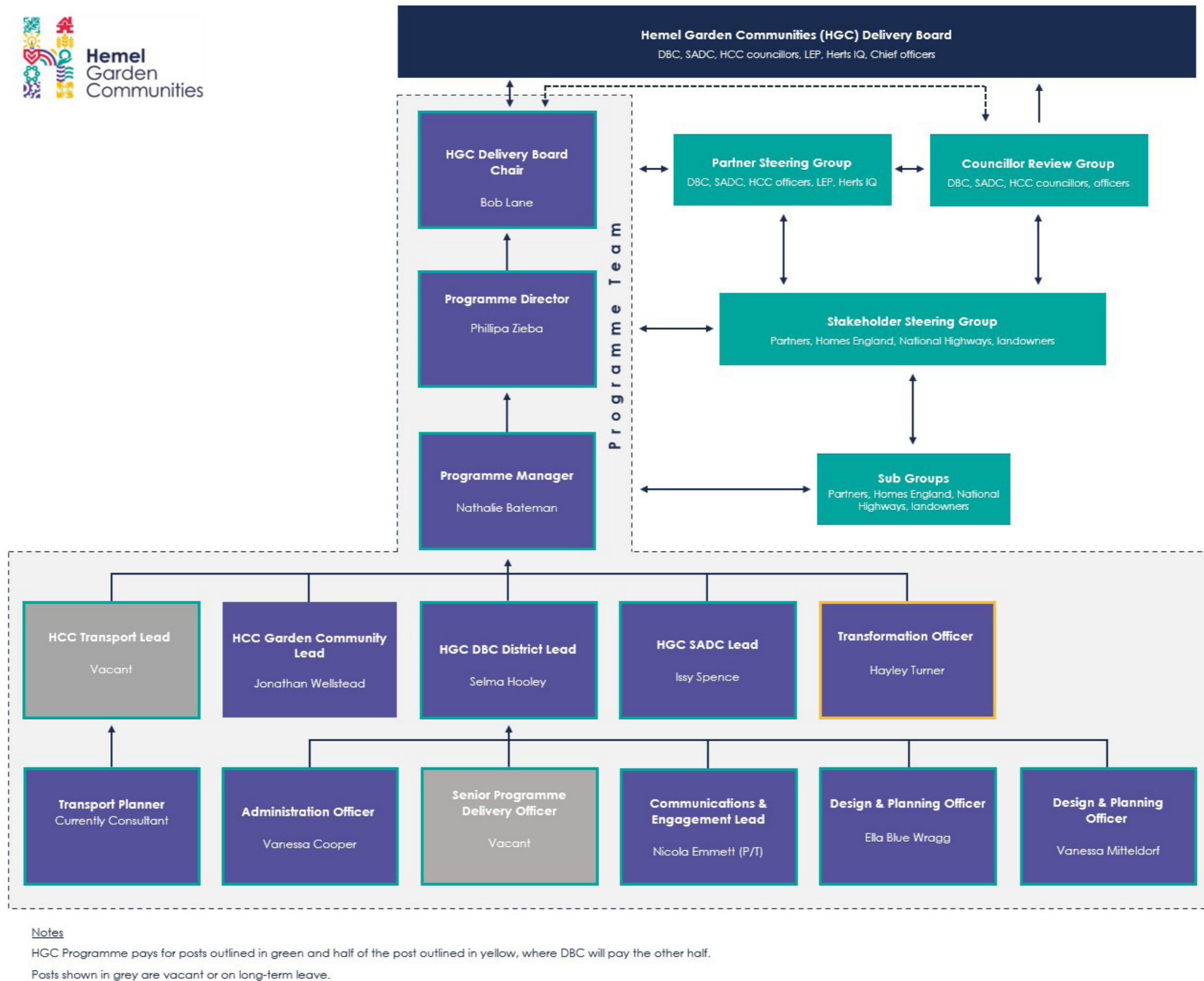


Figure 27 HGC Programme Team Structure - September 2024

APPENDIX 3: SCHEDULE OF ENGAGEMENT

Date	Activity	Audience	Objective
2017			
2017	Maylands growth corridor workshop	Partners and Stakeholders	To discuss future growth and development of the Maylands area
2018			
2018	HGC Garden Communities Charter Published	Community	Information sharing
2018	Site Visit to Harlow	Partners	Inspirational site visit
2019			
2019	HGC Delivery Board and Governance Established	Partners	Part of formal governance
2020			
Mar-2020	HGC Delivery Board	Partners	Part of formal governance
Jun-20	Hemel Channel Instagram Launched	Community	Social media
Jun-2020	HGC Delivery Board	Partners	Part of formal governance
Jun-2020	Future Hemel Competition	Community	Competition to share ideas of a future Hemel. How to draw your neighborhood - win a bike voucher
Jul-2020	Draw and design a neighbourhood	Community	A live event on Instagram (@hemelchannel)
Jul-2020	Spatial Vision Public Workshop	Community	Public discussion on green infrastructure, mobility improvements, economy and community culture. To capture public views to help develop a Spatial Vision
Sep-2020	HGC Delivery Board	Partners	Part of formal governance
Dec-2020	HGC Delivery Board	Partners	Part of formal governance
Oct to Dec 2020	Dacorum Local Plan Consultation	Community	Formal Public Consultation
2021			
Jan to Mar 2021	HGC Spatial Vision Published / Engagement	Partners and Members	Engagement purposes providing a summary of high level vision, Q&A
Mar-2021	HGC Delivery Board	Partners	Part of formal governance
Jun-2021	HGC Delivery Board	Partners	Part of formal governance
July to Nov 2021	Engagement on draft Transport Plan	Partners and Members	To raise Member awareness, support, Q&A

Date	Activity	Audience	Objective
Aug-2021	Framework Plan Workshop to consider issues and opportunities	Partners and Stakeholders	Engagement purposes providing a summary of high level vision, Q&A
Nov-2021	HGC Delivery Board	Partners	Part of formal governance
2022			
Jan-2022	HGC Website and LinkedIn Launched	Community	Platform for information sharing
Jan-2022	Homes England Workshop	Partners	To consider best practice, vision, aims, issues and opportunities
Feb-2022	HGC Delivery Board	Partners	Part of formal governance
Feb to Mar 2022	HGC Transport Public Engagement: Your Local Journeys	Community	Your Local Journeys Survey: Insight into how people travel now and how they would travel in the future. Providing direction on sustainable transport and potential barriers. Draw to win £200 cycle voucher
Mar-2022	HGC Quality Review Panel Launched		To review and offer feedback
Apr-2022	HGC Delivery Board	Partners	Part of formal governance
Jul-2022	HGC Delivery Board	Partners	Part of formal governance
Sep-2022	Generation Dacorum Careers Fair	Community	Vision Survey
Oct-2022	Our Vision' Survey launched (ends Dec 2022)	Community	To gather views to form HGC Vision - Insight into the local communities long-term ambitions for the town and what aspects of 'being a Garden Town' are important to them. Free prize draw for an electric bike.
Oct-2022	Hemel Old Town Halloween Party - Our Vision Engagement	Community	To share and gather views on HGC Vision and promote Vision Survey
Nov-2022	St Albans Charter Market - Our Vision Engagement	Community	To share and gather views on HGC Vision and promote Vision Survey
Nov-2022	Hemel Hempstead Christmas Lights Switch-On - Our Vision Engagement	Community	To share and gather views on HGC Vision and promote Vision Survey

APPENDIX 3: SCHEDULE OF ENGAGEMENT

Date	Activity	Audience	Objective
Dec-2022	Hertfordshire Local Enterprise Partnership (LEP) Annual Conference	Community	Supporting innovation in business and skills. Promotion of Vision Survey and talking about new opportunities through HGC
Oct-2022	Green Infrastructure Workshop for vision, issues and opportunities	Partners and Stakeholders	Identifying needs, opportunities & priorities for Green Infrastructure Strategy
Oct-2022	HGC Delivery Board	Partners	Part of formal governance
Oct-2022	Councillor Review Group (CRG) Workshop on Transport Plan	Councillor Review Group (CRG)	Engagement purposes providing a summary of high level vision, Q&A on Transport Plan
Nov-2022	Councillor Review Group (CRG) Workshop on Framework Plan	Partners and Stakeholders	Engagement purposes providing a summary of high level vision, Q&A on Framework Plan
Nov-2022	Nickey Line Vision Workshop	Partners and Stakeholders	To get their views on the future of the Nickey Line, discuss the Vision and Route Options to connect to Hemel Hempstead Railway Station.
2023			
Jan-2023	HGC Delivery Board	Partners	Part of formal governance
Mar-2023	HGC Delivery Board	Partners	Part of formal governance
Apr-2023	Visit to Boxmoor Primary School	Community	Engaging with Year 3 pupils on town planning
Feb-2023	HGC Transport Vision and Strategy Engagement	Community	To share and gather views - with a prize draw to win a new e-bike
May-2023	UK's Real Estate Investment and Infrastructure Forum (UKREiF)	Stakeholders	Showcase Hemel Garden Communities at national forum working with Hemel Place Board. https://www.ukreif.com/event/ukreif-annual-event-2023/
Jun-2023	Hertfordshire County Council Active Travel Forum	Partners and Stakeholders	Attended the conference to discuss how more people can be enabled and encouraged to walk and cycle more safely in Hertfordshire. https://www.landorlinks.uk/herts Event forms part of Hertfordshire's public engagement on the new Active Travel Strategy.

Date	Activity	Audience	Objective
Jul-2023	HGC Delivery Board	Partners	Part of formal governance
Jul-2023	Publication of St Albans City and District Council Local Plan (Regulation 18) (July to September 2023)	Community	Formal Public Consultation. Supported at Leverstock Green and Redbourn consultation events.
Jul-2023	HGC Placemaking for the Future Event	Partners and Stakeholders	Introduce newly elected DBC ad SADC Councillors to the HGC Spatial Vision, key workstreams and the future Hemel Place Strategy for the existing town
Jul-2023	Herts IQ Vision workshop	Partners	Workshop to help identify a vision for Herts IQ. All feeding into Maylands Masterplan and Local Plan guidance.
Sep-2023	Hemel Garden Communities: Your Local Journeys Survey	Community	Gather information on local journeys to help us plan and provide future journey options
Sep-2023	Generation Dacorum Careers Fair at Shendish Manor Hotel	Community	Engage the young audience with discussions on healthy lifestyles and placemaking. Complete a Health and Wellbeing survey.
Sep-2023	Health & Wellbeing and Green Infrastructure Workshop	Stakeholders	To discuss and comment on the emerging Health & Wellbeing and Green Infrastructure Strategies
Oct-2023	Health & Wellbeing Engagement survey on social media	Community and Stakeholders	Gather information to help develop Health and Wellbeing, and Green Infrastructure plans for the town - draw to win a Sunnyside food hamper and £50 shopping voucher
Oct-2023	HGC Delivery Board	Partners	Part of formal governance
Oct-2023	Community Review Panel to provide input into the Green Infrastructure Strategy	Community	Community Review Panel to review the work done to date
Oct-2023	Councillor Review Group HGC Growth Areas site visit	Partners	Councillor visit to the HGC Growth Areas sites
Oct-2023	Councillor Review Group Session 2 Nickey Line site visit & stakeholder workshop	Partners and Stakeholders	Workshop to help engage key stakeholders and Councillors and support the delivery of the Nickey Line Feasibility study.

APPENDIX 3: SCHEDULE OF ENGAGEMENT

Date	Activity	Audience	Objective
Nov-2023	Dacorum Climate Action Network (DCAN)	Community	HGC attended, residents were invited to learn about actions that are taking place locally to tackle climate change. Healthy Lifestyles Survey shared
Nov-2023	Annual Town & Country Planning Association (TCPA) event focused on Climate Change	Partners	Networking and information sharing with stakeholders and Councillors
Nov-2023	Aspirational site visit to Alconbury Weald and Marmalade Lane, Cambridgeshire	Partners and Stakeholders	Showcasing best practice planning and development on what has been achieved elsewhere in the UK, in line with similar aims and ambitions to the HGC programme.
Nov-2023	Green Infrastructure Quality Review Panel	Partners and Stakeholders	To review progress of the Green Infrastructure Strategy and provide expert feedback.
Nov-2023	Site Visit to Boxmoor Trust and meeting	Stakeholder and HGC	Information sharing to learning about their stewardship approach and how they are governed
Dec-2023	Councillor Review Group – Draft Transport Vision & Strategy and the Framework Plan	Partners	An introduction to the purpose and role of the HGC Transport Vision and Strategy and the Framework Plan.
Dec-2023	Herts IQ / Maylands / Economy meeting	Stakeholders and Partners	Information sharing
Dec-2023	HGC Delivery Board	Partners	Part of formal governance.
Dec-2023	Framework Plan update workshop 1	Partners and Members	
2024			
Jan-2024	Quality Review Panel – Review GI Strategy	Partners and Stakeholders	To review the emerging strategy and provide expert feedback.
Jan-2024	Framework Plan update workshop 2	Partners and Members	A follow up to the workshop of late December 2023
Feb-2024	Councillor Review Group - Draft HGC Transport Vision and Strategy	Partners and Stakeholders	A briefing on the HGC Transport Vision and Strategy and Nickey Line
Feb-2024	Strategic Design Code Councillor Workshop	Partners, Members and Stakeholders	To input into the Strategic Design Code

Date	Activity	Audience	Objective
Feb-2024	Engagement Survey Stewardship - Taking Care of our Spaces, Places and Communities Survey (Feb to March 2024)	Community	To inform on our Stewardship Strategy, survey to gather view on places the community like to spend time in, how important it is to health and wellbeing to have community assets integrated into communities, which places to protect
Feb-2024	HGC Delivery Board	Partners	Part of formal governance. Transport Vision & Strategy and Nickey Line
Mar-2024	Aspirational site visit to Chelmsford Garden Community	Partners and Stakeholders	Demonstrate the art of the possible when planning for the future
Apr-2024	Design South East Expert advice Stewardship	Partners	To develop approach and guide emerging strategy
Apr-2024	Visit to Boxmoor Primary School	Community	Year 3 Geography projects - children were tasked with planning projects based on what amenities they'd like to see in Hemel Hempstead in the future
May-2024	Dacorum Youth Council visit	Community	HGC to Youth Council to discuss stewardship and gather views to help shape future policy
Jun-2024	Stewardship meeting with The Crown Estate	Stakeholder	Initial discussions of stewardship strategy
Jul-2024	HGC Delivery Board	Partners	Part of formal governance
Sep-2024	HGC Showcase: Councillor Review Group (CRG)	Councillor Review Group (CRG)	Part of formal governance
Sep-2024	HGC Hempstead Landowners Forum	Landowners Forum	Inception meeting for Landowners Forum
Sep-2024	Stewardship Visit to Highfield Park, St Albans	Partners and Members	To share best practice
Oct-2024	Generation Dacorum Careers Fair at Shendish Manor Hotel	Community	With a focus on youth career plans and aspirations
Nov-2024	Stakeholder engagement to support HGC transformation and the SPDs	Partners, Members and Stakeholders	HGC framework and Transformation high level preparation for SPD Stewardship and Placemaking SPD
Nov-2024	HGC Hempstead Landowners Forum	Landowners Forum	To engage landowners on infrastructure provision and delivery of high quality placemaking.



Hemel Garden Communities: A vision for 2050
Source: HGC Transport Vision & Strategy, Image by DK-CM

The Hemel Garden Communities (HGC) Delivery Statement is an overview document to support the Regulation 22 Local Plan submission for St Albans City and District Council (SADC).

For specific policies related to Hemel Garden Communities refer to:

St Albans City and District Draft Local Plan (2024): Chapter 3 (Policies LG2 and LG3) and Part B (Sites H1, H2, H3 and H4).

For further information and to stay up-to-date with the latest news regarding Hemel Garden Communities, visit the HGC website.



hemelgardencommunities.co.uk

