



# Hemel Garden Communities (HGC) Position Statement

Creating a greener, more connected New Town

July 2023

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**Hemel**  
Garden  
Communities

The Hemel Garden Communities (HGC) Position Statement is an overview document to support the Regulation 18 Local Plan consultations for St Albans City and District Council (SADC) and Dacorum Borough Council (DBC).

This version of the document was published in July 2023 alongside the SADC Regulation 18 Local Plan consultation.

The SADC Regulation 18 Local Plan can be accessed via the St Albans City and District Council website.

For specific policies related to Hemel Garden Communities refer to Chapter 3 and Appendix 1 of the St Albans City and District Regulation 18 Local Plan.

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

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Version	Date	Version	Prepared by
1.0	07/07/2023	Supporting document to St Albans City & District Council Regulation 18 Local Plan	IS / CM / SH

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## Purpose of Document

The Hemel Garden Communities (HGC) Position Statement is an overview document to support the Regulation 18 Local Plan consultations for both St Albans City and District and Dacorum Borough Council.

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

The role of the Position Statement, is to set out more detail 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 Position Statement sets out the next steps for these workstreams, related to their vision, strategies and aims and identifies further work required, to work towards a more detailed Regulation 19 stage for both Local Plans.

This document will be updated for the Regulation 19 Local Plans consultation to provide the latest position on the work which has been progressed.



Figure 1 Hemel Garden Communities: A vision for 2050  
Source: Emerging 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), the 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 Department for Levelling Up, Housing and Communities (DLUHC\*). The bid was prepared by the three authorities, alongside Herts 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.

\* At the time of the bid, DLUHC was known as the Ministry for Housing, Communities and Local Government (MHCLG)

## 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 town centre and whole town of Hemel Hempstead
- 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 and Apsley

\*Hertfordshire Innovation Quarter (Herts IQ) is an Enterprise Zone and was developed by a partnership team led by Hertfordshire LEP, 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 HGC growth area (which falls 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.

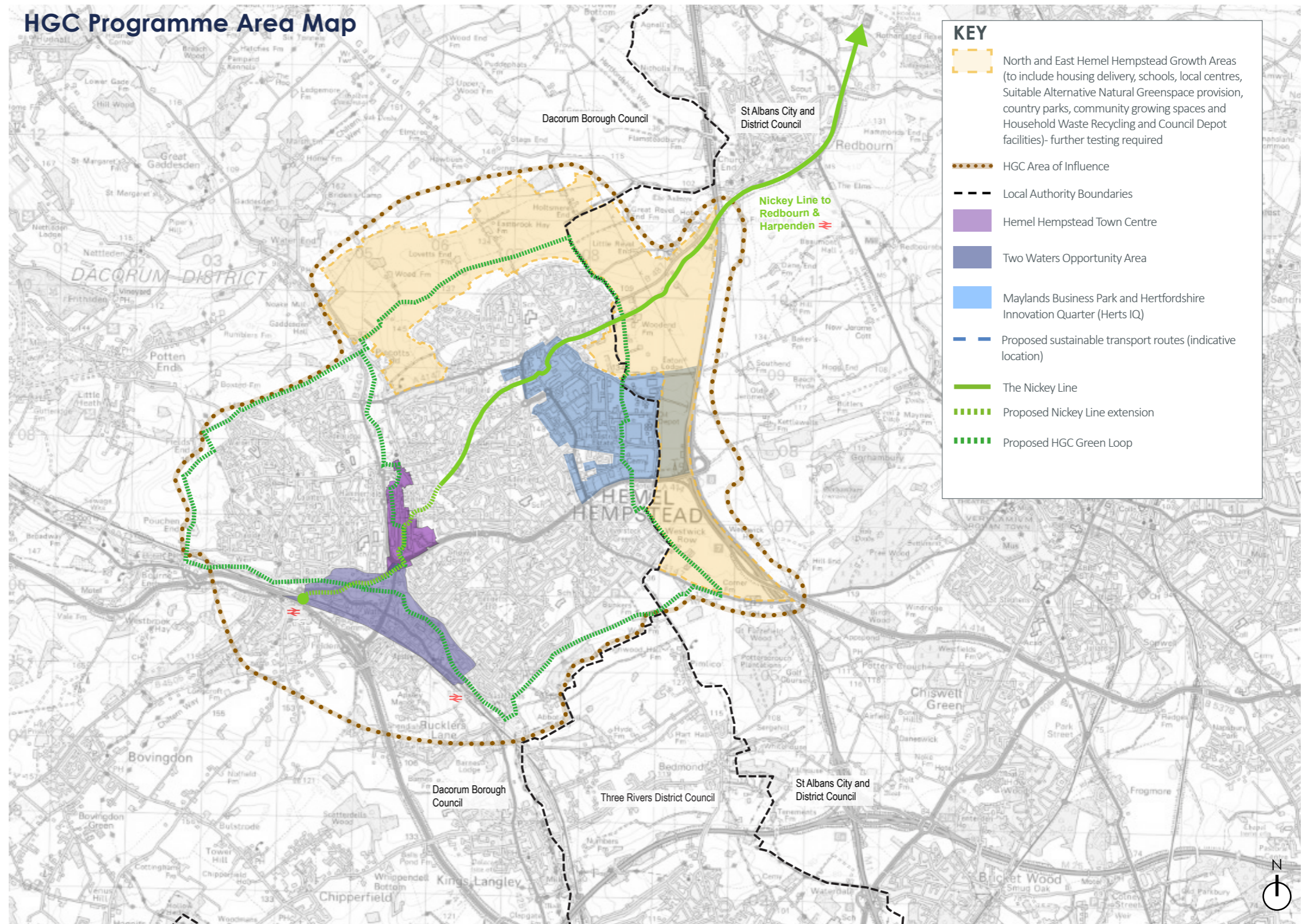


Figure 2 Hemel Garden Communities – Programme Area



### 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.

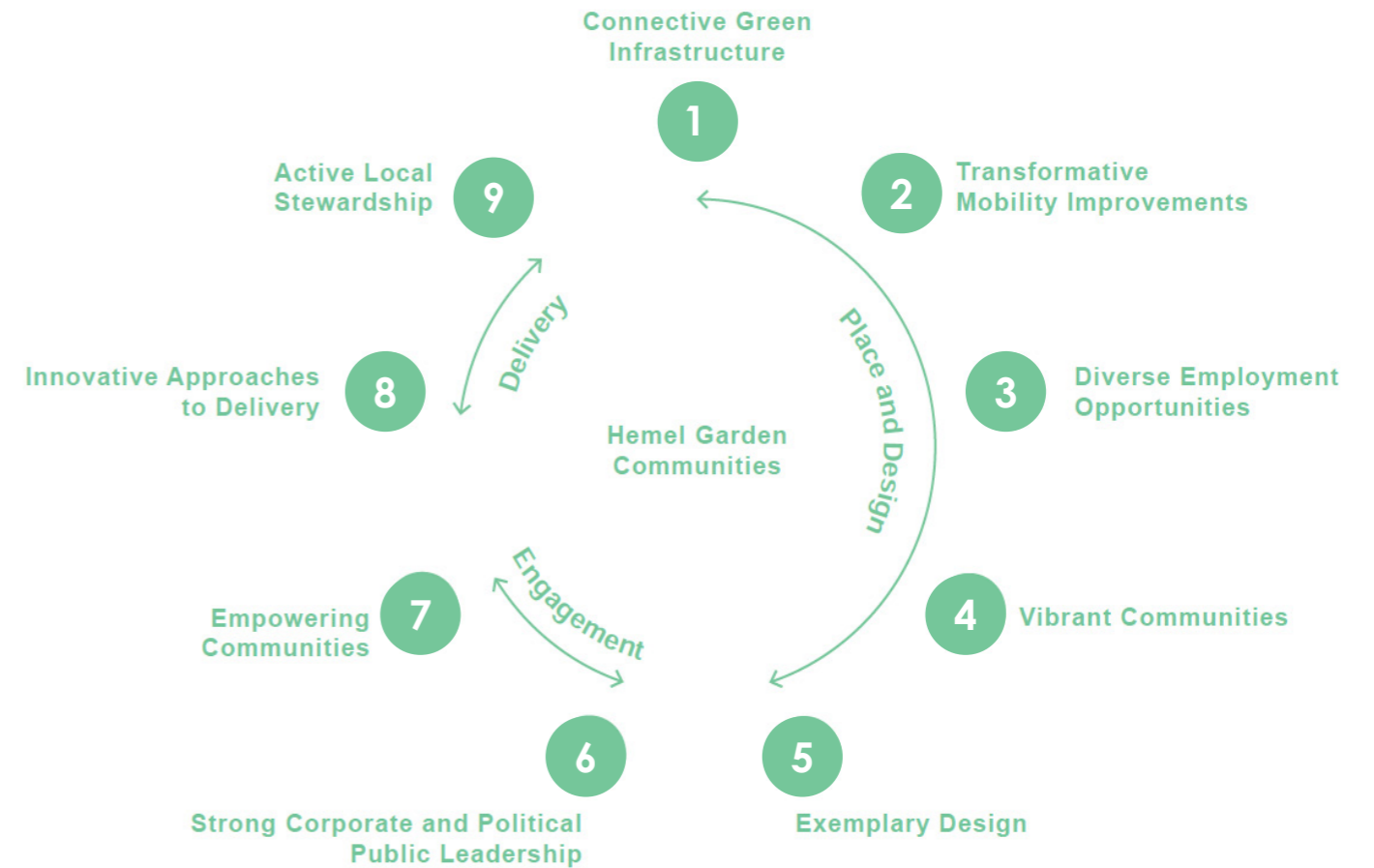
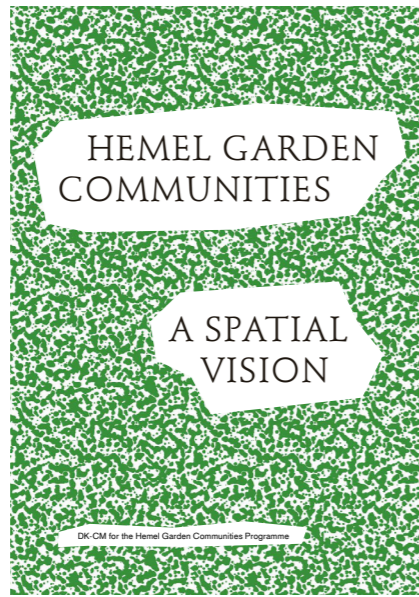


Figure 3 9 guiding principles, HGC Charter (2018)

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.”

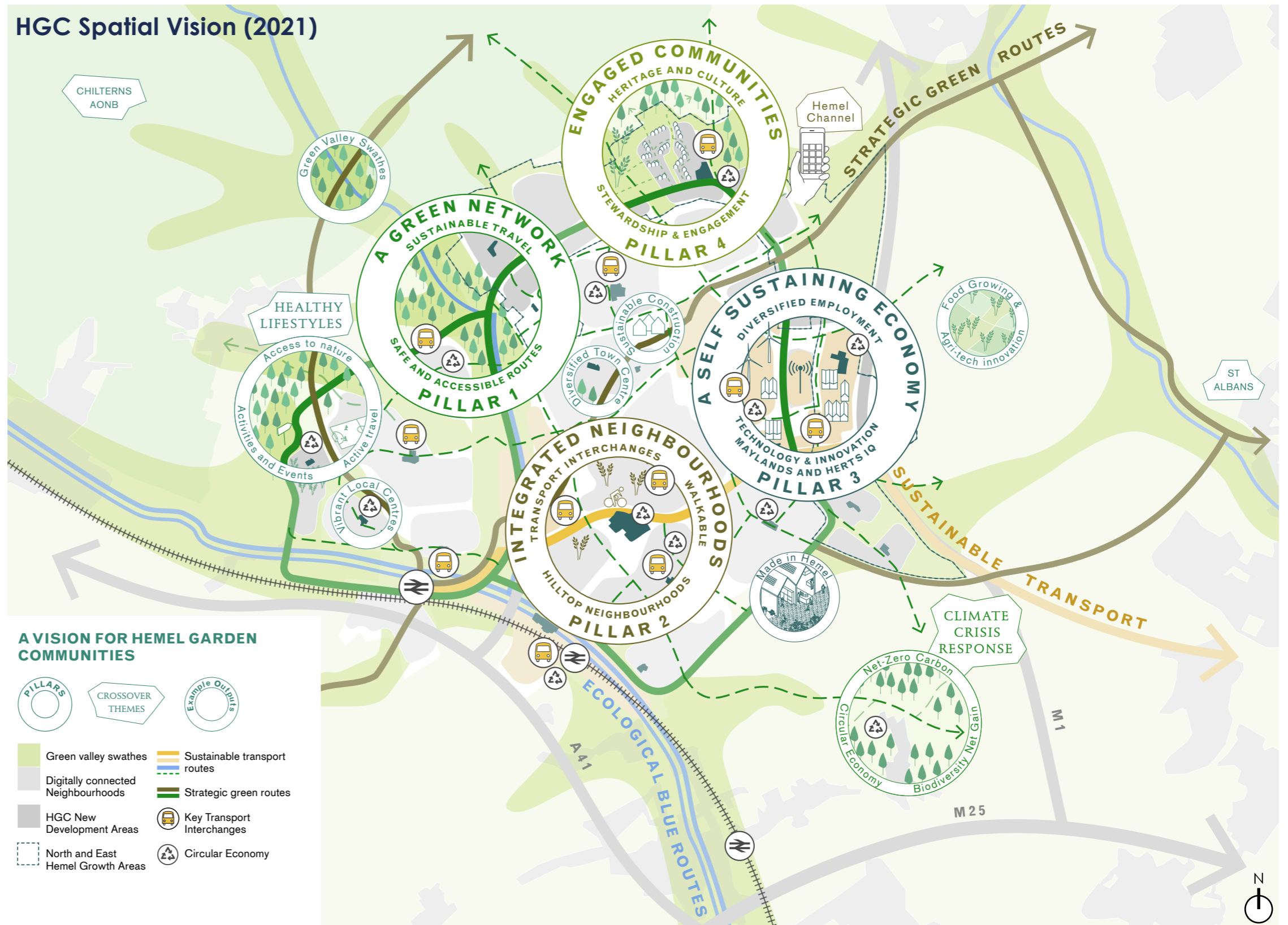


Figure 4 A vision for Hemel Garden Communities  
Source: HGC Spatial Vision, DK-CM

## 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

- 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

- 8,000 new high quality jobs within Herts IQ
- 2,000 new jobs within new Local Centres
- 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 Local Enterprise Partnership 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.

## 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.

## 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. These sub-groups include but are not limited to: the Framework Plan; Transport; Green Infrastructure; and Communications and engagement sub-groups.

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.

### Hemel Garden Communities (HGC) Governance Arrangements July 2023

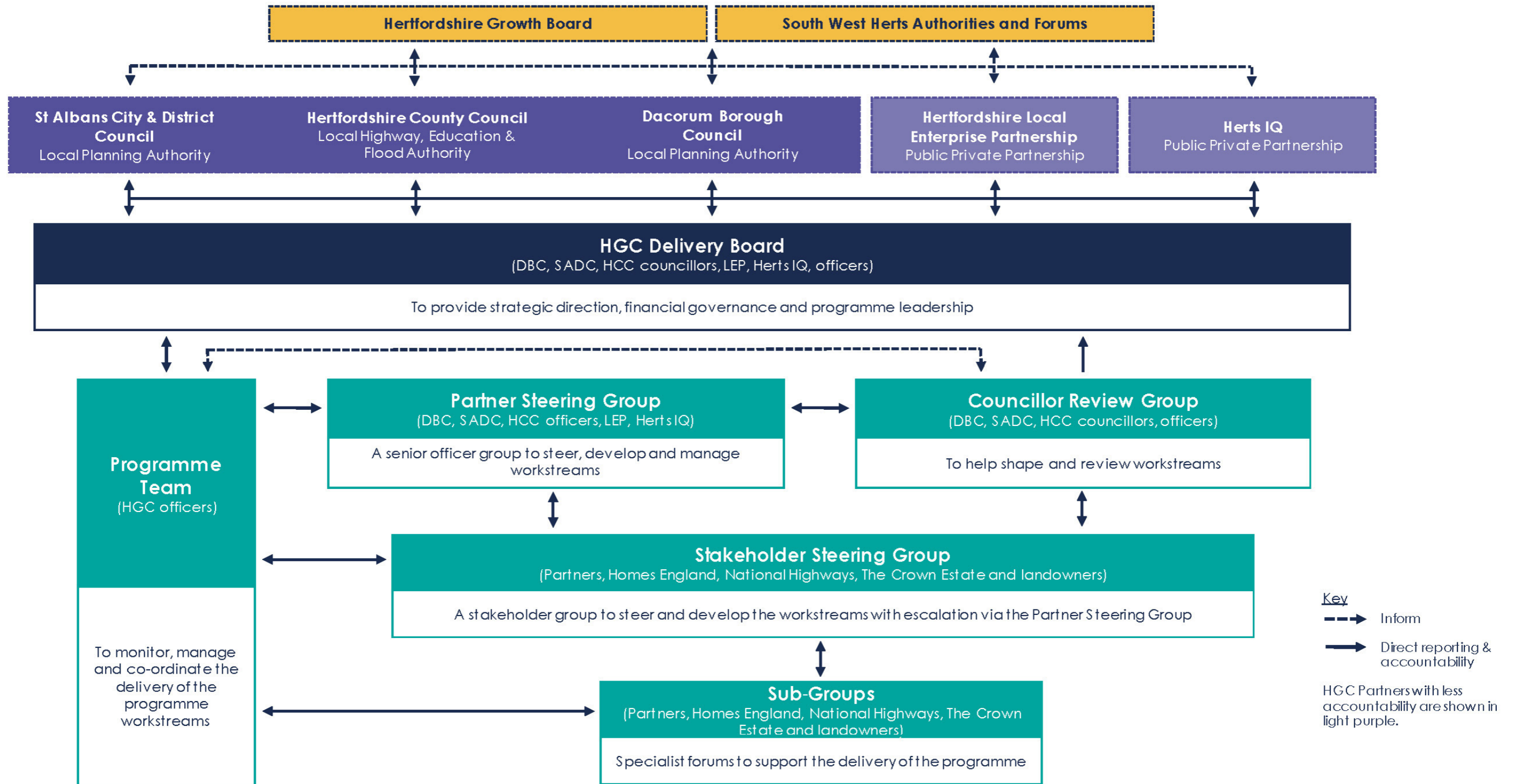


Figure 5 HGC Governance Arrangements - July 2023



## 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, as well as 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. Sharing information and engaging with stakeholders and the community from the earliest stages and throughout the process, is key to a successful and sustainable project and fundamental to the Government's Garden Communities Programme as a whole.

A specialist communications forum, established through the HGC governance structure and representing the key partners, is overseeing the delivery of the Communications & Engagement Strategy and will maintain and update the full Stakeholder List.



School visit and workshop (2023)



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

## Engagement to date

Communication and engagement have already played a key part in the programme and particularly in the development of the HGC Spatial Vision, through a range of activities and events. These included the launch of **@Hemelgardencommunities** social media platforms, a virtual public workshop and a series of competitions inviting entries from both children and adults, showcasing what they find special

about Hemel Hempstead and the surrounding area and how they imagine its future.

The Hemel Garden Communities Programme will build on this, with a focus on collating continued input from the community, stakeholders and partners, to help shape the growth and transformation as the programme is delivered, as indicated in the timeline below (Figure 6).



Figure 6 Programme timeline and engagement to date

## Audience

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

These include, but are not limited to:

- Key partners (Dacorum Borough Council, St Albans City and District Council, Hertfordshire County Council, Hertfordshire Local Enterprise Partnership)
- 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
- Community, voluntary, faith groups
- Disability groups
- 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



Figure 7 Diagram capturing Stakeholders, Partners and Community



HGC Programme team members at a Careers Fair for students collecting surveys on the HGC Spatial Vision (September 2022)



Councillor discussions and workshops on the Vision for the Nickey Line (November 2022)



HGC Programme team members at St Albans Charter market asking the public to fill out surveys and their thoughts on the HGC Spatial Vision (December 2022)



Independent Design Review Panel on a site visit (March 2022)

### Key Transformational Projects

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.

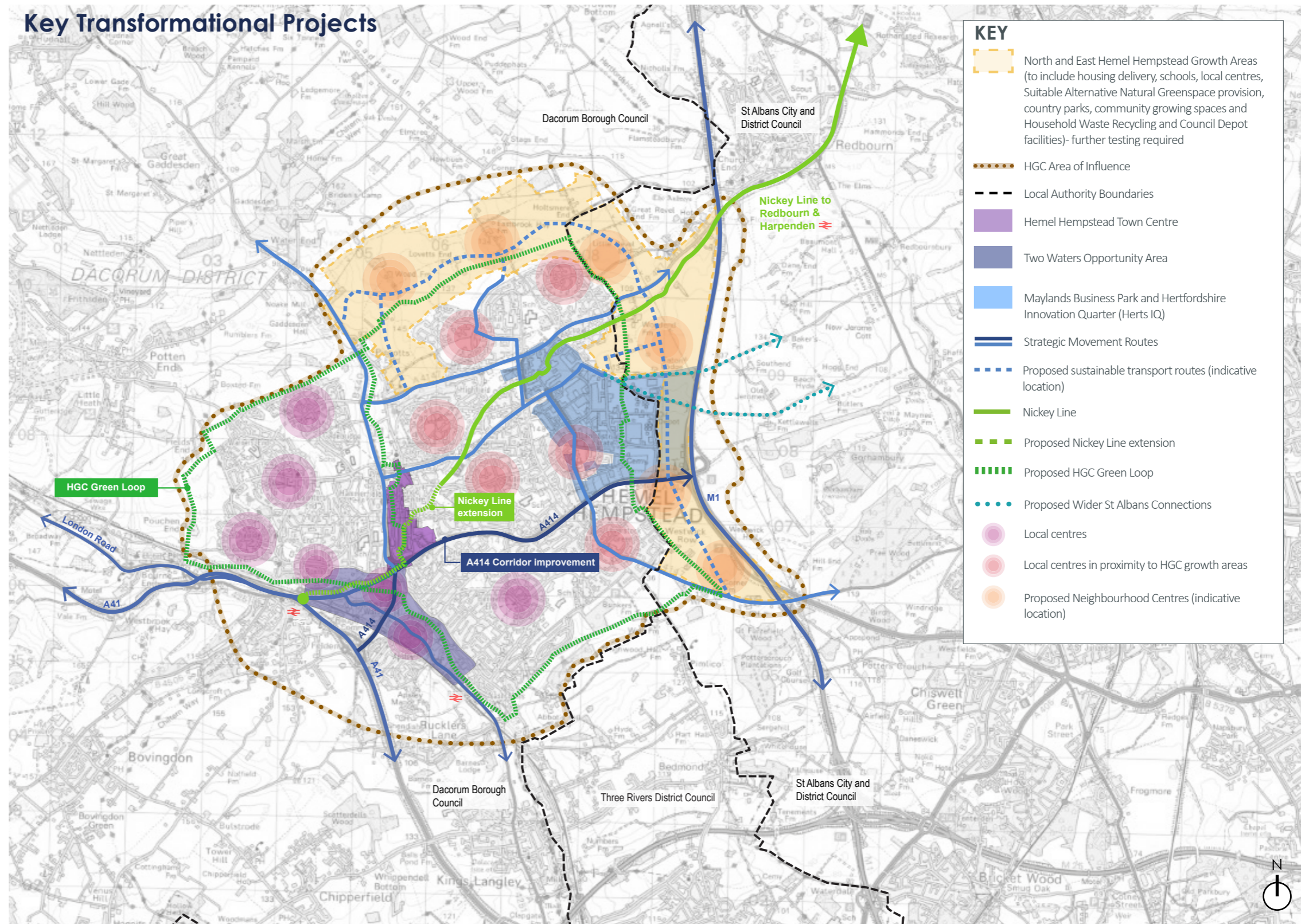


Figure 8 Map indicates key transformational projects across the existing town of Hemel Hempstead and the proposed growth areas (July 2023)

### 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).

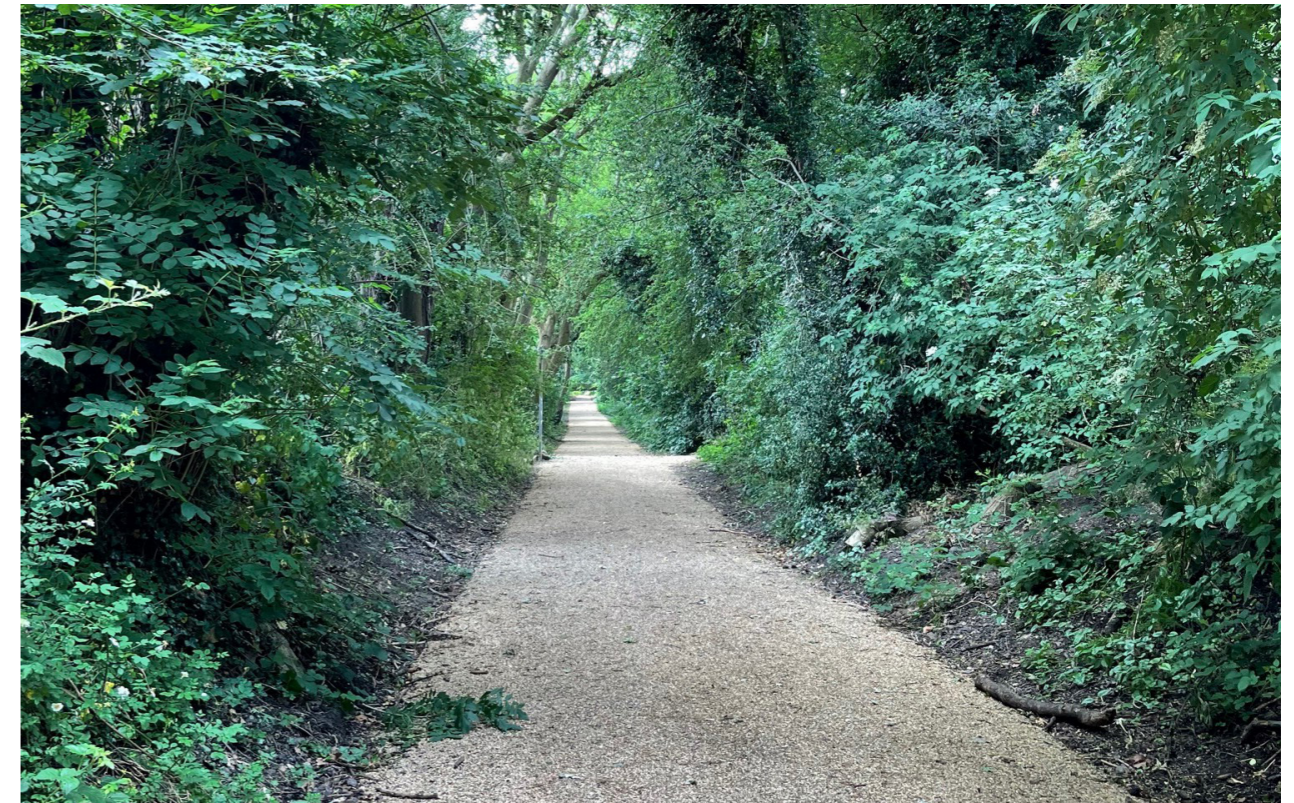


Figure 9 Phase 2 Resurfacing on the Nickey Line (2023)



#### Grand Union Canal Towpath Surface Improvement (2023 - ongoing)

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



Figure 10 Improvements to the Grand Union Canal have begun on site in June 2023. (Photo: pre-works, 2022)



Figure 11 Solar Panel installations

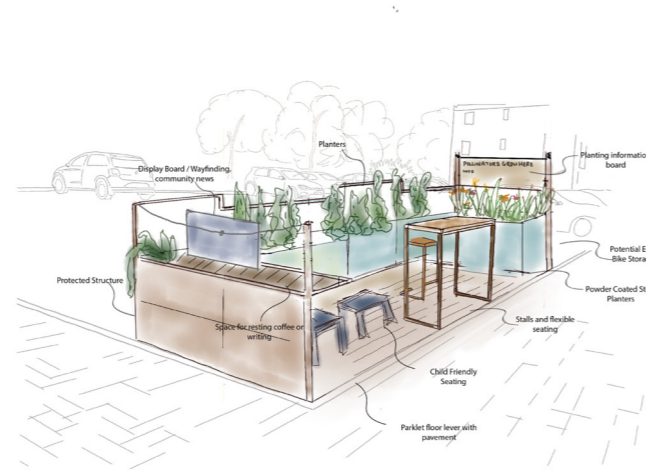


Figure 12 Initial concept sketch for parklet scheme including seating, planting and cycle parking



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

Hemel Garden Communities have been involved in 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 7,000 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, at a Local Centre is currently under design and discussions. It will incorporate play, seating, bicycle parking and planting.

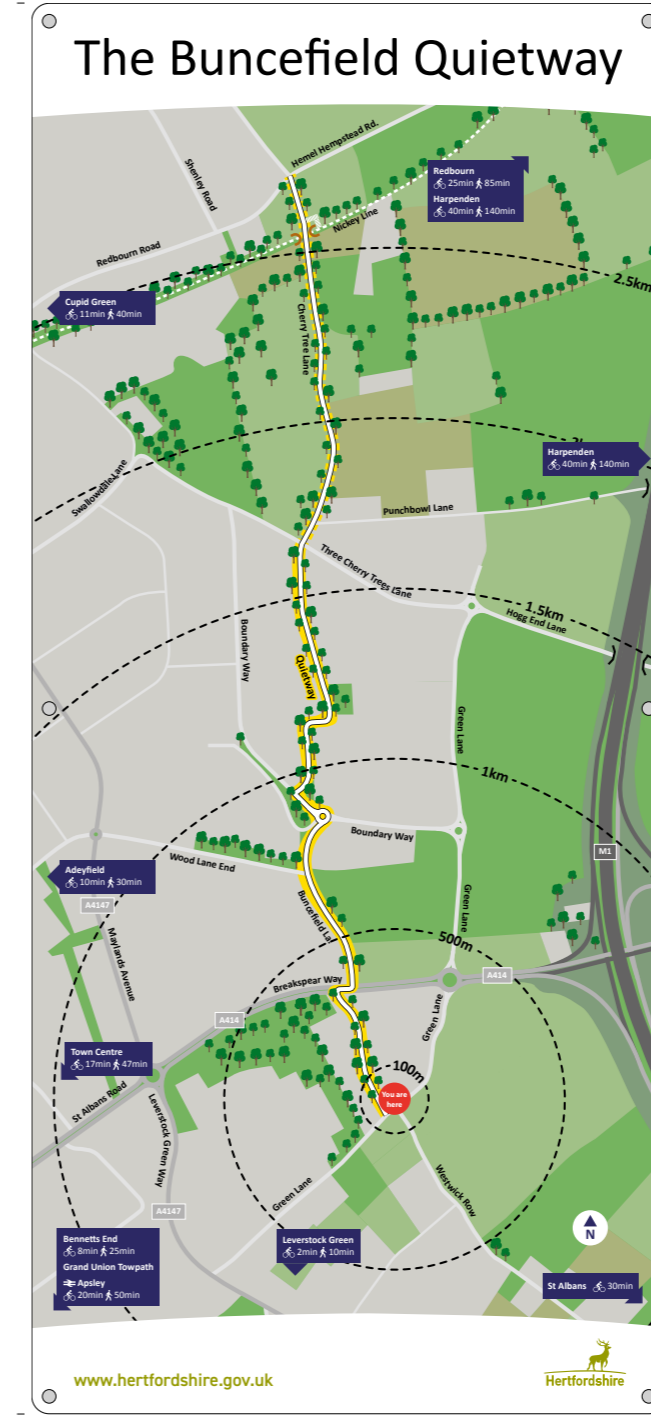


Figure 14 The Buncefield Quietway improvements

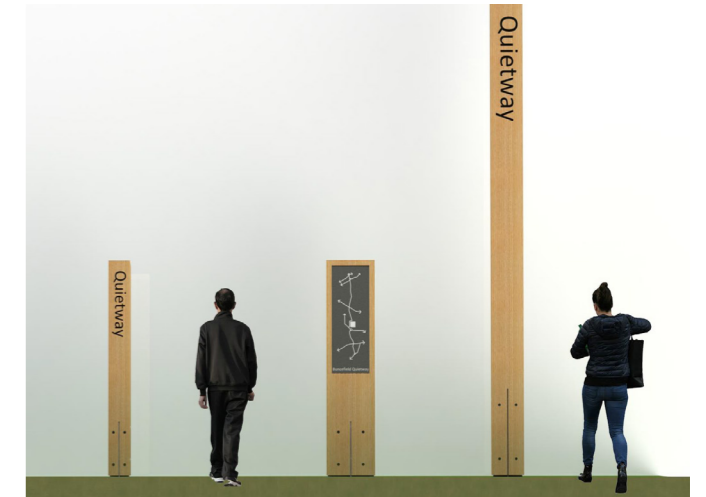


Figure 13 Emerging concept design for Quietway route signage. Source: ARUP



### 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.

**NATIONAL POLICY CONTEXT**



**The Garden Communities Programme**

Hemel 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.



**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 TCPA identify the Garden City Principles as a framework for the delivery of Garden Communities. TCPA'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 policy within the National Planning Policy Framework (NPPF) confirms support for the ambitions of high-quality Garden Towns, stating in paragraph 132 that:

*'Design quality should be considered throughout the evolution and assessment of individual proposals [...]...In determining applications, great 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 Government guidance with the emergence of the National Design Guide in 2021 and National Model Design Codes. HGC will seek to deliver high quality places through the development of appropriate design guidance and engagement.



**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 7,500m<sup>2</sup> 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.





## POLICY CONTEXT



### Green Infrastructure

The provision of Green Infrastructure (GI) is now mainstreamed within national policy in England. The current National Planning Policy Framework (2021) 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 emerging Natural England Green Infrastructure Framework.

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.

### 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.

## LOCAL POLICY CONTEXT

Despite Hemel Hempstead receiving status as a Garden Town, the Regulation 18 consultations for the Local Plans are the first 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
- Dacorum and St Albans local evidence and strategies (many of which inform the Local Plan process) including a strategic sites design guide and the Chilterns Beechwoods Special Area of Conservation Mitigation Strategy
- Other stakeholder strategies
- The Hemel Garden Communities workstreams

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.

### 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 will be updated to reflect emerging policy.

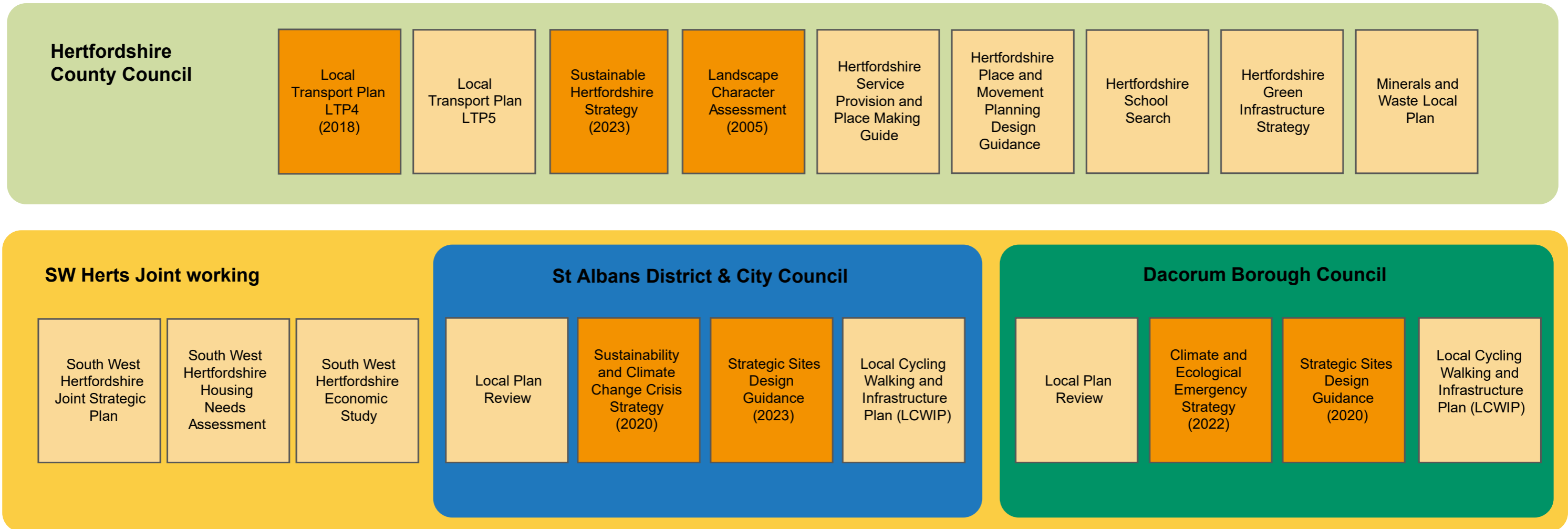


Figure 15 Local Planning Context for Hemel Garden Communities

**KEY**

- Completed
- Emerging

### Local Planning Context

There are two recently permitted schemes within the HGC growth area: Spencer's Park Phase 2 and Marchmont Farm.

#### Spencer's Park Phase 2

(4/02539/16/MOA, 21/01517/RES)

Spencer's Park Phase 2 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 for the scheme of up to 600 homes, a primary school, a local centre and up to 7,500m<sup>2</sup> of employment uses, landscaping, and infrastructure works including new roundabout access off Three Cherry Trees Lane was granted in 2019 (4/02539/16/MOA). The latest application, a reserved matters application with details for 276 dwellings was granted in 2021. (21/01517/RES)

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, within Dacorum Borough Council, is owned by Homes England and was identified in the 2018 HGC bid to Homes England 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 Hemel Hempstead 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 for up to 350 homes, land for 5 Gypsy & Traveller pitches has resolution to grant and the Section 106 is outstanding.

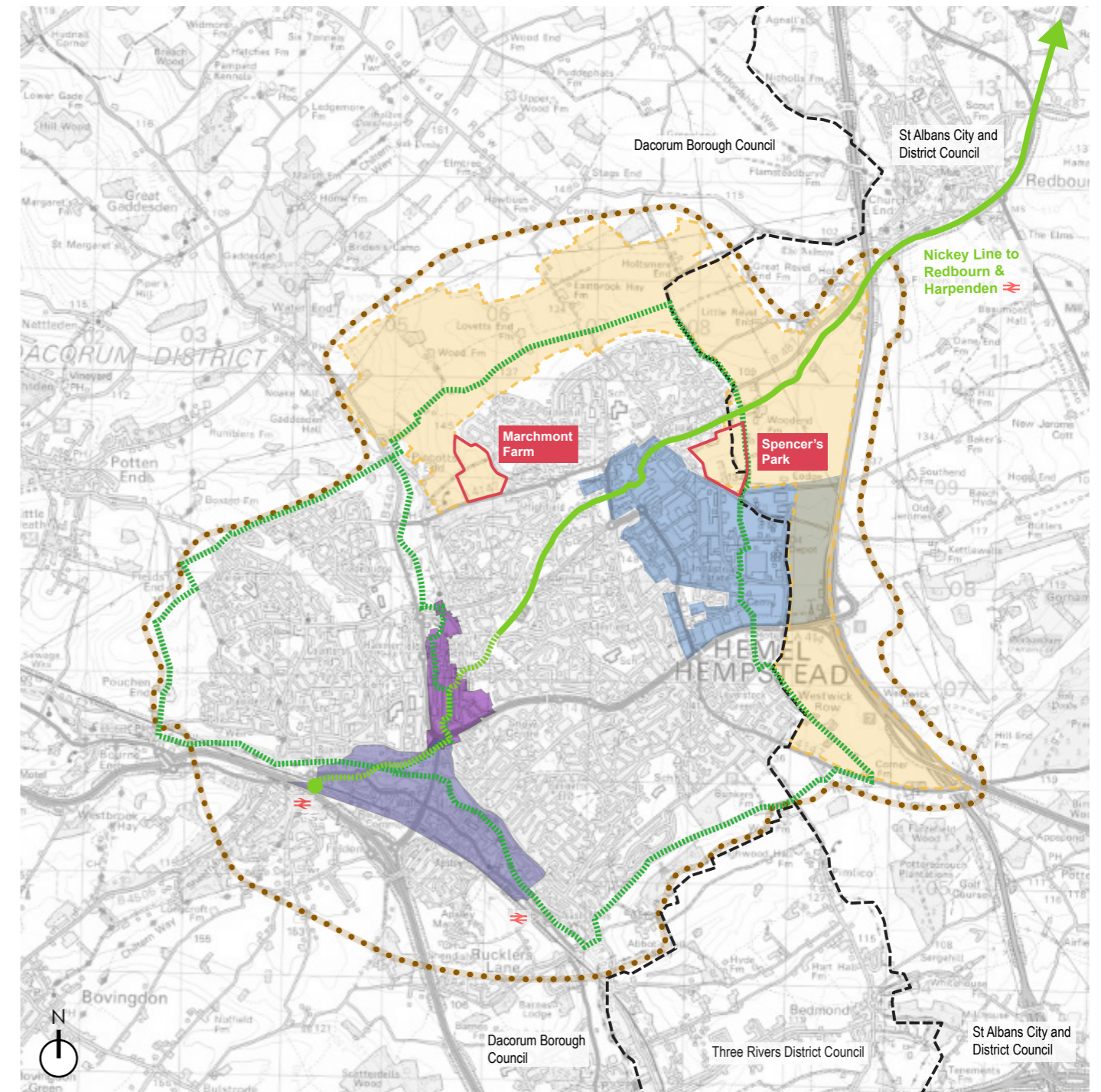


Figure 16 Location of permitted schemes: Spencer's Park Phase 2 and Marchmont Farm

KEY			
	Maylands Business Park and Hertfordshire Innovation Quarter		Proposed Nickey Line extension
	Two Waters Opportunity Area		Proposed HGC Green Loop
	Hemel Town Centre		Local Authority Boundaries
			HGC Area of Influence
			North and East Hemel Hempstead Growth Areas (to include housing delivery, schools, local centres, Suitable Alternative Natural Greenspace provision, country parks, community growing spaces and Household Waste Recycling and Council Depot facilities)- further testing required

## HGC Planning Policy Framework

### Regulation 18 Plan

The Local Plans Policies surrounding Hemel Garden Communities are now emerging through the Regulation 18 Local Plans for St Albans City and District Council and Dacorum Borough Council. The HGC policies have been developed in collaboration with the HGC Programme team and the SADC and DBC Local Plans teams.

The intention of this stage of the Local Plan (Regulation 18) is to provide a 'high level' overview of the plan for the local authority areas in terms of housing growth, economic growth and infrastructure, and address other key issues such as climate change, biodiversity, and urban design.

At a Regulation 18 stage, it is not intended for the Plan to be a final document but instead provide an opportunity for the public and stakeholders to comment on the principles within the plan and its policies.

Continual work including feedback from the Regulation 18 consultation and further evidence will develop and refine the policies for the Regulation 19 stage of the Local Plan.

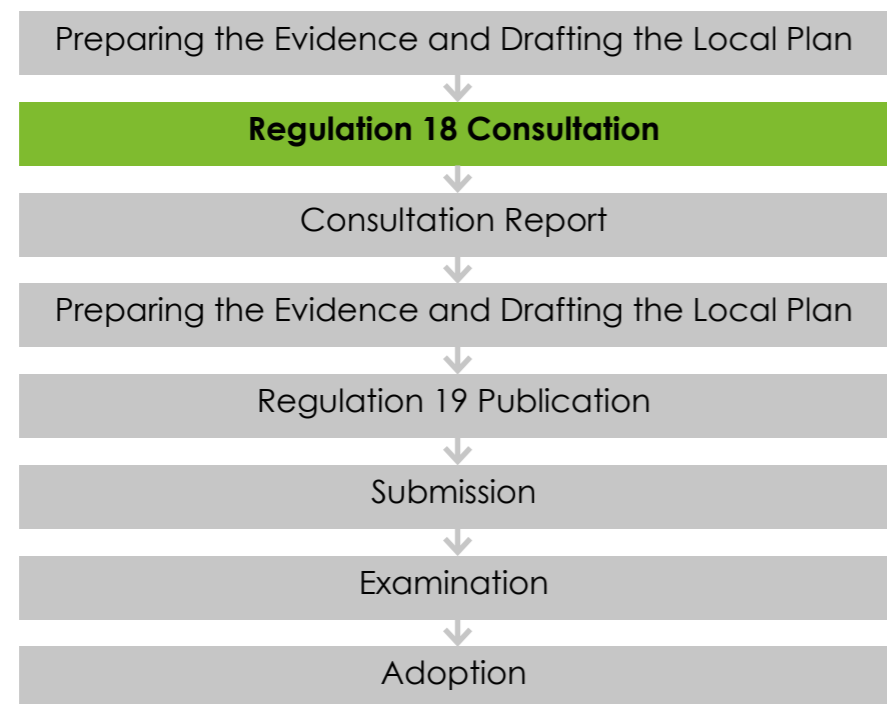


Figure 17 Developing a new Local Plan: The Process. This Position Statement has been published alongside the SADC Regulation 18 consultation. (July 2023)

## Developing the Regulation 18 HGC policies

The HGC Regulation 18 Local Plan 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 set out how this will be delivered. This is followed by a set of site specific policies, which sit within site allocations, in Appendix 1 to the SADC Local Plan.

The structure of the HGC policies is as follows:

### Support for Transformation of Hemel Hempstead

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

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.

For the SADC Local Plan, these are located within Appendix 1 to 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);
- East Hempstead (South) (H4)

### 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.

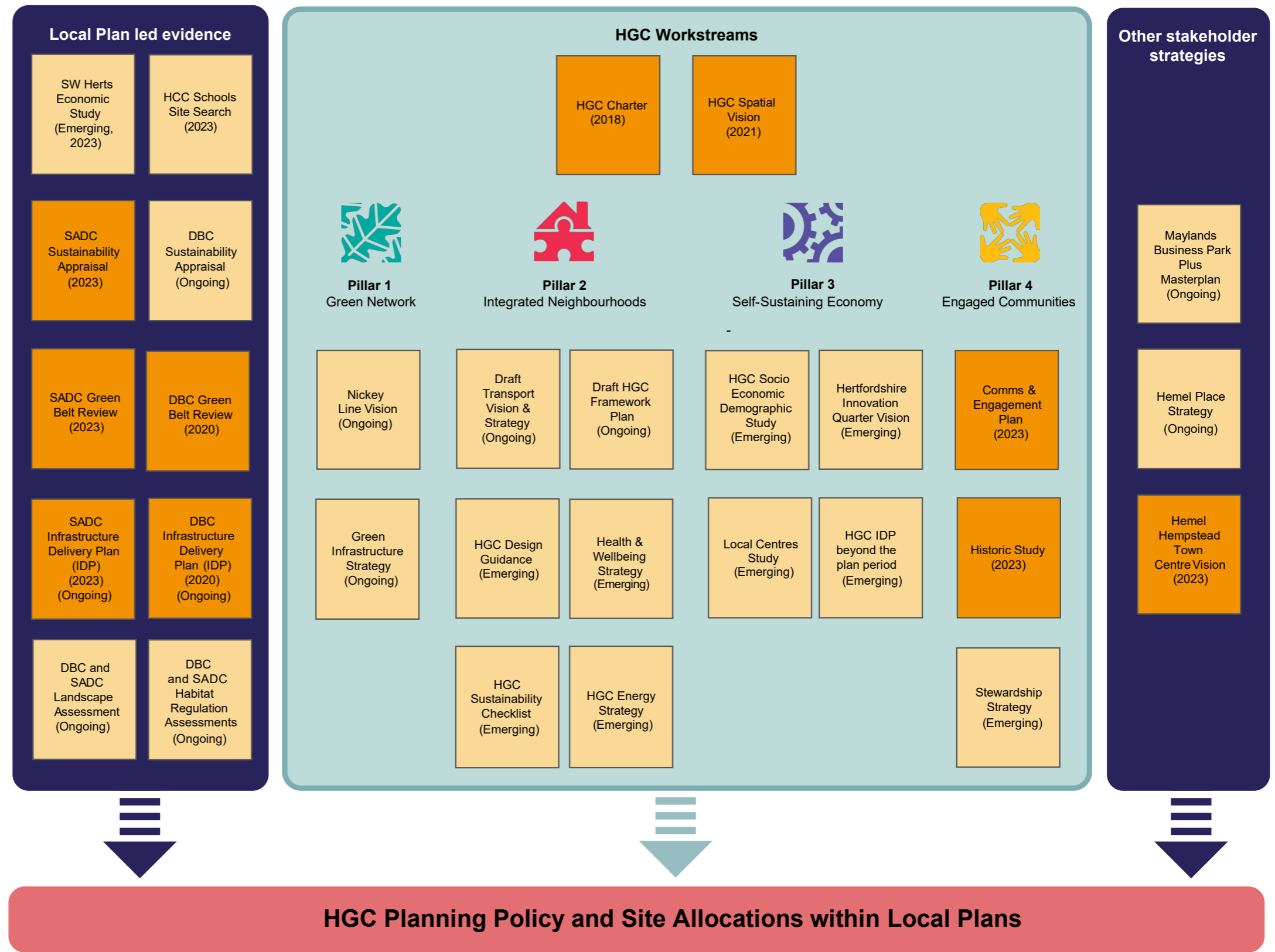


Figure 18 Diagram outlining key Local Plan led evidence, HGC workstreams and other stakeholder strategies which have led to the formulation of HGC Planning Policy and site allocations

**Structure**

The following section of the document sets out the work carried out to date, at the point of the St Albans City and District Council Regulation 18 Local Plan consultation (July 2023), regarding the Hemel Garden Communities Programme.

Each workstream will set out its purpose, the work that has been carried out and its relevance to planning policy, which includes the relevance to the regulation 18 policies.

The workstreams will continue to develop, in alignment with the Local Plans processes, and further engagement and consultation. Some of the workstreams are being developed as part of the Local Plans evidence base, such as for example the Landscape Assessment.

All workstreams will support the ambitions of the HGC Spatial Vision and wider policy context, as well as seek out national and international best practice to help create the highest quality outcome.

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, Not started)
- **Anticipated Timeline**
- **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

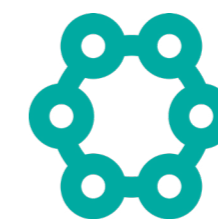


Healthy Lifestyles

**Supporting**



Diversity



Connectivity



Agri-tech



Environment



Innovation

**Status:** Ongoing

**Anticipated timeline:** 2021- ongoing

**Document Category:** Strategy & Technical

**Lead:** 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 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 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 draft 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 will form part of the Local Plans evidence base to support the anticipated growth of around 11,000 homes within the growth areas and additional homes within Hemel Hempstead
- The Framework Plan has informed the development of the Concept Plan which alongside the Framework Plan Spatial Principles sets out the principles for development
- 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 Framework Plan Spatial Principles build upon the HGC Spatial Vision Principles and have informed the Regulation 18 policies

## Next steps towards Regulation 19

The Framework Plan Steering Group (Sub-group) will:

- Take forward the work to date on the Framework Plan, supported by further evidence development on HGC workstreams and relevant evidence supporting the Local Plan
- Coordinate with Local Plans and Hemel Garden Communities workstreams and evidence, including the emerging HGC Transport Vision and Strategy and Landscape Assessment
- Further development of the HGC Infrastructure schedule and viability assessment alongside the Local Plans' Infrastructure Delivery Plans (IDPs) and other HGC workstreams
- Progress Design Guidance to be developed as a Design Code or 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

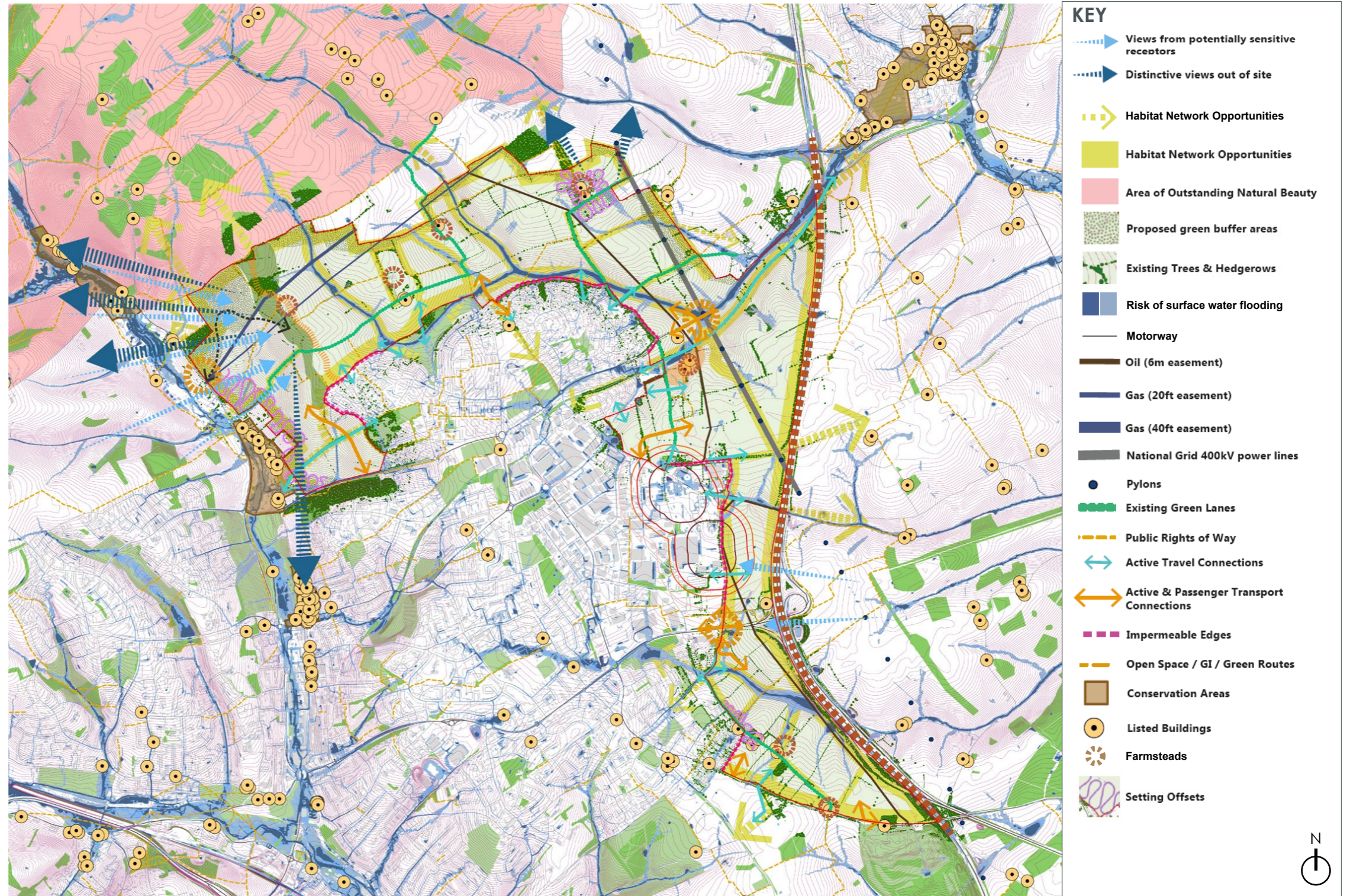


Figure 19 Opportunities & Constraints Plan with Framework Plan rationale (Spatial Vision Principles)



### 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.

The locations shown for infrastructure such as schools and neighbourhood centres are illustrative and not finalised. Further work and detailed studies will be carried out in line with the Local Plans processes.

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

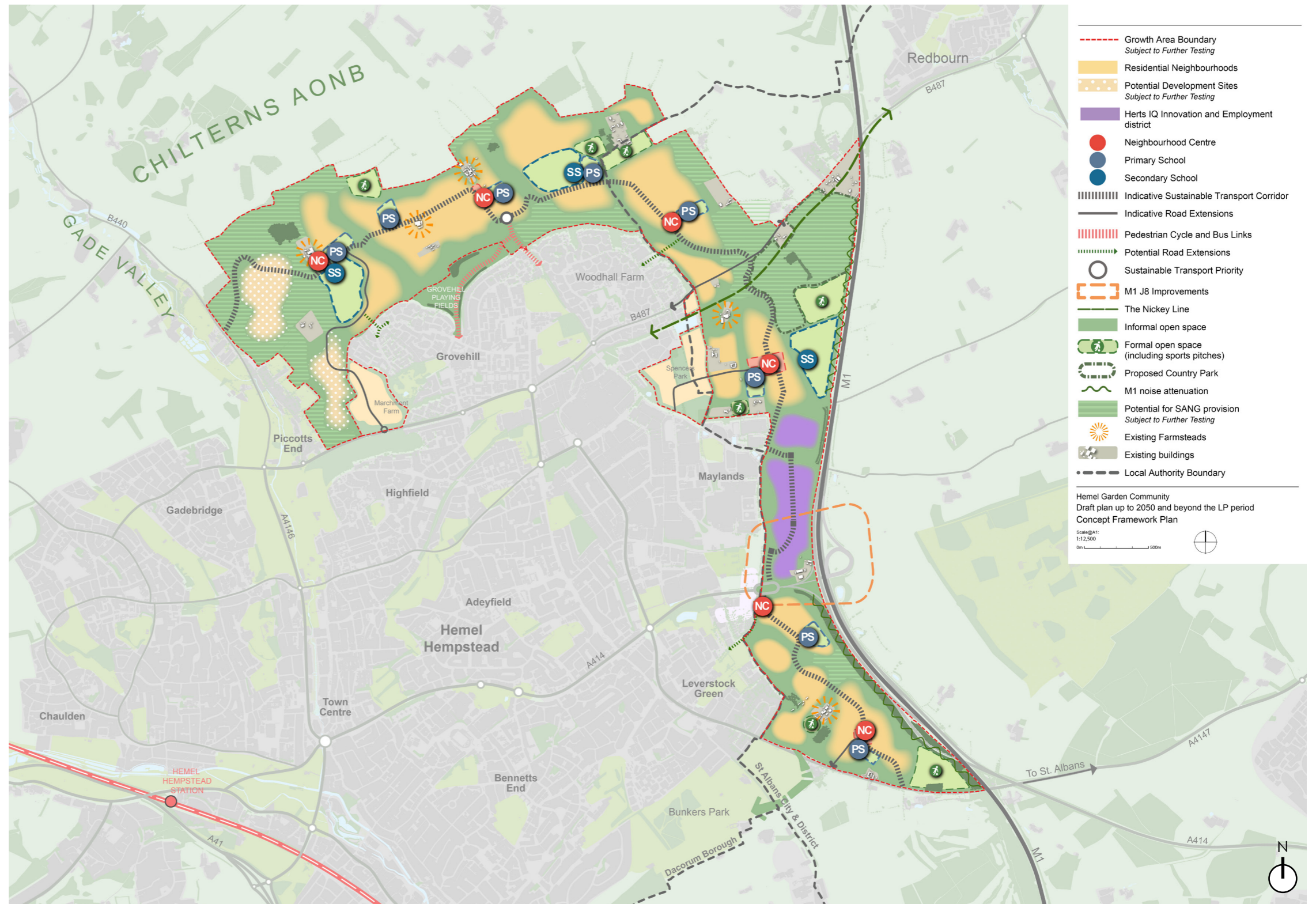


Figure 20 The Emerging Indicative Concept Plan summarises the Framework Plan work to date. It focuses on the new communities to the North and East of the town. (July 2023)

**Status:** Ongoing

**Anticipated timeline:** 2020 - ongoing

**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).

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 will identify 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.

**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.’*

**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; and by addressing air quality issues at key locations
- 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 towards Regulation 19**

- Take forward work to date on the Transport Vision & Strategy supported by further evidence development on HGC workstreams and relevant evidence supporting the Local Plans
- Engagement on the Transport Vision & Strategy (TV&S) document leading to the completion and adoption of the TV&S
- 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



Figure 21 A vision for Station Road, Hemel Hempstead suggesting good walking and wheeling routes and cycle lanes.  
Source: Emerging HGC Transport Vision & Strategy, Image by DK-CM

**Status:** Ongoing

**Anticipated Timeframe:** 2022-2024

**Document Category:** Strategy & Technical

**Lead:** HGC and Green Infrastructure Sub-Group



## Purpose

Work to develop a strategic and integrated approach to the planning, design, delivery and management of good quality Green Infrastructure (GI) is underway.

The Green Infrastructure Strategy will help to make Hemel Hempstead a beautiful nature-rich place, that supports climate resilient development and biodiversity gains, while also contributing to active and healthy communities through good place-making, stewardship and design. The GI Strategy will shape the Garden Communities' landscape-led masterplanning and long-term stewardship arrangements for new/enhanced GI provided by development proposals within the new garden communities and retrofitting the existing town.

The objectives of the Green Infrastructure Strategy are:

1. Deliver a cross-boundary strategy to support the vision for Hemel Hempstead to become a greener, more connected New Town
2. Promote healthy living and well-being
3. Support nature recovery and beautiful landscapes
4. Strengthen climate change resilience
5. Support economic prosperity and place-making

## Relevance to Planning Policy

- The Stage 1 work carried out to date is 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

## Next steps towards Regulation 19

Work has commenced on Stage 2 for the Green Infrastructure Strategy which will:

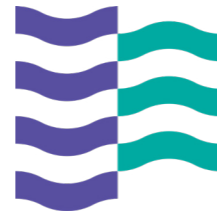
- Provide evidence to feed into the HGC Infrastructure Delivery Plan, inform strategic site policies for the Dacorum and St Albans Local Plans, and support Local Design Codes
- Demonstrate the value of GI for delivering a wide range of social, economic and environmental benefits for Hemel Hempstead's existing and future communities
- Provide a framework and guidance for developers and their design teams in producing Green Infrastructure Plans to support planning applications for major new developments
- Co-ordinate GI investment and management over the short, medium and longer term to 2050 and beyond
- Provide a framework for community engagement on Green Infrastructure

**Status:** Ongoing

**Anticipated Timeframe:** 2023-2024

**Document Category:** Technical (Local Plans)

**Lead:** DBC and SADC Local Plans with support from HGC



**Purpose**

The Local Plans teams are leading on a comprehensive Landscape Assessment, assessing the Land North of the Redbourn Road (across both Dacorum Borough Council and St Albans City and District Council's land).

The purpose of the Landscape Assessment is to determine the landscape and visual sensitivities of the site allocations and its immediate surroundings, considering the existing evidence work undertaken to date and seeks to inform developable areas of the sites. The works seeks to recommend appropriate measures required to mitigate impact and appropriate Suitable Alternative Natural Greenspace (SANG) opportunities.

**Relevance to Planning Policy**

- The policy sets out the requirement to 'Minimise the impact on the surrounding landscape setting'. Further detail surrounding appropriate measures and SANG provision will be developed.

**Next steps towards Regulation 19**

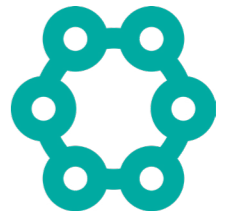
- Progress and coordinate the work carried out on the Landscape Assessment with HGC workstreams (including the Framework Plan) and relevant Local Plans evidence. It will form part of the evidence base for the emerging Local Plans
- Inform and develop the Planning Policy surrounding landscape sensitivities, including the Chilterns AONB setting and mitigation measures

**Status:** Ongoing

**Anticipated Timeframe:** 2022-2023

**Document Category:** Strategy & Technical

**Lead:** HGC



**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 towards Regulation 19**

- Progress and coordinate the Nickey Line Vision work with HGC workstreams (including the Framework Plan), relevant Local Plans work and other projects on the Nickey Line

**Status:** Ongoing

**Anticipated Timeframe:** 2022-2023

**Document Category:** Technical

**Lead:** HGC



### 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.

### 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

### Next steps towards Regulation 19

- The Historic Study sets out a series of recommendations and considerations for the HGC Framework Plan and future work which will be explored and programmed
- The HGC Historic Study identifies further detailed work and assessment required, which will be carried out as part of the Local Plans and Framework Plan processes. This includes statements of significances and heritage impact assessments for the affected heritage assets including scheduled monuments and other designated heritage assets, such as Gorhambury Estate and the historic farmsteads. These impact assessments should include recommendations to avoid, minimise, and where necessary mitigate potential harm

**Status:** Ongoing

**Anticipated 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 HGC Planning Policy includes the development of Local Centres, both enhancement of the existing and proposal for new Local Centres
- The Local Centres Study will inform the Framework Plan

### Next steps towards Regulation 19

- 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 Plan, Hemel Place Strategy, Local Plans and the Maylands Implementation Plan.

**Status:** Emerging

**Anticipated Timeframe:** 2023 - ongoing

**Document Category:** Strategy & Design

**Lead:** HGC with DBC and SADC Local Plans Teams



## Purpose

HGC seeks to deliver high quality places through the development of appropriate design guidance and engagement. The HGC Design Guidance will develop further on the Councils' Strategic Sites Design Guidance as well as National Planning Policy Framework (NPPF), National Design Guide and National Model Design Code Guidance.

The work seeks to produce design guidance for specific areas and locations including sub-areas within the Growth Areas, to feed into the masterplan process. The guidance may be appropriate to adopt as a Supplementary Planning Document (SPD) or Design Code. The design guidance would be used by landowners, developers, other stakeholders and consultants to ensure high quality design and place-making.

## 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'
- 'Proposals must have Masterplans and Design Codes agreed with the Council before developing detailed designs'

## Next steps towards Regulation 19

- Collaboration with Local Plans teams to define scope and develop Design Code Guidance, in accordance with national policy
- Develop design guidance alongside the Local Plans to support the Local Plans and ensure high quality development

**Status:** Emerging

**Anticipated Timeframe:** 2023 - ongoing

**Document Category:** Strategy

**Lead:** HGC



## Purpose

The purpose of the HGC Health and Wellbeing Strategy is to develop a health and wellbeing approach, informed by best practice which is specific to the local needs and to the programme area.

The objectives of this piece of work are to:

- Provide a holistic approach and support HGC's vision to promote and encourage 'healthy lifestyles' and to 'maximise the physical and mental wellbeing of all members of the community'
- Help create healthy environments and healthier communities, addressing the role of both the physical built environment and the social factors which shape neighbourhoods and places
- Provide guidance and inform developers, landowners, housing associations, built environment professionals, and programme/project managers

## Relevance to Planning Policy

- The Health and Wellbeing Strategy will support 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

## Next steps towards Regulation 19

- 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

**Status:** Emerging

**Anticipated Timeframe:** 2023-2024

**Document Category:** Vision refresh

**Lead:** HGC with Herts LEP 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, since its became operational as an Enterprise Zone in 2017 and in light of economic changes post Covid-19. The work will review if the current employment concept, delivery timescales, outputs and financial arrangements are still appropriate, including 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 55ha 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 towards Regulation 19**

- 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 emerging Local Plan evidence
- Work with key stakeholders including Herts LEP 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

**Anticipated Timeframe:** TBC

**Document Category:** Technical

**Lead:** HGC with Local Plans Teams



**Purpose**

The purpose of the socio-economic and demographic study is 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 will also help to identify and inform an appropriate housing mix that will ensure Hemel Garden Communities provides a complementary offer and supports delivery of a balanced community.

The study will build upon the baseline of wider economic work carried out to date and will explore 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 through 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 will cover the topics 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 which will support a diverse economy and employment opportunities for Hemel Hempstead and South West Hertfordshire
- The Socio-economic Demographic Study will support HGC’s Spatial Vision aims of creating balanced communities and growing skills locally



**Next steps towards Regulation 19**

- Coordination with other evidence and work including South West Hertfordshire joint including economic and Local Housing Needs Assessment work, Maylands Plus Masterplan and Local Plans evidence bases

### Strategies for further consideration

The following table sets out the strategies for further consideration:

Strategy	Information
<b>HGC Stewardship Strategy</b> 	A study to identify and explore different approaches and models for stewardship across the programme area, including new developments and infrastructure. The strategy would look to support local-level community voices and stewardship based on inclusive design principles of Continuity, Ownership, Legacy and Trust.
<b>HGC Energy Strategy</b> 	To support net zero carbon, energy efficient new buildings, and retrofitting of existing buildings.
<b>HGC Sustainability Guidance and Checklist</b> 	Practical and technical guidance on how to apply sustainability indicators and policies (environmental, social, and economic) to new developments and retrofitting the existing Hemel Hempstead. This could incorporate circular economy and sustainable construction strategy (zero waste, adaptability, longevity, reuse and recycle).

<b>HGC Digital Connectivity Strategy</b> 	Digital Connectivity Strategy and proposal for a LoRaWAN (Long range low-power wide-area network) delivery. This would be connected with other wider workstreams including the Infrastructure Delivery Plans (IDP) and Maylands Business Park Plus Masterplan and Herts IQ vision work.
<b>HGC 'Made in Hemel' study</b> 	A study into industries, manufacturers, crafts and makers in the wider HGC area to support the creation of local supply chains. This study would support Pillar 2 of self-sustaining economies.

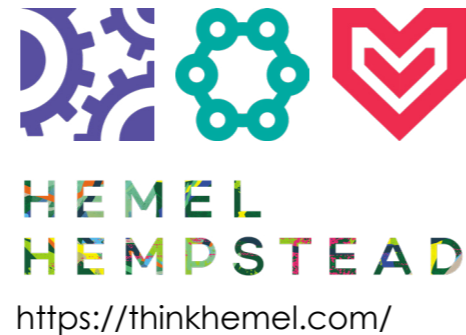


**Status:** Ongoing

**Anticipated Timeframe:** 2022-Ongoing

**Document Category:** Strategy

**Lead:** Hemel Place Team in Dacorum Borough Council



**Purpose**

Dacorum’s Hemel Place team with the economic development 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**

- Herts IQ is a designated Enterprise Zone with part of this identified as Land East of Hemel Hempstead. This site falls within the SADC site allocation (H3). The policy allocates 55ha area for employment development for offices, research and development, light industrial and logistics and priority on start up space and incubator hubs

**Next Steps**

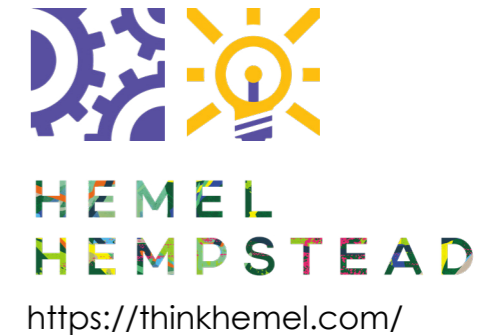
- Progress and coordination between the Hemel Place Strategy and Town Centre Vision, HGC and the Local Plans workstreams and evidence

**Status:** Ongoing

**Anticipated Timeframe:** 2022-Ongoing

**Document Category:** Vision

**Lead:** Hemel Place Team in Dacorum Borough Council



**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 is working 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 Vision is 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. The town centre will need to meet the needs of a growing population.

**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

**Next steps**

- Dacorum Borough Council planning policy to be coordinated and updated to reflect Hemel Place Strategy, Town Centre Vision and the wider transformation from the Hemel Garden Communities programme

**Status:** Emerging

**Anticipated Timeframe:** 2023-2024

**Document Category:** Vision & Strategy

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

**Purpose**

The Maylands Plus Masterplan seeks to set out a short and long-term vision for the Maylands Business Park.

**Short-term** - An Immediate Opportunity Plan will be 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 will provide 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, and will include broad themes around identity, innovation, quality, permeability, safety, linkages, landmarks and gateways, active frontages, and ensuring the coordination of infrastructure investment with the maximisation of opportunities for the establishment of new leading edge business enterprises.

**Relevance to Planning Policy**

- The planning policy builds upon the HGC Spatial Vision and states 'Diverse employment 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 towards Regulation 19**

- Collaboration and coordination with other linked work including the Herts IQ vision; SW Herts economic study; wider county-wide work, and emerging Local Plans evidence and work
- The Maylands Plus Masterplan will inform and develop the Planning Policy surrounding employment and Herts IQ, alongside other linked work

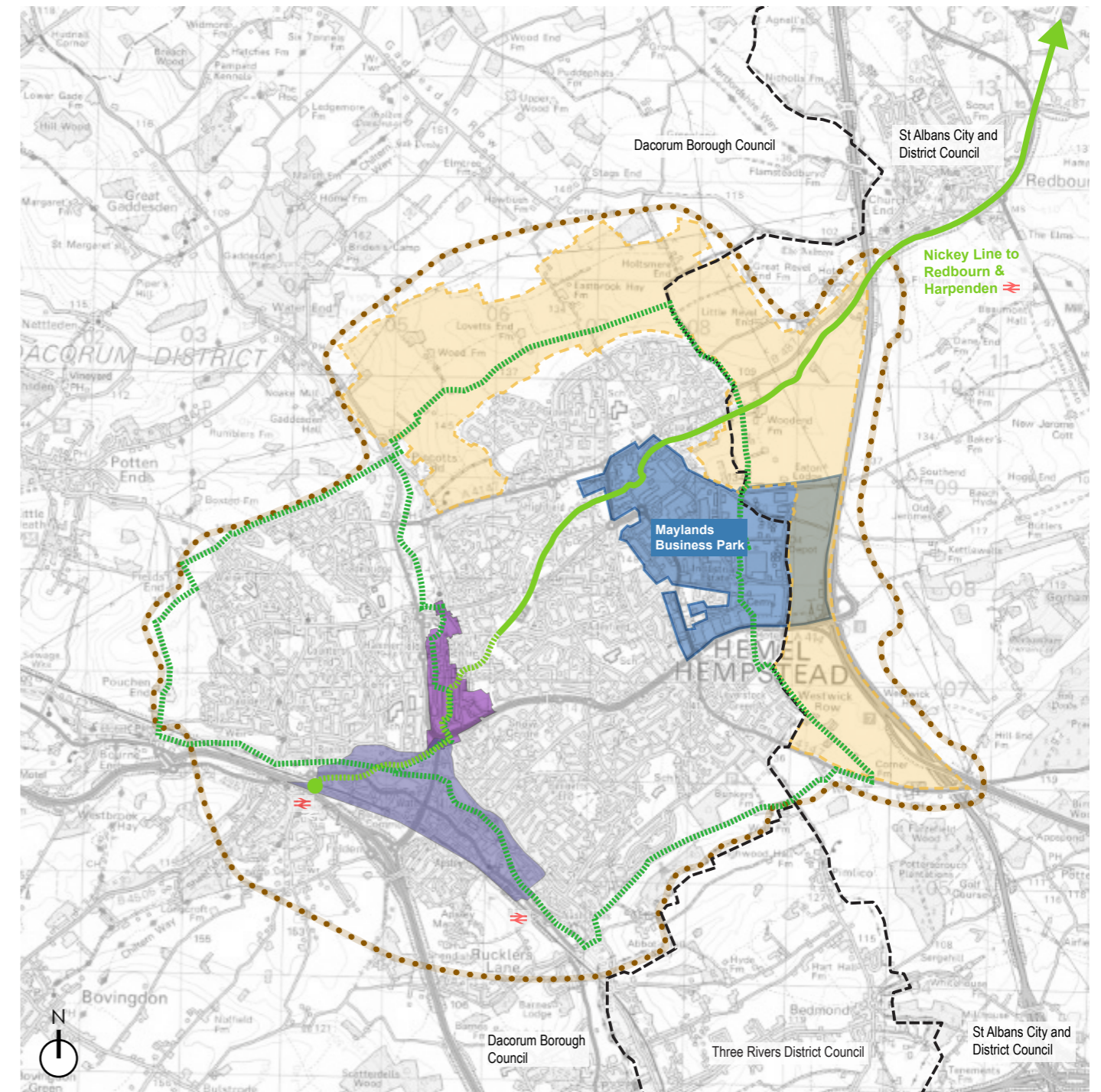
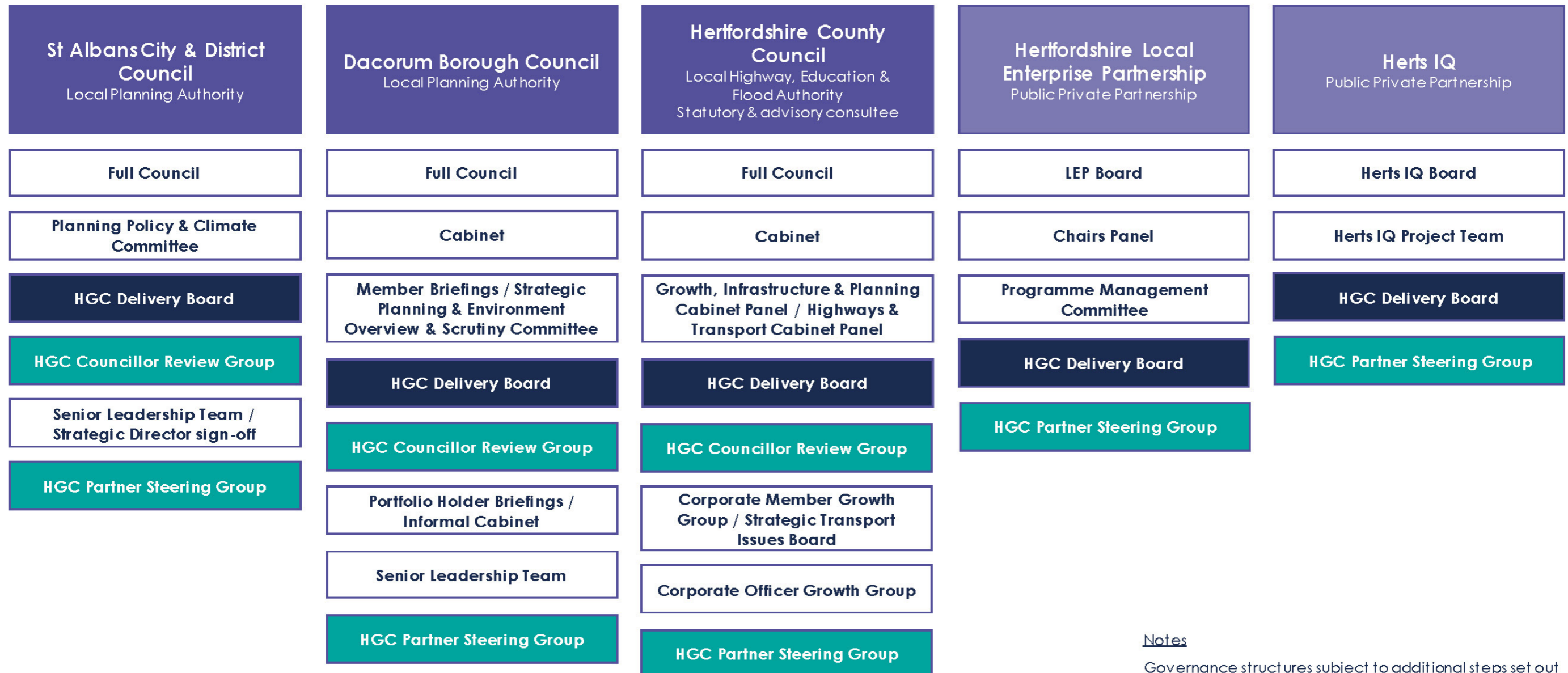


Figure 22 Location of Maylands Business Park and adjoining land East of Hemel Hempstead, which forms part of Herts IQ

KEY			
	Maylands Business Park and Hertfordshire Innovation Quarter		Nickey Line
	Two Waters Opportunity Area		Proposed Nickey Line extension
	Hemel Town Centre		Proposed HGC Green Loop
			Local Authority Boundaries
			HGC Area of Influence
			North and East Hemel Hempstead Growth Areas (to include housing delivery, schools, local centres, Suitable Alternative Natural Greenspace provision, country parks, community growing spaces and Household Waste Recycling and Council Depot facilities)- further testing required

### High Level Overview of Responsibilities & Internal Governance Structures of the Hemel Garden Communities (HGC) Partners July 2023



Notes

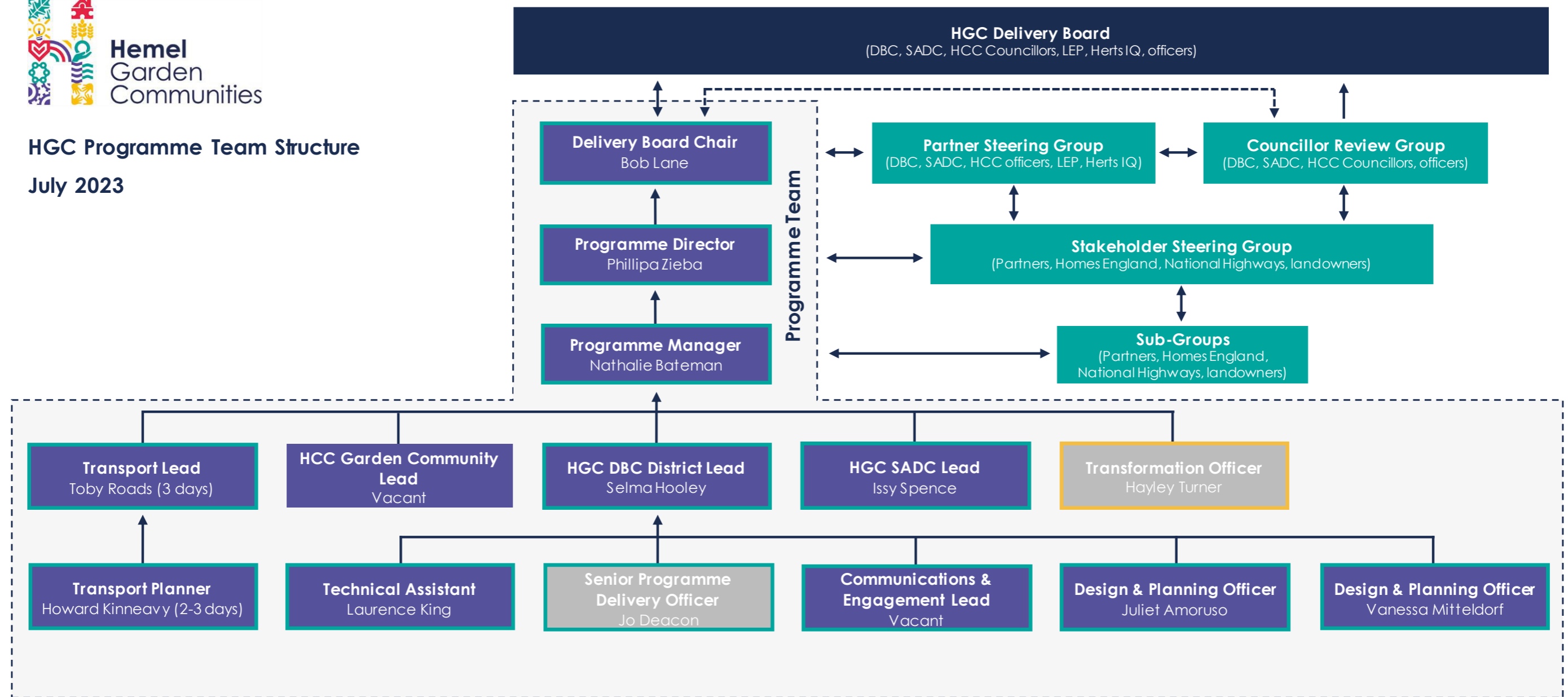
Governance structures subject to additional steps set out in scoping briefs for individual workstreams.

Partners with less accountability are shown in light purple.

Figure 23 HGC Internal Governance Arrangements - July 2023



**HGC Programme Team Structure**  
July 2023



Notes

HGC Programme pays for posts outlined in green and half of the post outlined in yellow, where DBC will pay the other half.

Posts shown in grey are on long-term leave.

Figure 24 HGC Programme Team Structure - July 2023



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

The Hemel Garden Communities (HGC) Position Statement is an overview document to support the Regulation 18 Local Plan consultations for St Albans City and District Council (SADC) and Dacorum Borough Council (DBC).

This version of the document was published in July 2023 alongside the SADC Regulation 18 Local Plan consultation.

The SADC Regulation 18 Local Plan can be accessed via the St Albans City and District Council website.

<https://www.stalbans.gov.uk/new-local-plan>

For specific policies related to Hemel Garden Communities refer to Chapter 3 and Appendix 1 of the St Albans City and District Regulation 18 Local Plan.

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



[hemelgardencommunities.co.uk](https://hemelgardencommunities.co.uk)

