

APPENDIX 2 – CONSULTEE RESPONSES.

1 ROUGHDOWN AVENUE, HEMEL HEMPSTEAD, HP3 9BH (Neutral)

Comment submitted date: Sat 04 Nov 2017

We strongly object to the planning application 4/02368/17/MOA re London Road for the following reasons A number of properties in Standring Rise will suffer from a loss of light and overshadowing as well as a loss of privacy, and no doubt, subsequent noise disturbance from an increase in traffic and loading and unloading operations. Traffic in London Road will increase at key times throughout the day particular early morning during the school run as staff, visitors, and deliveries access the site. Taking into account the environment, this will also decrease the air quality through increased fumes of more vehicles as well as the fumes from standing vehicles in the traffic that will no doubt become more of an issues than is already apparent. In line with this, an increase in vehicles accessing to the property, air quality, environmental issues are all a concern

Puller Road (Objects)

Comment submitted date: Wed 01 Nov 2017

I am a resident of Boxmoor and I would like to know that you will support local residents in voting against the planning application for the Beacon near Aldi - 4/02368/17/MOA It would be a terrible mistake for this building to allowed to be built and overshadow one of the most special parts of Hemel Hempstead, the moor. I have objected online as follows: I object to the application for this building as it is a tall building and buildings above 4 storeys should not be built near the moor. It would be an eyesore and visible from the whole moor as far as Station moor. At the masterplan consultation and in the residents' survey people did not want tall buildings. The design is ugly, there are not enough public services to support this many new homes and the area needs houses with gardens not flats. Congestion is very bad at that junction and this would make it far worse and their plan is based on an out of date transport survey. There is not enough parking provided and parking is already terrible in the area. I do not want Hemel to be the guinea pig for untested green technology. The council should listen to residents and not allow this to be given permission. This should go to committee and not delegated to an officer.

It is also unfortunate that the council website went down yesterday and today so that some people were unable to object. Will anything be done about this?

Melsted Road (Objects)

Comment submitted date: Wed 01 Nov 2017

As my elected councillor, I would like you to object to the planning application for an extra storey & even more flats on the site behind Aldi at Two Waters. I wished to object online, but get an error message from the website. The proposed high-rise block of flats is already unwelcome ? traffic problems any weekend are abundant & a further source of traffic will make these issues worse. The environment of the area does not lead to high rise building, and I am disappointed that the council have allowed a previous application to be passed, even though there are many objections for seemingly very good reasons. Please object to the planning meeting, or to your fellow councillors who attend?

5 Green End Gardens (Objects)

Comment submitted date: Wed 01 Nov 2017

My reasons for the objection are as follows 1. The original traffic surgery is now out of date as it was taken before the new Aldi was built. 2. I do not agree the height of the development or the scale of the development, reflect the surrounding area. 3. The strategic plan reflected that any high rise buildings should be situated at the Plough roundabout. 4. There are not enough parking spaces for the number of flats and this will lead to more congestion, in an already very busy area of Hemel Hempstead. I would also request the decision go to committee rather than being delegated to officers to make the decision.

Not Available (Objects)

Comment submitted date: Wed 01 Nov 2017

I am writing to you to express my concern over the above development. Please note I was unable to access the DBC online planning portal to object despite registering twice. Also, you will see in my notes below that I undertook an online community survey in November 2016 to understand local views on planning issues. 222 people responded in 48 hours ? an indication of people's interest and concern in these matters. I submitted the survey results to DBC to help inform the debate as part of the November 2016 planning consultations. I attach it to this email too for your information. The questions were balanced and quantitative. I think the views of 222 residents are worth listening to. Some of the findings are quoted below.

I would like to object in the strongest terms to the above application for the following reasons: The height, scale and design of the building are not in keeping with the area and are detrimental to the character of Boxmoor. The height in particular would overshadow the moor and impact its beauty. An online community poll gathering the views of 222 local residents (submitted by me to the council as part of Dacorum's November 2016 planning consultations) showed that 90% of respondents want developments of FOUR storeys or less, with only 10% wanting buildings over four storeys. Only 1.8% of residents (4 people) found 15+ storeys acceptable. There are not enough parking spaces for the number of flats. Previous developments such as Apsley Lock have shown that simply saying people will not need cars is a false premise. Apsley Lock is overrun with cars. Where will the excess cars from the Beacon park in an already congested area? And what will be the impact on traffic flow and air quality? In any case the transport survey is out of date now because Aldi was not open when it was taken. The poll mentioned above showed that 81% of residents already experience congestion and delays by London Road/Aldi junction during the weekday rush hour and 71% experience congestion causing delays at the weekend. This is particularly true for people wanting to travel into Apsley on the weekends. It can easily take 40 minutes to get from Hemel station to Sainsbury's in Apsley ? less than a couple of miles. The Beacon traffic could well completely gridlock the area meaning people will struggle to access Apsley, the M25, the station and the town ? problematic for business, employers, commuters, schoolchildren and the environment. The application does not fit with strategic plan stating high rise should be confined to the plough roundabout - we need to know we can trust the plan and it will be adhered to. We have been told that the technology supporting the green credentials of the building is being used for the first time in this development, and so it remains unproven.

47 Southhill Road (Objects)

Comment submitted date: Wed 01 Nov 2017

Please accept this email as my objection to the above planning application based on the following reasons: The appearance of this building including height and scale does not fit or compliment the current landscaping Not enough parking spaces for number of flats, taking into account the increased use of roadside parking along London Road - this would only increase further and become more congested. Congestion is at a very high level already with Aldi and traffic in/out of Apsley - this would make these even worse during building and with residents in place. Aldi was not open when the Transport survey was initially completed - so information is now out of date The strategic plan state that high rise buildings would be situated nearer roundabout to compliment current buildings already there - this does not fit in with this plan There is no evidence stating that the green credentials of the development would be effective & efficient

Too close to the road & national trust land therefore impacting on the natural beauty of the area Demolishing the original building although started remains untouched and is an eye sore- is this a taste of things to come?

16 stratford way (Objects)

Comment submitted date: Wed 01 Nov 2017

I wish to register my objection to the 17-storey tower proposal near the Aldi in London Road. This is too tall for this location . Its on the edge of Hemel and spreads the urban feel well into the countryside beyond as well as the environment around Boxmoor meadows. A tower of this size would be better placed by the Magic Roundabout. The congestion on London Road since Aldi opened is very apparent and will only get worse if this is built , leading to tailbacks and jams across the traffic lights at Two Waters. Please reduce the scale of this , I would suggest around 6 stories , which is about the height of the old gas holders that once stood here.

21 standring Rise (Objects)

Comment submitted date: Wed 01 Nov 2017

Please consider the below as an objection to the latest planning application for The Beacon: The same objections apply - irresponsibility, unreasonable traffic implications and out of character with the area. Has there been confirmation that this development would have no effect on the foundations of other properties in the surrounding area? Why are Dacorum council ignoring the traffic impact this development would have? There doesn't seem to be any evidence of research on whether office space is needed The developers said Hemel will have a London style development but this is not what Hemel Hempstead needs and not what local people can afford! Why is it ok for them to be so underhand in trying to get an office block approved when the intention is to build flats? What is the underlying reason why Dacorum appear to be happy to turn a blind eye to this? Why is the Two Waters Plan so out of character with the Boxmoor area and so disjointed from the work of these developers? Why can't the developers propose something akin to 3 story brick flats rather than futuristic buildings that don't fit with the landscape / heritage of the area?

Does the lack of activity at the Aldi site for The Beacon not give Dacorum cause for concern that these developers are not a professional company? Is there any truth behind Dacorum approving this developer's plans to get funds for affordable housing, even though the developments don't include any affordable housing? I look forward to your comments and hope that this development is made into a fitting selection of houses and low rise flats, rather than their proposed awful designs which are packed into a very small space of land and overlook properties which will significantly suffer lack of privacy and lower property values.

4 SIDFORD CLOSE, HEMEL HEMPSTEAD, HP1 2LF (Objects)

Comment submitted date: Tue 31 Oct 2017

This tower block is ridiculously large. It will spoil the view of beautiful Boxmoor. The traffic is already a nightmare near Aldi. At the weekend it is almost impossible to get across the junction in the train station to Apsley direction. The automated parking facility does not have provision for electric charging of the 323 cars, only a few charging points outside it. This will force virtually all the residents of the tower block to use petrol or diesel cars. Not exactly forward thinking.

46 KINGSLAND ROAD, HEMEL HEMPSTEAD, HP1 1QD (Objects)

Comment submitted date: Tue 31 Oct 2017

I object to this development. The scale of the development will damage the local area. The scale of this building seems to be ever growing. It slipped under the radar when it first got permission and this additional planning change just makes it worse. The height and scale of the development does not reflect anything in the immediate area and will be overbearing on both residential and leisure areas surrounding it. The parking arrangements are wholly inadequate. There is already extensive on street and dangerous parking in this area during the week caused by station commuters. The road was shut only a few weeks ago due to a 3 car pile up. To add to this on a very busy junction will be foolhardy.

The Two Waters traffic junction is already beyond capacity due to the supermarket and associated shops. To add a further 300 dwellings will crucify the area. The traffic survey used for this survey is out of date and from before the Aldi had opened so wholly unrepresentative.

81 PULLER ROAD, HEMEL HEMPSTEAD, HP1 1QN (Objects)

Comment submitted date: Tue 31 Oct 2017

I object to the application for this building as it is a tall building and buildings above 4 storeys should not be built near the moor. It would be an eyesore and visible from the whole moor as far as Station moor. At the masterplan consultation and in the residents' survey people did not want tall buildings. The design is ugly, there are not enough public services to support this many new homes and the area needs houses with gardens not flats. Congestion is very bad at that junction and this would make it far worse and their plan is based on an out of date transport survey. There is not enough parking provided and parking is already terrible in the area. I do not want Hemel to be the guinea pig for untested green technology. The council should listen to residents and not allow this to be given permission. This should go to committee and not delegated to an officer.

27 STANDRING RISE, HEMEL HEMPSTEAD, HP3 9AY (Objects)

Comment submitted date: Tue 31 Oct 2017

Object - height/scale of building is not in keeping in surrounding area, it will be overbearing & far too big for the proposed site. London Rd is usually at a standstill in morning/evening commuter time and Sat/Sun - this development will only impact on that further causing chaos! 17 stories does not fit with two watersmastsr plan. Traffic survey is not accurate and does not give correct picture of area. Design is out of character and will impact on local beauty of area.

17 MOORLAND ROAD, HEMEL HEMPSTEAD, HP1 1NH (Objects)

Comment submitted date: Tue 31 Oct 2017

The plans that have been granted will have a significant detrimental effect on the area, adding further storeys apartments and cars will have an even greater impact on the local area. Although I don't feel the views of local residents were considered at all in the initial passing of the plans I still want to make my objections clear. Main points of objection are: 1. The height and scale do not reflect the buildings in the area and would overshadow everything 2. Not enough parking spaces for number of flats

3. Congestion at that road is already terrible at peak time as Aldi and the bus garage are there as well as cross town and station traffic 4. Transport survey is out of date now as Aldi was not open before 5. It does not fit with strategic plan stating high rise should be confined to plough roundabout 6. We have been told that the technology supporting the green credentials of the building is being used for the first time in this development

7 THORNE CLOSE, HEMEL HEMPSTEAD, HP1 1LY (Objects)

Comment submitted date: Tue 31 Oct 2017

Firstly, I would like to say that it amazes me that the previous application for this site was approved in the first place. The traffic congestion on London Road is so bad already. How on earth the council believe that the traffic reports carried out are adequate is beyond me! With this application adding a further flats to the proposal simply means more traffic and more congestion. The traffic surveys carried out to support the proposal are out of date and inadequate and are not carried out at peak times of day. I feel it would be irresponsible to approve even more flats, especially when there are not even enough parking spaces for the number of flats! Finally, this proposal goes against the Two Waters Masterplan where high rise buildings are proposed to be confined to the areas around the plough roundabout. The scale and height of this building are completely out of keeping with the other buildings in the surrounding area and would scar the views from the moor.

28 STRATFORD WAY, HEMEL HEMPSTEAD, HP3 9AS (Objects)

Comment submitted date: Tue 31 Oct 2017

The height and scale do not reflect the buildings in the area and would overshadow everything Not enough parking spaces for number of flats Congestion at that road is already horrendous as Aldi and bus garage are there Transport survey is out of date now as Aldi was not open before It does not fit with strategic plan stating high rise should be confined to plough roundabout We have been told that the technology supporting the green credentials of the building is being used for the first time in this development, and so it remains unproven.

7 CAMPION ROAD, HEMEL HEMPSTEAD, HP1 2DN (Objects)

Comment submitted date: Tue 31 Oct 2017

I object to the proposed 17 storey block as it is totally out of character with the town. We are a semi rural town not a city where high rises sit more comfortably in the landscape. It is far too tall and will ,as it is built on a higher elevation ,appear taller than the awful KD tower. I disagree with anything in Boxmoor/ Two Waters area over 4 to 5 stories. The traffic at that junction and within the vicinity will not cope with all the extra cars. There is not enough parking available and will only get worse once the housing is built on the old gas works site. I appreciate the need for more housing but who are we catering for by building this. It most definitely is not the young of this town who need affordable housing or for local needs .

132 ANCHOR LANE, HEMEL HEMPSTEAD, HP1 1NS (Objects)

Comment submitted date: Tue 31 Oct 2017

I object this building on a number of grounds: - The size of this building will overshadow the whole area & is not in keeping with the surroundings. A similar sized building to that which exists is appropriate. - the proposed number of parking spaces is insufficient. Parking on the nearby roads already causes traffic flow problems - congestion at this road junction already causes the nearby traffic lights to be gridlocked . Traffic from Aldi & the bus garage mean this road is already very busy & over capacity. - this building is not in line with the strategic plan which states high rise should be confined to plough roundabout

29 COWPER ROAD, HEMEL HEMPSTEAD, HP1 1PE (Objects)

Comment submitted date: Tue 31 Oct 2017

The roads are already struggling with the volume of traffic in the area due to Aldi - cars frequently queue down to London Road to join the carpark. Additional traffic and residents cannot be supported in such a concentrated way. A high rise building of such magnitude is out of keeping with the local area. the environmental credentials of this proposed building are unproven

DERWENT, FELDEN LANE, HEMEL HEMPSTEAD, HP3 0BA (Objects)

Comment submitted date: Tue 31 Oct 2017

I Object to this development which: has added more floors, bedsitters and single bedrooms, no 3- bedroomed flats.

does not provide much-needed housing for families, only investment opportunities. Presumably a financial arrangement needed with Dacorum to compensate. focuses on the maximum development per footprint and tries to convince that this will make HH less ugly. The KD Tower is ugly, Box Moor is lovely. keeps emphasising no adverse effect on traffic flow whereas anyone living in the area knows that it will. emphasises its 'green' credentials which are lacking in real proof. Corona Properties Ltd (The Beacon 2014) then had a website lauding the green and sustainable office building called Symbio House, now demolished. specifies an APS that cannot charge parked cars overnight. does not fit in with the Two Waters Regeneration Plan or any Transport plan. They have set up 7 more companies for London Road addresses. That means more Tower blocks if this succeeds. An invasion.

24 KINGSLAND ROAD, HEMEL HEMPSTEAD, HP1 1QE (Objects)

Comment submitted date: Tue 31 Oct 2017

I object to this development because the roads in the immediate area do not have the capacity to accommodate more traffic: there are already frequently long queues at the junction with Two Waters Road, particularly at peak times and on Saturdays. This would be exacerbated by extra traffic associated with the new residential development, particularly at peak times when the automatic parking system is unlikely to be able to keep up with demand. The proposed building is also not in keeping with the surrounding area; there are no buildings of this height in the immediate area and it will spoil the Boxmoor Trust land nearby.

485 LONDON ROAD, HEMEL HEMPSTEAD, HP3 9BE (Objects)

Comment submitted date: Mon 30 Oct 2017

I object to this latest application:- Parking is inadequate - an increase of 33 units but only 10 extra car spaces. Lack of parking won't stop people having cars... they are used to the independence of their own transport. It's simply a feeble excuse to justify minimum parking to facilitate additional highly profitable units. This issue needs to be addressed, as it's resulting in over development of sites and is already evidenced by the overflow of cars in roads surrounding the various nearby new developments. Traffic problems are notorious in that area and the traffic assessment is flawed given it doesn't demonstrate the additional burden of the Aldi store, or even weekend traffic!

The height and scale are disproportionate to the locale and not sympathetic to the Moors area. It will not provide the much needed affordable housing and the CIL levy will be factored into selling prices to pass onto purchasers, resulting in even higher housing costs... somewhat defeating the object.

7 ORCHARD STREET, HEMEL HEMPSTEAD, HP3 9DT (Objects)

Comment submitted date: Mon 30 Oct 2017

Visual Intrusion: A 17 Storey development at this location will be devastating to the local landscape. No other building stands above the top of the West Valley skyline, it will 'stick out like a sore thumb'. It will ruin the view of the natural horizon. Inadequate parking facilities: 1.06 cars per apartment is nowhere near enough. What if only 10% have a visitor - that is 30.5 more cars to go somewhere...; ' Automatic Car Parking System' will take ages to operate, and will discourage residents to use it, they WILL park elsewhere. Just along the road in Orchard/Henry St/Manor Ave we already struggle to park. Especially at night, the roads are at bursting point. Inadequate turning: The local roads are very busy, accidents frequently happen at the junction of Whiteleaf Road and the Rain Road. Cars often queue into the Aldi Car Park, that junction is not safe. Apsley High St is often gridlocked, particularly at weekends, additional residents can only make that worse.

5a bargrove avenue (Objects)

Comment submitted date: Mon 30 Oct 2017

object

5a catlin street (Objects)

Comment submitted date: Mon 30 Oct 2017

OBJECT

4 THE FARTHINGS, HEMEL HEMPSTEAD, HP1 1XD (Objects)

Comment submitted date: Sun 29 Oct 2017

I object to this development. The scale of the development will damage the local area. 1. The height and scale of the development does not reflect anything in the immediate area. 2. The parking arrangements are wholly inadequate. 3. There is already extensive on street and dangerous parking in this area during the week caused by station commuters. To add to this on a very busy junction will be foolhardy. 4. The Two Waters traffic junction is already beyond capacity due to the supermarket and associated shops. To add a further 300 dwellings to this is silly. I object to the application and request that the Planning Committee fully consider the issues.

131 RIVER PARK, HEMEL HEMPSTEAD, HP1 1QZ (Objects)

Comment submitted date: Sat 28 Oct 2017

The size of this development is too high for the area. It is not in keeping with the surrounding buildings & countryside. It should be a low rise development. Currently at the weekends this gateway into and out of Apsley is congested due to the Aldi store. This will only exacerbate the traffic congestion. Rail commuters are increasingly parking their cars along this section of the London Road. With the increased traffic from this development it will cause major delays with bus traffic not able to exit from the bus garage.

High rise developments should be showcased on the Maylands industrial estate and not impacting the beautiful views of Boxmoor.

22 chancerygate, HP3 9HD (Objects)

Comment submitted date: Thu 26 Oct 2017

We continue to object to the application above, principally on the basis that the local road infrastructure is wholly unsuitable for a further 323 + residents vehicles. The immediate local junctions are already subject to severe overload and delays at peak times and at week ends the local Aldi store is very busy and results in over spill parking onto the local business estates. A recent road traffic accident blocked the area completely for several hours, with substantially more inbound or out bound traffic at the local junctions, this would have been even worse. Without significant road revisions and junction capacity improvements this development would have a significant negative impact on the local area.

12 CAMPION ROAD, HEMEL HEMPSTEAD, HP1 2DN (Objects)

Comment submitted date: Wed 25 Oct 2017

I object to this application. 1. The height and scale of this building are inappropriate. It would overshadow all surrounding buildings and be detrimental to the vital green space of Box Moor. The previously proposed building was already too tall and this new application adds extra floors and flats. It does not fit in with the strategic plan which places the higher rise buildings nearer the town centre 2. It offers insufficient parking spaces for the proposed number of flats. Parking is already a problem here. The proposed automatic parking system will not work. 3. It is situated at one of the busiest interchanges in Dacorum. Traffic from other developments nearby, plus Aldi and the bus garage, have added to the congestion at an already very busy junction. This can only get worse. The transport survey used is completely out of date. 4. This block is being built to bring outsiders into the town, not to provide for local housing needs.

19 GLENDALE, HEMEL HEMPSTEAD, HP1 1TG (Objects)

Comment submitted date: Tue 24 Oct 2017

I continue to object to this development The location is already a traffic bottleneck, caused by customers accessing/leaving the Aldi

store. Residents would exacerbate the problem getting in and out of the relief road onto London road near the traffic lights. There is an insufficient ratio of parking spaces to the number of potential residents in the apartments. Parking in/around Boxmoor is a significant and increasing problem, with rail passengers choosing to park on local roads, including London Road. This building out of keeping with the local area & would be a blight on the landscape, setting a negative precedent for further high rise developments in this area. New builds of this design are more appropriate for the Maylands Business Park. Low rise, low density residential developments are more appropriate for this area. The developers are attempting to squeeze as much revenue out of the site as possible by squeezing in more units.

12 ROUGHDOWN ROAD, HEMEL HEMPSTEAD, HP3 9BJ (Objects)

Comment submitted date: Tue 24 Oct 2017

I object to this development. The plan for 305 apartments and parking for 323 cars would have an even greater impact on the local area than the plan that has already been agreed. 1. The height and scale do not reflect the buildings in the area. They are out of character and would overshadow everything 2. There is not enough parking spaces for number of flats 3. Congestion at that road on the Two Water Junction is already horrendous as Aldi and bus garage are there, and this is only going to worsen the situation. 4. The Transport survey is out of date now as Aldi was not open before. 5. It does not fit with strategic plan stating high rise should be confined to plough roundabout 6. The technology supporting the green credentials of the building is being used for the first time in this development, and so it remains unproven. I object to the application and would ask for it to go to committee rather than being delegated to officers to make the decision.

29 RIVER PARK, HEMEL HEMPSTEAD, HP1 1RB (Objects)

Comment submitted date: Tue 24 Oct 2017

This proposed building is too high. It is not in keeping with the Dacorum Strategic Plan. The traffic congestion at the Junction with Aldi and London Road is already dangerous. Air pollution is above recommended levels. An additional 300+ cars using this access would be untenable.

17 HEATH CLOSE, HEMEL HEMPSTEAD, HP1 1TU (Objects)

Comment submitted date: Sun 22 Oct 2017

I strongly object for the following reasons: There is already so much congestion on Whiteleaf road with Aldi and the bus station traffic, at times the traffic jams are horrendous. The original traffic survey is flawed and no account is taken for weekend traffic. There is less than one parking space per apartment. There are already issues with parking in the area. The automated parking is flawed as has been pointed out before, this technology does not support electric car charging and it cannot be retrofitted. The building is far too high and intrudes on the visual impact of the whole. It does not comply with the strategic plan which states that the gateway should be at the plough roundabout. The shape and size does not blend in with the surrounding structures. The building is being built to bring new people into the area, not serve those already here.

66 BEECHFIELD ROAD, HEMEL HEMPSTEAD, HP1 1PL (Objects)

Comment submitted date: Sun 22 Oct 2017

I strongly object to this planning permission application. It's like some sort of joke! Hemel Hempstead is not suitable for this size of development, it is unmanageable and extremely detrimental to the local area. The congestion already suffered by local residents is beyond breaking point, particularly more and more people parking on that stretch of road in order to commute in to London and not pay for parking. Traffic moving up and down Two Waters Road and towards Apsley regularly backs up and causes long delays and issues - how would adding 305 apartments help this? The building itself, at 17 storeys, is a monstrosity and an outrageous suggestion. It is far too big for the area and far too imposing. Similarly, it sets a terrible precedent for future planning permission and would erode the beauty of the area. It does not fit in and goes completely against the ethos of Boxmoor/HH. The KD Tower was a poor exception and should never have happened. Do not ruin Boxmoor & HH any more.

40 KINGSLAND ROAD, HEMEL HEMPSTEAD, HP1 1QD (Objects)

Comment submitted date: Sun 22 Oct 2017

will ruin boxmoor. There is already no space for parking as it is and roads are so dangerous with the amount of traffic, this will completely push it over the edge. It will ruin boxmoor for everyone living here.

10 ROUGHDOWN ROAD, HEMEL HEMPSTEAD, HP3 9BJ (Objects)

Comment submitted date: Sun 22 Oct 2017

Having objected on a previous occasion I feel that I need to also object to this application, for the same reasons as before. Considering access and current traffic conditions I feel that the specifications of this particular development are wholly inappropriate both during construction and once it has been completed. Surrounding roads are subject to congestion already and a development of this size will only make this worse. The proposed design is not in keeping with, or sympathetic to the surrounding area.

DERWENT, FELDEN LANE, HEMEL HEMPSTEAD, HP3 0BA (Objects)

Comment submitted date: Sun 22 Oct 2017

I strongly object for the following reasons. There is already so much congestion on Whiteleaf road with Aldi and the bus station traffic, at times the traffic jams are horrendous The original traffic survey is flawed and no account is taken for weekend traffic There is less than one parking space per apartment. There are already issues with parking in the area. The automated parking is flawed as I have pointed out before, this technology does not support electric car charging and it cannot be retrofitted. The building is far too high and intrudes on the visual impact of the whole. It does not comply with the strategic plan which states that the gateway should be at the plough roundabout he shape and size does not blend in with the surrounding structures. The building is being built to bring people into the area instead of providing for the needs of people already here.

6 Chaulden Terrace (Objects)

Comment submitted date: Sun 22 Oct 2017

I wish to object to this planning application. It has been called 'the gateway to Hemel Hempstead ' but I do not think this looming edifice fits our town at all. It is too high and not in keeping with the area, more like a big city, London, Birmingham and so on. It does not represent the type of neighbourhoods found here. As such, it comes under the heading 'visual intrusion ' of 'material planning considerations.' The site is opposite an area of green land, where it is a pleasure to enjoy the scenery and wildlife, which would be adversely affected and cannot be replaced once disturbed. The increase in traffic on the London Road as an extra 323 cars (minimum) try to enter and exit Whiteleaf Road will make having to use the route more difficult than it already is at certain times of the day and at weekends. The area is already under pressure, with cars parked along the pavements of parts of London Road because of inadequate parking provisions. I am aware that the applicant has previously commissioned a traffic survey. I can only assume that the timing of the survey avoided the peak times. I understand the need for new housing, but the advertisements for properties on the development put them out of reach for the lower paid and there does not appear to be any provision for social housing. Is there sufficient places at local doctors' surgeries to cope with the extra patients?

THE COPIARY, 5C CATLIN STREET, HEMEL HEMPSTEAD, HP3 9AU (Objects)

Comment submitted date: Sat 21 Oct 2017

I cannot object to this strongly enough. Firstly on the grounds of design and appearance. This is completely not in keeping with anything else in the local area and looks completely out of place. No attempt had been made with the design to be sympathetic to the local surroundings, buildings or area. The sheer size and scale of the building is ridiculous in comparison to anything else around it and the fact that the developers are proposing to add another floor from the original application is unbelievable. The local residents do not want a high rise building of this scale in this area. My second objection is adequacy of parking/turning. There are simply not enough spaces proposed in the development and there is nowhere else to park in the area. Finally the traffic and congestion is already intense along the London road. The traffic already spills out from the Aldi car park right up to the lights. The traffic assessment done previously for the original application is out of date now.

113 COWPER ROAD, HEMEL HEMPSTEAD, HP1 1PF (Objects)

Comment submitted date: Sat 21 Oct 2017

I object to this development on the grounds of: 1. Traffic, access & parking. Should the automated parking fail or prove slow, unreliable, or inconvenient, where will residents park? This junction is already congested.

2. Increased density, with more residents placing further strain on the infrastructure. 3. Out of keeping with the neighbourhood; a tower of residential properties in an area of fairly low-rise commercial properties. 4. Lack of social housing. This development is not designed to enrich the Hemel environment, it does not meet local needs. Many thanks for your consideration.

113 COWPER ROAD, HEMEL HEMPSTEAD, HP1 1PF (Objects)

Comment submitted date: Fri 20 Oct 2017

Objection on the grounds: Access, traffic. Site is located on a busy junction already with major problems. Often the London Rd traffic is at a standstill restricting Whiteleaf road access. The council should undertake its own traffic analysis and not use that provided by the developer. Insufficient parking provision. The underground parking is not available for casual & visitors, & with no evidence from the developers of a maintenance plan, it may regularly fail. Not in keeping. This building is not in character for HH, nor does it supply the dwellings required by this town. I believe that the dwellings are marketed off plan to foreign investors (as per many London developments), and that if the Beacon is ever completed, occupancy will be low, and it will become a large slum. Social housing. This re-application is an opportunity for the council to take a strong position regarding provision of social housing. There is no excuse to exclude social housing from this development.

101 Widmore Drive, HP2 5 ND (Supports)

Comment submitted date: Mon 16 Oct 2017

I would like to express my opinion in favour of this unique development of the Beacon. In a time when we are all striving to reduce our carbon footprint, this development with its unique sustainability characteristics is a world beater and I for one am proud they have chosen Hemel Hempstead to showcase this example of modern architecture.

THE FORUM, MARLOWES, HEMEL HEMPSTEAD, HP1 1DN (Supports)

Comment submitted date: Mon 16 Oct 2017

No comments.

136 LONDON ROAD, HEMEL HEMPSTEAD, HP3 9AP (Objects)

Comment submitted date: Fri 13 Oct 2017

MY objection still stands with the same reasons as before. There isn't enough parking for the number of residents that could potentially live in the building. This is already a bottle neck for traffic and customers using the Aldi store and residents would find it extremely busy getting in and out of the relief road onto London road near the traffic lights. The developers ideas that their residents wont have cars and will use public transport is unrealistic, which has been proven in other new developments in HH where there isn't enough parking allocated. This building is a monstrosity and should have never been given the green light. It doesn't suit the area, it may suit a large City, London or the docklands but not HH. The developers in their aggressive approach are just interested in money and profit and not the area, the residents or the impact it will have on the local population. The fact that they want to increase the number of story's and flats is a joke.

20 ASHTREE WAY, HEMEL HEMPSTEAD, HP1 1QS (Objects)

Comment submitted date: Tue 10 Oct 2017

High rise residential blocks are out of keeping with the local area, particularly affecting neighbouring boxmoor trust land. The proposal would negative impact on the local environment. At all costs the council should avoid setting the precedent for high rise residential/commercial new builds in this part of Hemel Hempstead. Such new builds are appropriate for Maylands where they would out be out of place. I recognise the need for more housing but low rise residential blocks are appropriate for this area - not developers getting as many £ per square meter by building upwards. The pressure of the high number of apartments on such a small footprint on local infrastructure is unsustainable. Traffic along London Road & Two Waters Road is already problematic, exacerbated by recent commercial developments such as Aldi. Community consultation on this type of development should be wide ranging - it has the potential to impact on many local residents across Dacorum - who are currently unaware

93 GREEN END ROAD, HEMEL HEMPSTEAD, HP1 1QR (Objects)

Comment submitted date: Tue 10 Oct 2017

I object to high rise flats being built directly alongside one of apx.200 RARE CHALK STREAMS in the world. Underground parking construction should have comprehensive, independent environmental impact assessments, not paid for by the taxpayer. Speculators should bear the cost but the council need to run this independently to ensure no conflict of interest.

TRAFFIC along London Road is regularly congested throughout the day negatively impacting our quality of life and the local economy. PARKING in Boxmoor is a significant and longstanding problem with huge amounts of taxpayers money spent on consultations and parking proposals. Parking on pavements is a serious and common problem. It is dangerous for local residents, small children, people with disabilities. Fire Engines and Ambulances have been unable to get down certain roads. This development will compound the parking issue. Flats in this development were listed on RIGHTMOVE for £500k which does not fulfil our local housing needs.

44 HIGH RIDGE ROAD, HEMEL HEMPSTEAD, HP3 0AG (Objects)

Comment submitted date: Tue 10 Oct 2017

The impact that a building of this size and occupancy will have on this area will be irretrievably bad. The junction on which it is proposed is already struggling to cope with the volume of traffic. Vehicles can often be backed up along and onto the carriage way of the A41 due to the number of vehicles coming up the hill and the construction of the Aldi supermarket has added to the numbers hugely. Their car park cannot satisfy the demand at peak times, which along with the bus garage and trading estates mean this junction will be incredibly difficult to traverse. 323 car parking spaces is simply not enough for 305 flats! Very few of those premises will own a single car, and councils/Police are unlikely to enforce any form of parking regulation. Schools and services are also already over subscribed, and the builders and profiteers from this venture are highly unlikely to be required to put any money towards local services. I cannot object to this strongly enough.

477 LONDON ROAD, HEMEL HEMPSTEAD, HP3 9BE (Objects)

Comment submitted date: Tue 10 Oct 2017

We strongly object to planning application 4/02368/17/MOA for the below reasons. How on earth can the applicant half demolish a building then apply for planning permission ??? , the applicant would appear very confident of being granted permission by DBC !!

London Road is already severely congested so any added traffic will only add to the existing problems. The building is far too large and not in keeping with the area. The area would benefit more if a new school or a doctors surgery was built rather than a coffee shop or function room !!

11 featherbed lane (Objects)

Comment submitted date: Mon 09 Oct 2017

I object to the Planning Application due to the following reasons. Adequacy of parking/turning - There is so much congestion on that road with Aldi and the bus station that it intrudes onto London Road and no one can move along there. Its not just at rush hour either its all times of the day. They are allowing less than one parking space per apartment. There are already issues with parking in Apsley and that area of Boxmoor. Noise and disturbance resulting from use - as above. Visual intrusion - the building is too high and intrudes on the visual impact of the whole area which also includes the comments below. If it goes ahead it should be less stories. Suggested 8 stories or less. Design, appearance and type of materials - it is a complete eye sore the colour of the glass (green) the fact that it is ultra modern the shape and size does not blend in with the surrounding structures. It will be visible from my residence. On top of the above objections, whilst I agree we need more places for people to live this is not suitable for the people that actually need housing in Hemel Hempstead. Any structures for housing should be in keeping with the local areas and similar to the existing buildings that have already been built along London Road and the rest of Apsley. At present Apsley (and Hemel Hempstead) do not have the infrastructure to sustain this type of residence. We have inadequate school places in the local schools, the local doctors surgeries are already oversubscribed and we have no suitable emergency hospital services. The bus services leave a lot to be desired, to get from one side of town to another you have to get two or three buses. There are already implications with the amount of housing on the new estate over the railway and the visual implications of the new bridge, the constant construction traffic and the extra width of the road immediately outside my own premises.

11 heath close (Objects)**Comment submitted date: Mon 09 Oct 2017**

I would like to object to this planning application. I think it would completely spoil the natural beauty of the moor and as traffic in this area is already grid locked on a daily basis. There is no infrastructure to support the huge amount of new homes built already. There is no proper hospital or A&E facilities as well as the lack of school, GPs, dentists etc. The Box moor was given to the local people to enjoy but the constant traffic and over development of the area is killing this area.

24 PULLER ROAD, HEMEL HEMPSTEAD, HP1 1QN (Objects)**Comment submitted date: Mon 09 Oct 2017**

Congestion - the area is horrendous already for congestion at all times. Parking - there isn't enough parking in Apsley and Boxmoor and the commuters that park on the London Road already make this a dangerous zone - more residents and less parking will be hazardous. A complete eyesore; the design is not in keeping with the historical area and the natural beauty of the moor - 17 story's high....why?!?! Traffic/Logistics of entering and exiting that junction prove difficult justwith the addition of Aldi. What about the insufficient amount of GP places, the schools etc....

27 BARGROVE AVENUE, HEMEL HEMPSTEAD, HP1 1QP (Objects)**Comment submitted date: Mon 09 Oct 2017**

The streets in this vicinity are already congested and the traffic management is very lacking and dangerous even without this amount of cars adding to the problems at the junctions throughout the day but especially at rush hours. I believe there is not enough parking to be provided for this high rise building.

It is too high and does not fit in with the older buildings in Boxmoor.

42 BEECHFIELD ROAD, HEMEL HEMPSTEAD, HP1 1PP (Objects)

Comment submitted date: Mon 09 Oct 2017

Traffic congestion - existing road cannot cope with existing traffic, whichever way the developers manipulate car numbers, there will be a significant detrimental impact to the surrounding roads
Parking - there are scant parking allocations given the number of flats, and where is there a mention of visitors parking? How many cars with NO parking spaces allocated will be visiting the properties proposed? and where will visitors be parking? Out of keeping with the local area - there are far too many proposed stories, especially given its proximity to the scenic Boxmoor Trust land. No. of stories proposed needs to be significantly reduced. No social housing element proposed - I was under the impression that developments over a certain size had to have a percentage of social housing? These are all private properties
No proposal or funding for local amenities - where are the doctors/schools etc to service such a large development? local services are already at breaking point