



## Dacorum Borough Council - Community Impact Assessment

Please read the Guidance on completing a Community Impact Assessment

Once completed, please review and gain sign off from the relevant Group Manager. Email the signed off copy to Customer Intelligence and Policy Officer to publish.

### 1. About the Project, service change or policy development

Responsible officer	Nathalie Bateman
Name and description of project, service or policy	
<p>Hemel Garden Communities. This will deliver a major expansion of Hemel Hempstead to its east and north on land divided roughly 50/50 between Dacorum and St Albans' administrative areas. The proposal and vision set out in the Hemel Garden Communities Charter would accommodate over 11,000 new homes and 10,000 jobs within a new 55 hectare business park with capacity for about 2 million sq. ft. of commercial floorspace and through the delivery of new district and local commercial centres.</p> <p>In March 2019, MHCLG announced that the Hemel Garden Communities bid had been successful and as a result, Hemel Hempstead gained Garden Town status. An award of £750,000 was made, equally shared between Dacorum Borough Council and St Albans District and City Council for their work in 17/18. Although shared equally, the money is expected to fund a core HGC team to programme manage the project. The award was significantly lower than the bid request of £3.55m for funding towards:</p> <ul style="list-style-type: none"><li>• up to six new posts (dependent on success of bid and level of grant) up to 22/23;</li><li>• three studies – Transformational Plan, Sustainable Transport Plan and Housing Delivery Strategy;</li><li>• other costs – legal to support the establishment of a delivery vehicle, compulsory purchase work, community stewardship, technical infrastructure and utilities design packages to support the master plan.</li></ul> <p>To reflect the changes in the project to date with a smaller funding allocation, a revised Programme Plan has been developed with:</p> <ul style="list-style-type: none"><li>• up to seven new posts dependent on additional funding up to 23/24;</li><li>• eight studies – Hemel Hempstead Sustainable Transport Plan, HGC New Development Masterplan, Hemel Hempstead Transformational Plan, HGC Infrastructure Delivery Plan, with two initial priority workstreams that will inform these studies – HGC (Hemel Hempstead wide) Spatial Vision and HGC High Level Infrastructure Delivery Plan. There are also two further studies required to inform the programme - a Housing Delivery Strategy and Community Engagement Strategy.</li></ul>	

### 2. Identifying the community impact

#### What impacts will this change have on the community?

Information which might be useful in thinking about this includes our [equality profiles](#), available for a number of demographic groups in Dacorum, and [Spotlight on Dacorum](#), which provides information about the Borough as a whole and signposts users to detailed statistics at ward / postcode level through neighbourhood statistics.

	Positive	Negative	<b>What are the positive and negative impacts?</b> How will the positive impacts be enhanced? How will the negative impacts minimised/eliminated?
<b>The community in general</b> e.g. social or economic benefits or negative impacts			<p>Positive aspects enhanced</p> <ul style="list-style-type: none"> <li>• New communities will be planned around garden community principles, updated to meet modern expectations and anticipate future technological innovations. Hemel Hempstead will grow following a familiar pattern of neighbourhoods focussed around local centres and open space, with strategic green fingers radiating from the town centre to the countryside</li> <li>• 10,000 high quality jobs created, on and off site. Of these 8,000 are estimated to be delivered by the Enviro-Tech Enterprise Zone, and jobs will also be created within new educational, retail, health, community and leisure facilities</li> <li>• The development of the Hertfordshire Innovation Quarter (Hertfordshire Enterprise Zone) as a globally renown centre for science and technology will have reputational benefits for Hemel Hempstead, attracting more inward investment and high calibre job seekers to benefit the town as a whole</li> <li>• New residents will view Hemel Hempstead as their main town, benefiting the economy of the town centre and neighbourhood services</li> <li>• New infrastructure and sustainable transport services linking the town and employment area with key destinations such as the train station, town centre and other towns will make travel easier for both new and existing residents and reduce the impact of growth on congestion</li> <li>• The delivery of significant new transport infrastructure will be accelerated – such as motorway junctions and a Leighton Buzzard Road / Redbourn Road link – improving the connectivity and desirability of Hemel Hempstead for potential residents, employers and workers</li> </ul> <p>Negative impacts minimised/eliminated</p> <ul style="list-style-type: none"> <li>• Developer contributions and funding used to improve access and movement infrastructure.</li> <li>• Existing neighbourhoods enhanced</li> <li>• More sustainable transport options introduced to benefit all residents</li> <li>• New technology introduced to benefit</li> </ul>

		<p>existing residents</p> <ul style="list-style-type: none"> <li>• New street trees and buffer planting to improve air quality and reduce noise pollution</li> <li>• Large structural greenspace to provide an alternative destination to Ashridge beech woodlands, reducing visitor pressure on its special habitats</li> <li>• More new homes, offering a wider variety of housing types, including a high percentage of affordable housing</li> </ul> <p>Negative impacts created</p> <ul style="list-style-type: none"> <li>• An increase in population and jobs may cause additional congestion, even with the proposed sustainable transport and new infrastructure to mitigate this impact.</li> </ul>
<p><b>On DBC as an organisation</b> e.g. on staff or operations</p>		<ul style="list-style-type: none"> <li>• Development of the HGC New Development Masterplan and HGC Transformational Plan will require significant resources. The grant received from MHCLG’s Garden Communities Programme will not fund all the posts and consultancy work required up to 22/23. As a result a considerable workload will need to be absorbed by DBC including involvement from members, senior management, planning, regeneration and housing, and other services.</li> <li>• New residents will require services from DBC as their local authority – a minimum of 5500 new homes will be provided within the borough</li> <li>• All of HGC – a minimum of 26,000 new residents - including new residents on SADC site allocations, will view Hemel Hempstead as their local town</li> <li>• The ownership of new green spaces and other community assets is not currently expected to be transferred to DBC, however this position may change through the Masterplan and as development comes forward</li> <li>• DBC existing assets such as neighbourhood centres, green spaces, sports and community facilities and the Nickey Line are expected to be enhanced as part of the works which may result in changes to management and maintenance requirements</li> </ul>
<p><b>The specific demographic considerations or characteristics</b> e.g. age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex,</p>		<p>Positive aspects enhanced</p> <ul style="list-style-type: none"> <li>• Flexible and well-designed buildings and tenures will create the opportunity for lifetime homes, following Building for Life standards</li> </ul>

<p>sexual orientation - specify where impacts are different for different considerations</p>		<ul style="list-style-type: none"> <li>• Custom self-build opportunities will be provided enabling homes to be designed and built to meet their owners specific requirements</li> <li>• A Strategic Sites Design Guidance will set out the principles for residential and non-residential buildings addressing the inclusive design of buildings, streets and spaces to reflect the diversity of people using them</li> <li>• New infrastructure and community facilities will be compliant to the latest legislation and good practice.</li> </ul>
<p><b>The environment</b> e.g. effects on the climate, trees, amenity space, biodiversity, water, energy, waste, material use, air quality</p>		<p>Positive aspects enhanced</p> <ul style="list-style-type: none"> <li>• Overall approach of HGC will be landscape led, with a hierarchy of green spaces from district parks to play spaces, community gardens for local food growing within easy reach of homes, and street trees</li> <li>• A significant new country park will be provided and a large quantum of public open space that can form a Suitable Alternative Natural Greenspace which is expected to reduce visitor pressure from existing and new residents on the beech woodlands at Ashridge and other special landscapes within the Chilterns Area of Outstanding Natural Beauty</li> <li>• Opportunities to improve routes for cyclists along the Nickey Line, a cycle quietway along Buncefield Land and Cherry Tree Lane, and a cycleway along A414 and A4147</li> <li>• Opportunities to introduce sustainable and renewable energy sources across HGC, such as combined heat and power generation within planned neighbourhoods, and the use of solar and wind resources</li> <li>• Potential to explore a community energy project, where communities invest in green energy within their area to their financial benefit</li> <li>• Overall impact of the initiatives across the wider area is expected to contribute towards national targets for climate change mitigation</li> <li>• Design codes and guidance will ensure homes are energy efficient and future proofed against climate change</li> <li>• The types of jobs created in the Hertfordshire Innovation Quarter will be emerging 'green', low carbon, high technology sector encouraging more businesses to adopt environmental, technological and digital change</li> <li>• HGC's emphasis on design and innovation</li> </ul>

			<p>would facilitate new construction methods and sustainable systems into homes, community facilities and commercial premises to reduce the environmental effects of building life cycles, including the possibility of an offsite construction facility (primarily for modular housing)</p> <p>Negative impacts created</p> <ul style="list-style-type: none"> <li>• Loss of arable farming land, and associated hedges and trees</li> <li>• Development will extend Hemel Hempstead closer to the Chilterns Area of Outstanding Natural Beauty</li> <li>• Removal of land from the green belt.</li> </ul>
<p><b>Any community issues identified for this location</b>, if the project is based in a specific area – state if this is not applicable e.g. if there are no specific issues for this location or if the project is district-wide</p>			<p>Residents and businesses in neighbourhoods adjacent to the proposed new communities may have issues with proposed adjacent development. These neighbourhoods will be targeted as part of the exhibition roadshows within the public consultation programme.</p>

<p>What evidence have you used to assess the impact on the community?  What baselines have been established and what data will be used to monitor the impact?</p>
<p>The Hemel Garden Communities bid to MHCLG sets out the delivery expectations for</p> <ul style="list-style-type: none"> <li>• Number of new homes</li> <li>• Types of homes and tenures</li> <li>• Number of new jobs</li> <li>• Area of employment space delivered</li> <li>• Area of retail/commercial space</li> <li>• Number of schools</li> <li>• Type and size of schools</li> <li>• Number of health and care facilities</li> <li>• Types and size of health and care facilities</li> <li>• Number of community facilities</li> <li>• Type and size of community facilities</li> <li>• Number of district and local centres</li> <li>• Area of green space</li> <li>• Country park, Sustainable Alternative Natural Greenspace, strategic open space</li> <li>• More local green space, pitches, noise bunds</li> </ul> <p>HGC will also deliver</p> <ul style="list-style-type: none"> <li>• Provision of upgraded utility services</li> <li>• Provision of new digital infrastructure including coverage within existing business, neighbourhood and residential services</li> <li>• Upgrade of existing neighbourhood centres within Hemel Hempstead</li> <li>• Delivery of major road infrastructure</li> <li>• New sustainable transport initiatives</li> <li>• CIL and s106 receipts</li> </ul> <p>A Transformational Plan and Sustainable Transport Plan to be developed during 2019-20 will set a strategy and interventions to facilitate the integration of Hemel Garden Communities with Hemel Hempstead and the surrounding area, enabling both existing and future residents to benefit from the opportunities arising from growth. It will also identify metrics to be used in the ongoing monitoring of the impact of HGC.</p>

What steps have you taken or plan to take to consult the whole community or specific groups affected by the service or policy development?  
E.g. on-line consultation, focus groups, consultation with representative groups?

Stakeholder workshops were held to inform the development of the Hemel Garden Communities Transformational Plan and HGC Spatial Vision in February 2019 and October 2019 respectively.

DBC has set up a Community Review Panel to help shape emerging policies and planning applications.

Public consultations are planned for Hemel Hempstead Sustainable Transport Plan, HGC New Development Masterplan, Hemel Hempstead Transformational Plan, HGC Infrastructure Delivery Plan – programmed to take place between 2020 and 2021.

Site specific consultation has taken place with Leverstock Green undertaken by the Crown Estate and St Albans City and District Council on adjacent site allocations.

SADC undertook a six week consultation on their Regulation 19 Local Plan from 4/9/18-17/10/18

Consultation on DBC's Regulation 19 Local Plan is expected to take place in Summer 2020.

### 3. Review –

How will you review the impact, positive or negative once the service or policy has been implemented?		
<i>Action</i>	<i>By when</i>	<i>By who</i>
Infrastructure Delivery Plan updates	Annually	DBC officers
KPI's	Annually	DBC officers
Annual monitoring report – sustainable development; strengthening economic prosperity; providing homes and community services; looking after the environment	Annually	DBC officers

Name of responsible officer:

Role:

Date:

Reviewed and signed off by: (relevant Group Manager)

Role:

Date:

**Please email completed Community Impact Assessment to be published.**