

# **The Grovehill Future Neighbourhood Plan Consultation Statement**

## **Appendix 1: Getting started**

**March 2017**



**2016-2031**

**GROVEHILL FUTURE**

## **Grovehill Future Launch Day Survey Analysis of On The Day 'Post-it' Notes**

*On the day*

### **Question 1**

**What do you like best about living (or working) in Grovehill?**

- Clean, tidy and 9/10 people pick up after dog
- Good variety of shops, nice field areas, Margaret Lloyd
- Hidden gems, tennis courts and playing field, Cupid Green playing field
- Strong community
- The community café and centre
- Shops with easy reach
- The open spaces, fields, park, pond etc. people, bus service
- Location of house (Claymore Road) looks out onto open space, close to shops
- Reasonably good public transport
- Just like people, polite and feel safe
- I particularly like the fact around Henry Wells Square is tidy and free of hooliganism. Also retention of green areas is essential. It is reassuring to see special police officers patrolling the area
- The people
- The open spaces and parks for air and exercise, healthy lifestyle
- The parks
- Nice place, no graffiti, shops thriving, think it's great
- Good bus service
- Like to come to Grovehill for children's dancing and christening
- Close to facilities, doctors, dentists, bus to central London, close to countryside
- Easy access in and out of the area for cars
- Pond in park area
- It's a nice place to live
- Low level of graffiti, vandalism, few problems with young people
- Landscaping around pond area hidden gem
- Shops are convenient and easy to access
- Bus service is ok
- Easy to get around, buses
- Shops, good variety
- Housing cost is low
- Affordable, we can't afford to move
- The community café
- Shops
- Easy access to motorway
- Shops are easy to access, the pond and BBQ area is peaceful and open
- Parks are nice
- Close to countryside and close enough to shops and amenities
- Well defined catchment area with village atmosphere
- Road network has improved
- Shops

### **Question 2**

**Is there anything you dislike about Grovehill?**

- Marchmont Farm – don't want houses
- In Basildon square the trees are far too big and too close to properties
- Language of residents at shops

- Access out of Grovehill difficult at peak times
- Old Maple dead tree, highways won't replace it
- Road ramps
- Grovehill becoming overpopulated
- Lack of hospital provision for extra housing
- A little outdated
- Anti-social young people
- Crime
- Empty MFI building
- The mooning
- Young teenagers hanging outside the shops at night. Teenagers have nothing to do which then makes this happen
- Flight path (but reduced to ?) noise disturbance
- No more subdivisions of properties, destroying community
- Dog dirt on footpaths especially if using mobility scooters
- Litter
- Footpaths onto Grovehill paying field not disabled friendly
- The lack of maintenance of Council houses and pathways
- Houses are crowded in, too close together
- Young people riding around on skateboards during summer
- Barncroft empty
- Lack of buses after 7pm
- Shops face outwards away from the pedestrian precinct
- Nothing for teenagers to do, youth clubs too child orientated, too many kids on the streets
- This exercise is window dressing. Neighbourhood planning is just another name
- School closure
- Poor pavement condition
- Some concern that Tesco's will downgrade character plus lead to other shops suffering as it offers so much
- Poor street lighting around certain public footpaths
- Should be pathways to dog litter bins

### **Question 3**

**Is there anything you'd like to change about Grovehill? And how could we make those changes happen?**

- Radical uplift and modernise
- Shops buildings, youth club centre
- Fine owners who allow dogs to foul the pavements
- The link road is too noisy
- Run a youth centre but not just for young children, you could do this in the run down building next to community centre
- General lack of awareness about landscape and facilities
- Run down building next to community centre (not attractive to youth)
- The youth centre should be open everyday
- Trees need cutting shading garden off Marlborough Rise distorted conservatory
- Facelift to freshen the place up
- More seating around area would be good
- Bus services need improving
- Buses better at night
- Revamp shops
- New houses need new infrastructure
- Barncroft reopened or redeveloped
- Shortage of housing with change in demographics

- Haberdashery shop would be good
- Poor access between railway station and industrial estate needs improving
- Poor transport links evening times, needs improving
- Unused tennis courts (needs publicity)
- People to be happier, more outgoing
- To be quite (quiet?)
- More seats from foot clinic to nearer the doctors and shops, they are out of the way
- More policemen
- Cut vegetation? around tennis courts to improve use and security and visibility and lighting to link to courts
- Cleaner environment, litter and graffiti a problem, speed humps are damaging cars, Astkey Cooper give way signs better
- Pedestrian areas between the shops and community centre made people friendly, shops facing in that direction instead of away from it

#### **Question 4**

**What features in Grovehill would you like to keep?**

- Open space, trees, community centre, church
- Retention of green areas critical
- More landscaping and planting in past was nice
- No more expansion as access in and out will be worse
- Smaller businesses (shops)
- Disused housing should be regenerated before Green Belt houses are built
- The shops and open spaces
- Pond area and BBQ
- Strong community
- Keeping playing fields as they are
- Pond and BBQ, park opposite the shops and keep Green Belt clear
- Use brownfield sites for development not Green Belt
- Road crossing light in Washington Ave near St Angels Lane
- We need a local theatre

#### **Question 5**

**Do you have a dream for Grovehill? Please tell us what it is.**

- Zero crime
- Respecting community
- Pride in Grovehill
- More controlled youth activity centres
- Provide facelift for area
- More work to keep youngsters off the street at night
- Access for Marchmont not to go through Marlborough Rise
- Refurbish appearance of shops
- To have a place equal to other parts of Hemel (brick built no tin roofs)
- Economically thriving community
- Provision of best health services
- A curfew for kids at the shops, more lighting, youth centres, keep open spaces. Do not build into as much open space
- Youth building is unattractive, could be better
- Space where toilets used to be could be developed
- More activities around field area behind Margaret Lloyd playgroup – fair, carnival etc.
- Street lighting needs improvement



- Greenway in Grovehill playing fields
- Complaints need to be handled quick as possible such as street light removals etc.
- Circular bus service would help
- Space where Tailors used to be developed
- Need for more housing, especially for rent. But need to keep parks, playing fields, amenity greens.
- Tidy up area around shops
- Proper infrastructure needs to be put in prior to commencement of development
- More events for community spirit
- Nice tea shop/coffee shop in neighbourhood centre would be good
- Could redevelopment at shop area include flats above shops?
- A friendly, welcoming community, people working and playing together, with facilities for young people and multiple youth workers
- A zebra crossing on Ayclie (STET) Drive and pavement near bus stop
- More power for local people
- Something for teenagers to do
- Limit amount of new development
- Need to get people to the Margaret Lloyd Plk? Biggest assets are green spaces

## Background information

### *Male/Female Breakdown*

The male/female breakdown was 34 male (20 on the day) and 58 (32) female.

### *Age Groups*

We asked people to indicate their broad age group to enable us to pinpoint at the next stage whether there were groups which were particularly under-represented. It will be apparent from the table below that young people were under represented. Numbers in brackets refer to the age range on the day.

Under 18	7 (7)
18-24	1 (1)
25-34	6 (1)
35-44	12 (7)
45-64	27 (14)
65+	32 (17)

### *How long have you lived in Grovehill?*

We also asked those participating on the day 'How long have you lived in Grovehill?' The results are shown below:

0-5 years	3
5-10	10
10- 15	7
15-20	0
20+	12

# Grovehill Future Launch Day Survey Analysis Results Report

## Short summary

The Launch Day held on 10 December 2011 resulted in over 100 people attending on the day. Forty-three completed surveys and a number of comments put on 'post-it' note boards on the Launch Day itself. Despite unavoidable last minute cancellations from some of the community groups expected to participate in the 'fun day' element of the launch day, the main hall in Grovehill Community Centre was full of stalls and activities and we were entertained well by Energy Dance. The community café also specially opened. The Steering Group spent a lot of time and energy in the planning and execution of the event. On the day itself, a number of DBC Councillors and staff as well as local residents and businesses supported the event and were helped by Planning Aid volunteers. The local MP, Mike Penning, also attended for part of the day. At the end of the day a 'Christmas Lights On' and carol singing took place in Henry Wells Square lead by a local choir and ably conducted (on an impromptu basis) by Mike Penning.

From a planning perspective the objective of the formal launch day was to raise awareness about the neighbourhood plan, stimulate interest in it encouraging local people to volunteer and get involved in the Steering Group and to gather basic information to inform the process as well as holding a community event.

**Themes** emerging from the analysis of the responses can be summarised as follows:

- The green spaces, parks, playing fields, play areas and surrounding countryside and Green Belt are highly valued by the community
- There is a strong community spirit
- Residents and businesses value the area's easy access to countryside and motorway
- The easy access to a wide range of shops and facilities including the community centre, community café and churches are readily appreciated by the community
- There is a recognised lack of youth facilities and activities which is resulting in some anti-social behaviour with associated feelings of increased crime and fear of crime
- There is a general desire to modernise the area with a need for improved and continual maintenance and improved amenities such as additional seating and improved lighting with footpaths particularly cited as a problem area
- There is a need to better use underused or unused buildings and spaces to stop further deterioration and waste
- Some localised improvements to the transport network including the provision of an improved bus service in the evenings could be made
- Any new development should be accompanied by the necessary infrastructure and retain existing open spaces and Green Belt

These emerging issues give useful information in moving forward to the next stages. They will help to develop a vision for the area and prioritise resources as well as direct us to those stakeholders and third parties who will need to be approached. The Steering Group will need to be formally constituted before too long and the area to be covered by the plan finalised. Although the area for the plan was included in discussions with residents and businesses on the day, the results proved to be inconclusive. The implications of selecting a plan area are many in the light of current and emerging planning policy as well as funding and other implications.

In addition the gender and age range of the groups responding to the survey will also help the Steering Group to prioritise and approach a range of local people to ensure a wider and greater participation.

Finally fifteen respondents expressed an interest in becoming involved with the Neighbourhood Plan.

For further information contact Ann Skippers on [ann@charismaspatialplanning.com](mailto:ann@charismaspatialplanning.com) or 07776 204651.

## **Introduction**

The Launch Day was held at the Grovehill Community Centre on 10 December 2011 between 12 noon and 4pm and finished with carol singing in Henry Wells Square lead by a local choir.

A number of Councillors and officers from Dacorum Borough Council attended as well as members of the Grovehill Future Steering Group and Stella Meesters from Planning Aid together with two Planning Aid volunteers and the facilitator Ann Skippers. We are grateful for the support and help from everyone in planning and organising the Launch Day and for attending and helping on the day itself.

The event was essentially split into two sections; the planning information and survey used the community café area whilst the main hall was used by a number of local groups with stalls and for the entertainment. In addition a very successful raffle organised by Maggie was held. Mike Penning MP also attended and helped to draw the raffle. The community café was specially open for most of the event.

Over 100 people attended the event. The busiest period was between 12 noon and 2pm, most likely due to other events at the local schools starting at 2pm on the same day.

Attendees were given the option of filling out a survey on the day itself or taking it away to fill out at a later stage and to give extra copies to friends and family returning it by 20 December to either the Community Centre, Grovehill Pharmacy or Cindy Annice in Henry Wells Square or by using 'post-it' notes to fill in and stick on flipchart paper on the walls around the café area. Any necessary help and support was provided by members of the Steering Group, DBC Councillors and staff and Planning Aid volunteers.

Twenty surveys were completed on the day itself with a further twenty-three completed and returned to the three 'posting boxes'. Whilst one or two appear to have been completed by the same people, overall this is a reasonable turnout bearing in mind the short period for publicising the event, its timing so close to the Christmas period and the other events at local schools on the same day. It is interesting that the number of surveys returned is about the same between those filled in on the day and later on. In addition the 'post-it' note technique resulted in further responses.

## **Objectives of the Launch Day**

The objectives of the 'Launch Day' were

- to formally launch the Neighbourhood Plan (NP)
- to raise awareness about it
- to offer local residents and businesses an opportunity to get involved in the Steering Group or work on the NP
- to gather some initial and basic information about the issues of concern and
- to bring the community together through a fun day.

## **Definition of the Neighbourhood Plan area**

In addition to the five questions asked by the survey, participants were asked to indicate where they lived on a map showing the ward boundary of Grovehill. This did not prove to be particularly successful due to the size and scale of the plan available, which made individual streets quite difficult to find, and although the map was also printed on the reverse of the survey, few respondents indicated where they lived on it. The idea behind this question was to find out whether the participants were from a particular part of Grovehill.

The second element to the use of the map was to help to determine the area or geographical spread that the neighbourhood plan should cover. This was not definitive largely because of confusion over the map scale and area. It is hard to 'read' maps and this is one of the key decisions the Steering Group and DBC will need to make moving forward. The implications of selecting a particular area are important in

terms of participation, funding and links to the strategic planning elements of DBC's Core Strategy and other LDF documents. It is suggested that this is an early task for the Steering Group which also needs to be formally constituted (including terms of reference, funding and relationship with DBC and other stakeholders such as the existing Neighbourhood Action Group) before too long.

## Survey

### Question 1

#### What do you like best about living (or working) in Grovehill?

This question was aimed at finding out what people valued about living or working in Grovehill. The two most frequent responses clearly show that Grovehill's location with **easy access to the countryside and motorway together with easy access to the shops and a range of facilities as well as good public transport** were highly valued. The second issue showed that the **countryside, playing fields, open spaces, pond, BBQ and green areas** were highly valued.

Other highlights were the appreciation for the shops and a range of facilities including the doctor and dentist as well as the community café.

Interestingly responses highlighted the sense of community or referred to community spirit with one referring to the village atmosphere and others highlighting the politeness and niceness of people. Other issues referred to a lack of vandalism, a graffiti-free and clean environment and peace and quiet as being important.

### Question 2

#### Is there anything you dislike about Grovehill?

This question was aimed at finding out about issues or areas which could be changed or where there is potential work with stakeholders. Two issues amongst others were particularly highlighted. The first surrounds **anti-social behaviour** with young people highlighted as a group with issues ranging from the use of (bad) language to hanging around in the evenings and night; fear of crime and drug use. The second issue relates to the general maintenance of the area with concern about **lack of maintenance** to council housing, seating area and trees to a particular concern about the upkeep of footpaths. Many respondents referred to the poor condition of footpaths and pavements citing potholes as a hazard and difficult to use for those with mobility scooters to a lack of paths leading to dog litter bins and poor lighting.

Other issues included concern over litter and dog dirt, road humps, noise and disturbance from the flight path, the area feeling and looking outdated, concern about new housing and over populated areas including a lack of infrastructure and hospital provision for residents and the subdivision of houses into flats which seemed to reduce community spirit, the MFI and Barncroft buildings unused, shops facing away from the community centre i.e. oriented towards the parking area rather than the community centre and church leaving a 'dead' or wasted area, school closure, the travellers site, inadequate parking and cycle parking provision generally and at the shops and a lack of buses in the evening.

### Question 3

#### Is there anything you'd like to change about Grovehill? And how could we make those changes happen?

This question aimed to find out about areas of change. Whilst these responses are likely to have some correlation with the 'dislikes' highlighted in the previous question, this question was also aspirational. Few responses dealt with the second part of the question as to how those changes might be achieved.

The overwhelming response to this question related to the desire to see some sort of modernisation or **facelift of the area** including more shops and a change in orientation of the shops to link better with



the community centre and church area. This was coupled with a concern about rundown, unused buildings such as Barncroft and also underused facilities such as the tennis courts as well as the desire to see more facilities and activities for young people. More seating and greater attention to landscaped areas and trees were also highlighted.

This question also raised issues about the **local transport network**, the need for zebra crossings, and improvements in access as well as 'problem' areas such as noise from the link road and speed humps. Better access from the railway station to the industrial area was cited. The need for improved bus services particularly at night was highlighted.

Facilities to encourage small businesses including broadband were mentioned.

Other responses referred to litter and dog dirt and graffiti, the need for better lighting. More police were requested. New infrastructure was needed with any new housing. Concern about the travellers' site. One response sought happier, outgoing people.

#### **Question 4**

##### **What features in Grovehill would you like to keep?**

This question seeks to find out what particular features such as parks or landmarks are valued by the community and should be retained or included in a strategy to conserve or protect for the future. The majority of respondents highlighted the **green spaces, playing fields, playgrounds, pond, BBQ and landscaping**. Others specifically referred to the maintenance of the Green Belt (no building on it). The second highest frequency of response referred to the provision of small businesses i.e. the shops and the range of facilities in the area including the community centre featuring highly as well as the church and community café, schools and post office.

Other issues raised included the need for road improvements and the bus service. A comment related to the need to regenerate disused housing before building any new housing. There was also a wish for a local theatre. A strong community was also mentioned.

#### **Question 5**

##### **Do you have a dream for Grovehill? Please tell us what it is.**

There was a wide range of responses to this question which sometimes helps to develop a vision for the area or neighbourhood plan. Responses varied to a large extent, but some common themes emerged including the need for **continual maintenance and improvement** such as a **facelift** for the shopping area with more shops and food outlets. This was also regarded as important to be an economically thriving community. Youth activities and facilities featured high on the list together with a reduction in crime, less violence and a desire for peace and harmony. A need for best health care, circular bus routes, improvements to the local transport network such as the provision of zebra crossing were also mentioned.

**Community spirit and pride in the area** featured highly with 'more power to the people'. Suggestions for more community based activities such as a fair or carnival were put forward. This is a potential area for the NP to lead on or to use this idea as part of its community participation and communication strategy.

Responses varied on new development from no new building to limited new development to redevelopment of certain areas to accommodate flats above shops together with appropriate infrastructure. However the **retention of green spaces** was key. Better publicity about those green spaces and improved lighting were cited together with filling in of the Dell where litter (and people) accumulated.

## **Volunteers for the Steering Group**

Fifteen people (some from the same family) gave contact details expressing an interest to be involved in the neighbourhood planning process. This is a positive result. However, two expressed concern over the 'point to it all' and the agenda and one indicated a lack of time. This suspicion or scepticism about the process was also mirrored by one or two comments on the 'post-it' note boards and should be addressed at the earliest opportunity to reassure people about the process and establish trust. The next stages for the Steering Group will be to develop a communication and participation strategy and to undertake a skills audit of the volunteers so that support can be given and additional expertise targeted.

## **Background information**

We asked participants to indicate their gender and broad age group to help us pinpoint whether there are particular groups of people which were under-represented. This will help us to specifically approach those groups at later stages.

### *Male/Female Breakdown*

The male/female breakdown was 34 male and 58 female.

### *Age Groups*

We asked people to indicate their broad age group to enable us to pinpoint at the next stage whether there were groups which were particularly under-represented. It will be apparent from the table below that young people were particularly under-represented.

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18-24	1
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### *How long have you lived in Grovehill?*

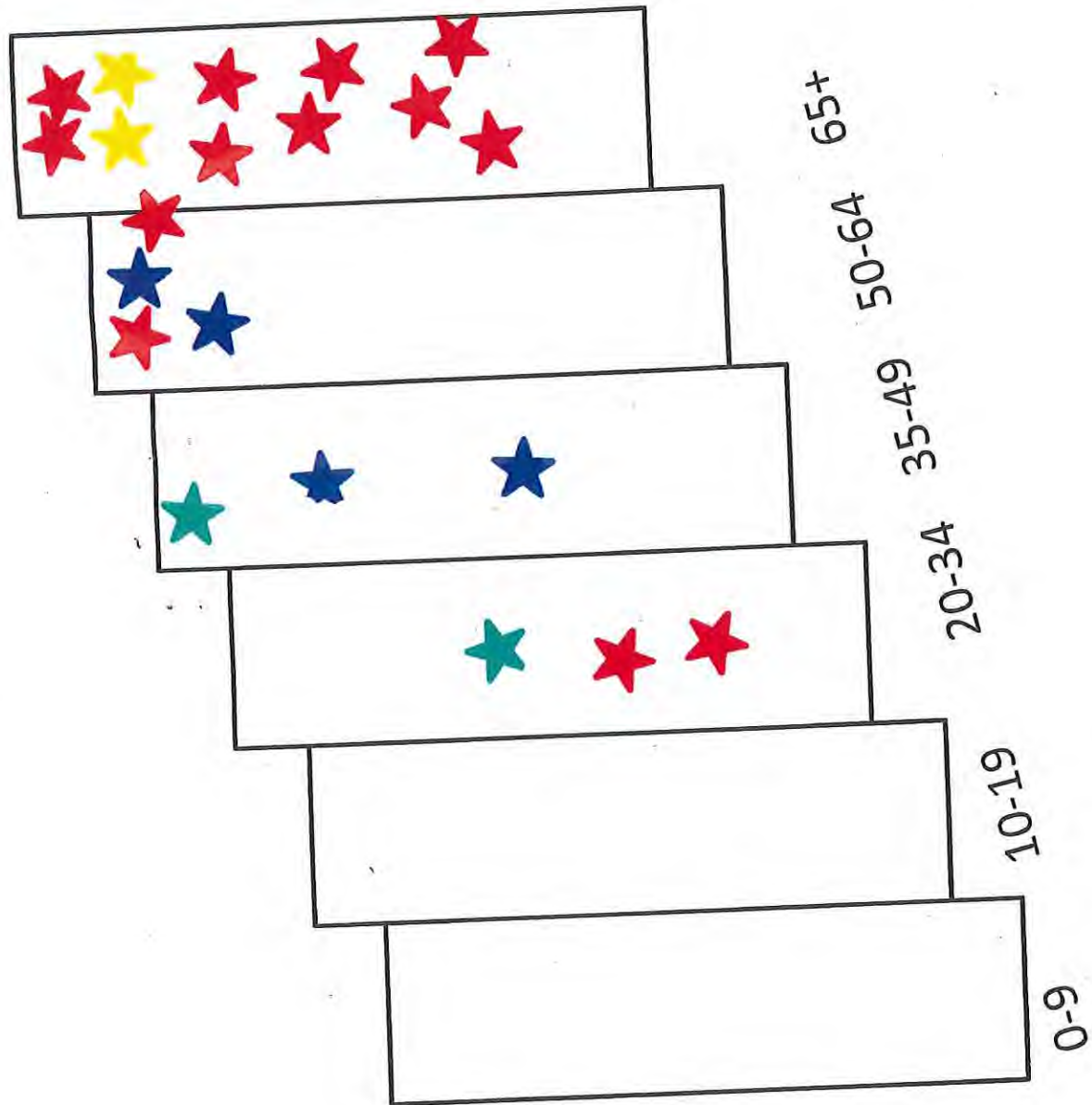
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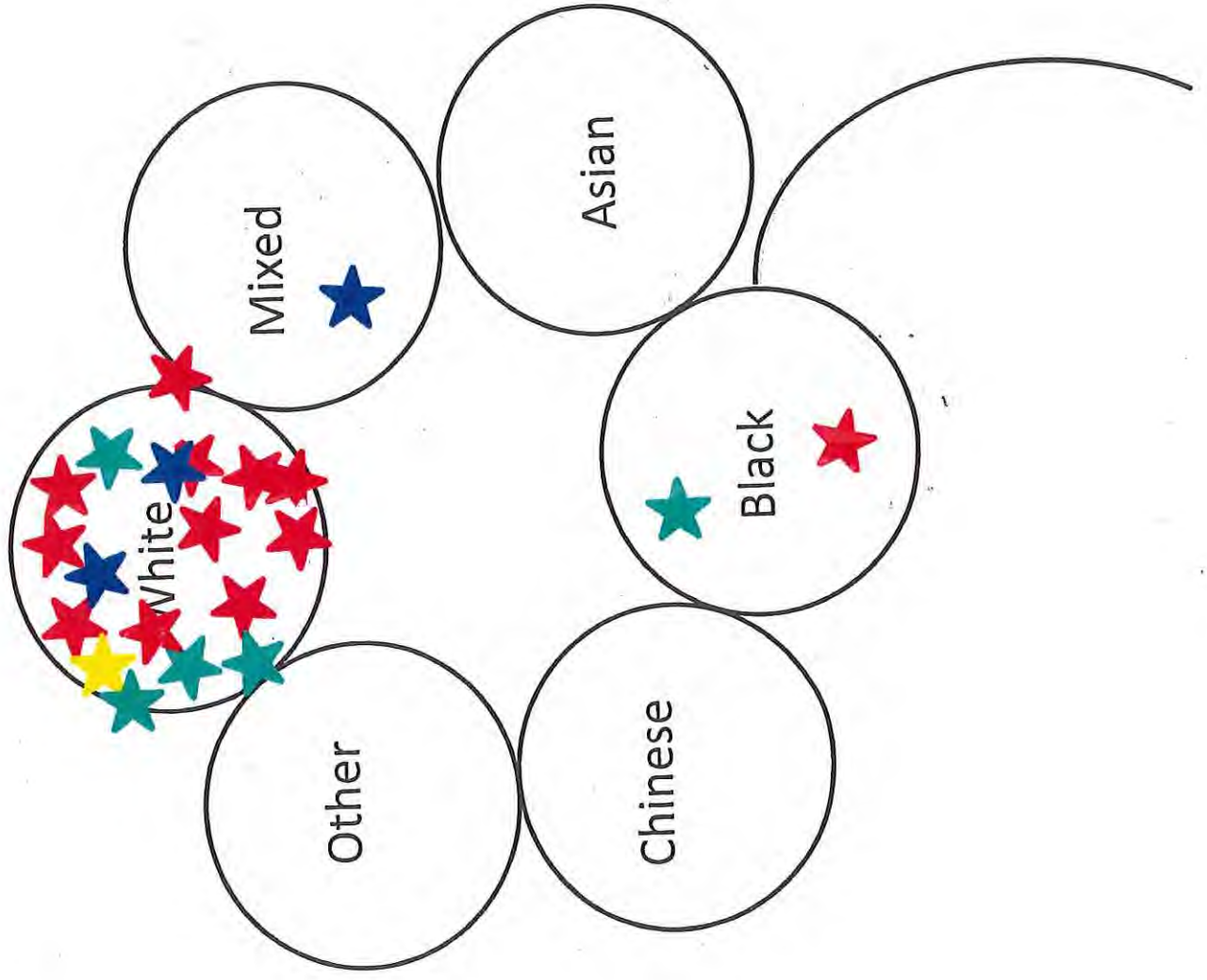
## **Further information**

A detailed breakdown of the survey responses and 'post-it' notes exercises is available.

AGE

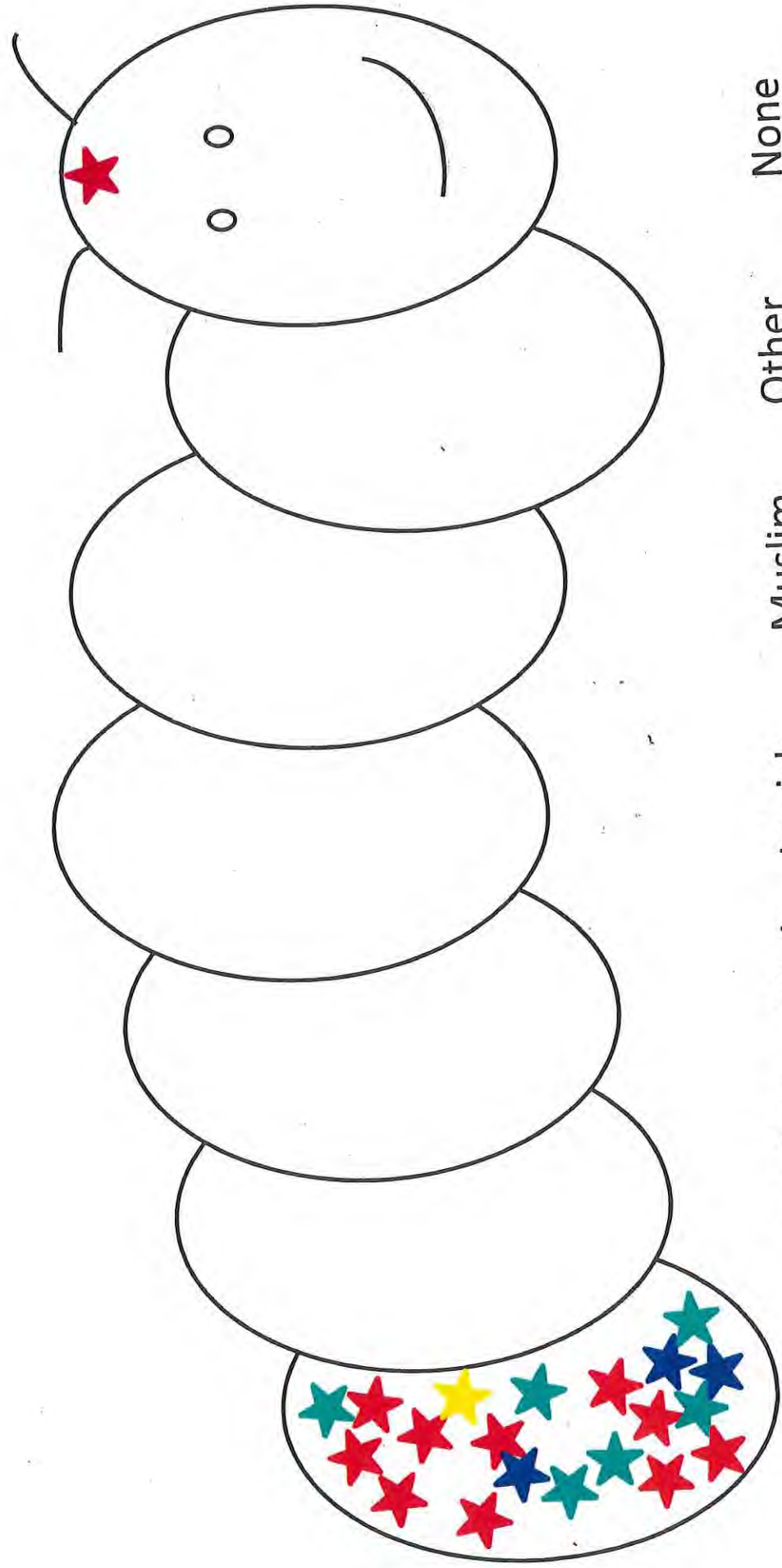


# ETHNICITY





# RELIGION



Christian

## Buddhist

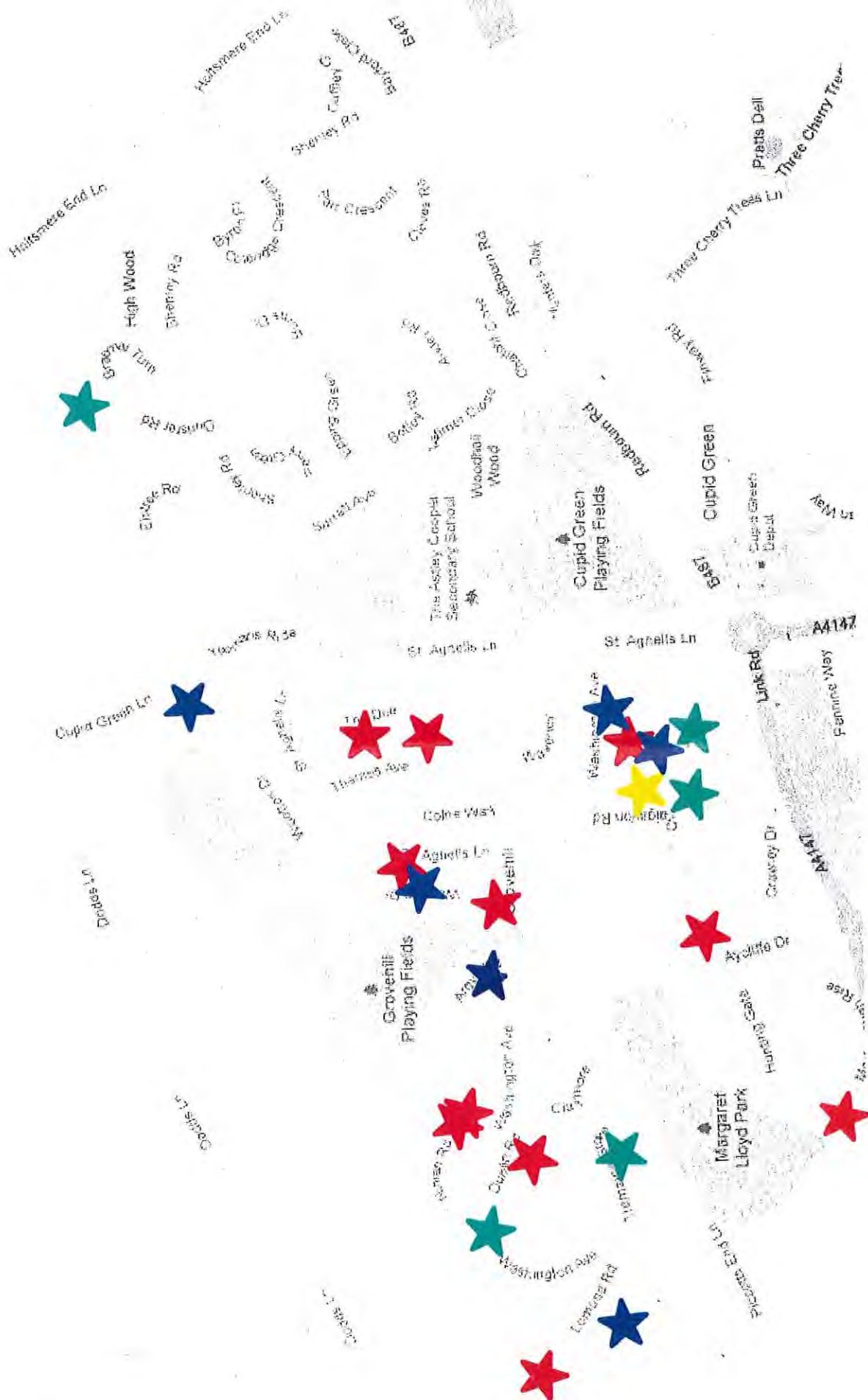
Hindu

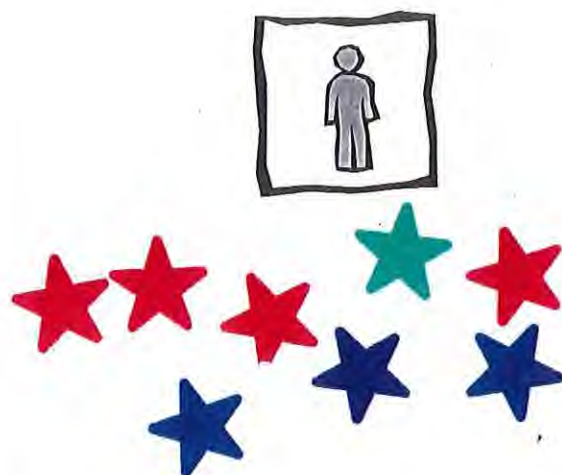
Jewish

Muslim

Other

None





# What is a Neighbourhood Plan?

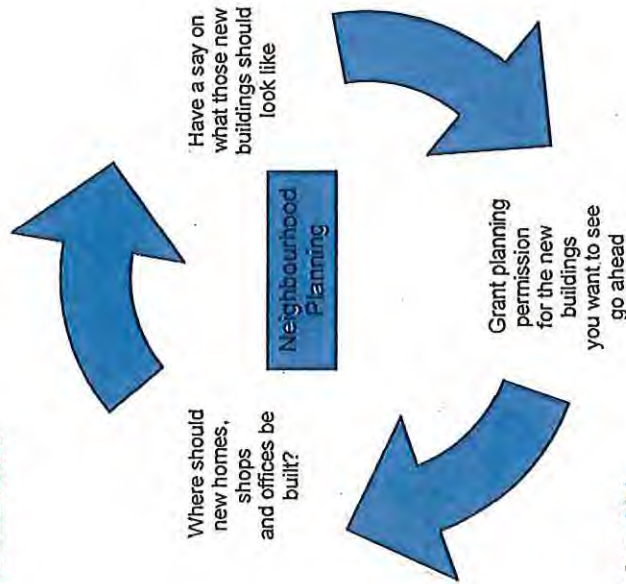
- Do you care about Grovehill?
- Would you like to make a difference to the place where you live and work?
- Would you like to make new friends and learn new skills?

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work.

Local people get together, collect ideas and draw up a plan. The plan might set out a vision for the area and how it could be improved or regenerated for the future.

The plan can say, for example, where new homes, offices or shops should be built and what they should look like. It might highlight open spaces or parks that the community would like to keep. It might be able to improve areas which are badly lit or untidy. It might provide new sitting areas or recreation facilities.

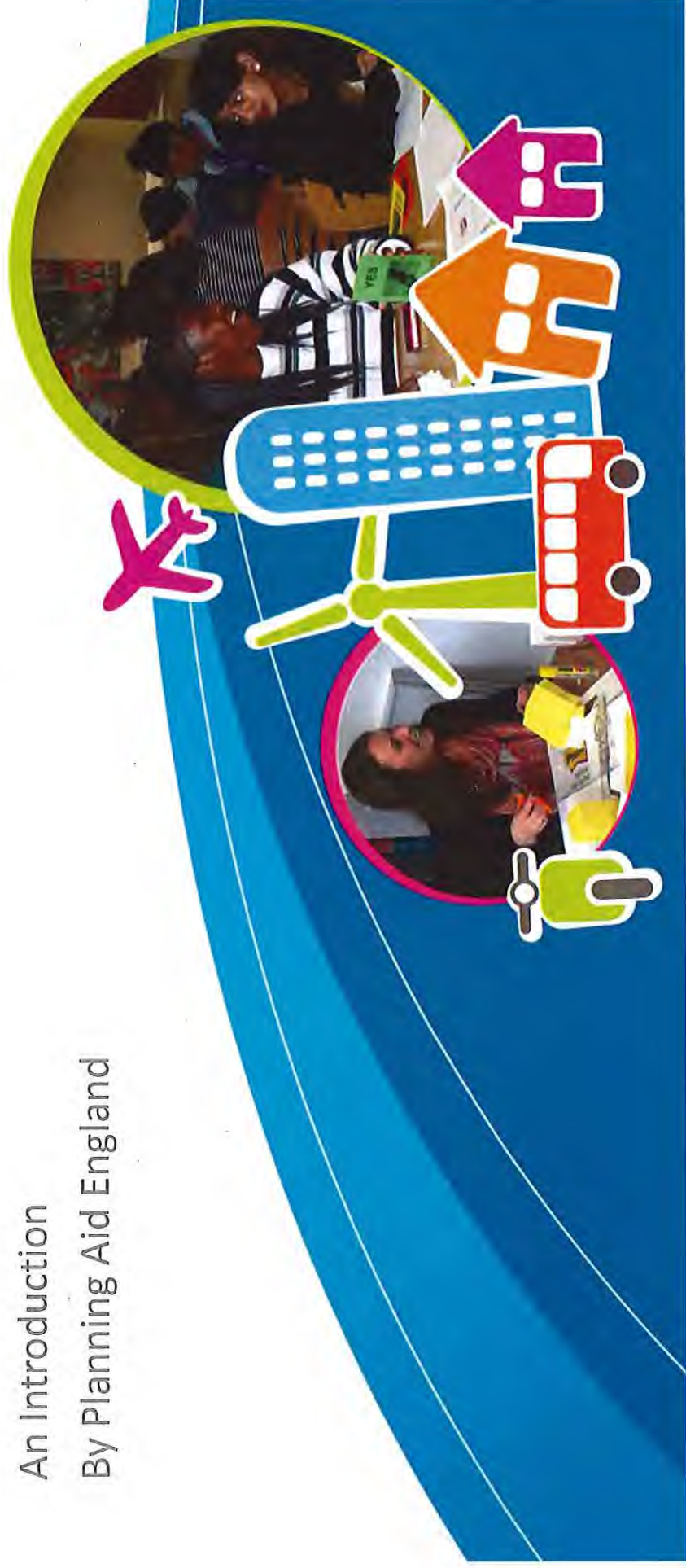
In fact it can do a lot of things!





# Neighbourhood Planning

An Introduction  
By Planning Aid England



# What is Planning Aid?

We are part of the Royal Town Planning Institute, a Registered Charity

Our mission is :

- To empower the financially disadvantaged and socially excluded to take part in the planning process
- To help make the planning system more open, accessible, inclusive, and democratic





# What Planning Aid does

- Provides free, independent, professional planning advice to people who do not have the means to pay professional fees
- Provides support and training to local communities to influence and get involved in the planning system, at all levels
- Promotes and helps deliver better practices in community engagement in a range of organisations
- Runs an advice line

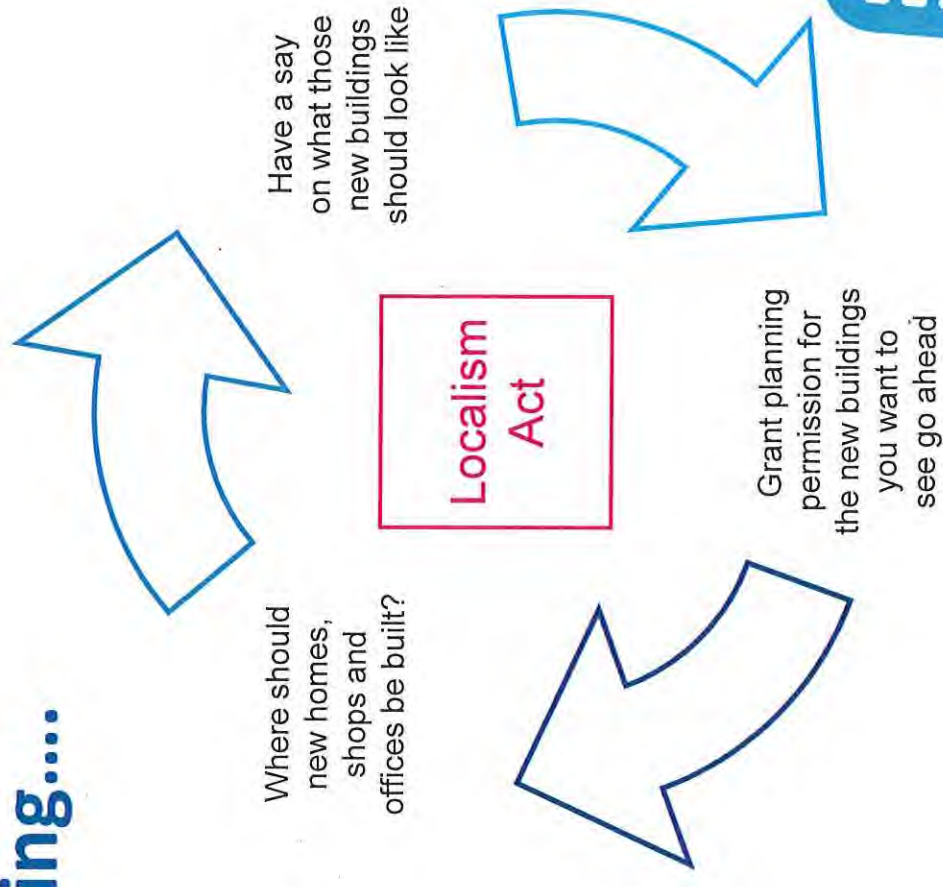


# Neighbourhood Planning.... What is it?

New way for **communities** to  
decide the future of the  
places they live and work

New tools to do the job

- Neighbourhood Plans
- Neighbourhood Development Orders
- Community Right To Build Orders



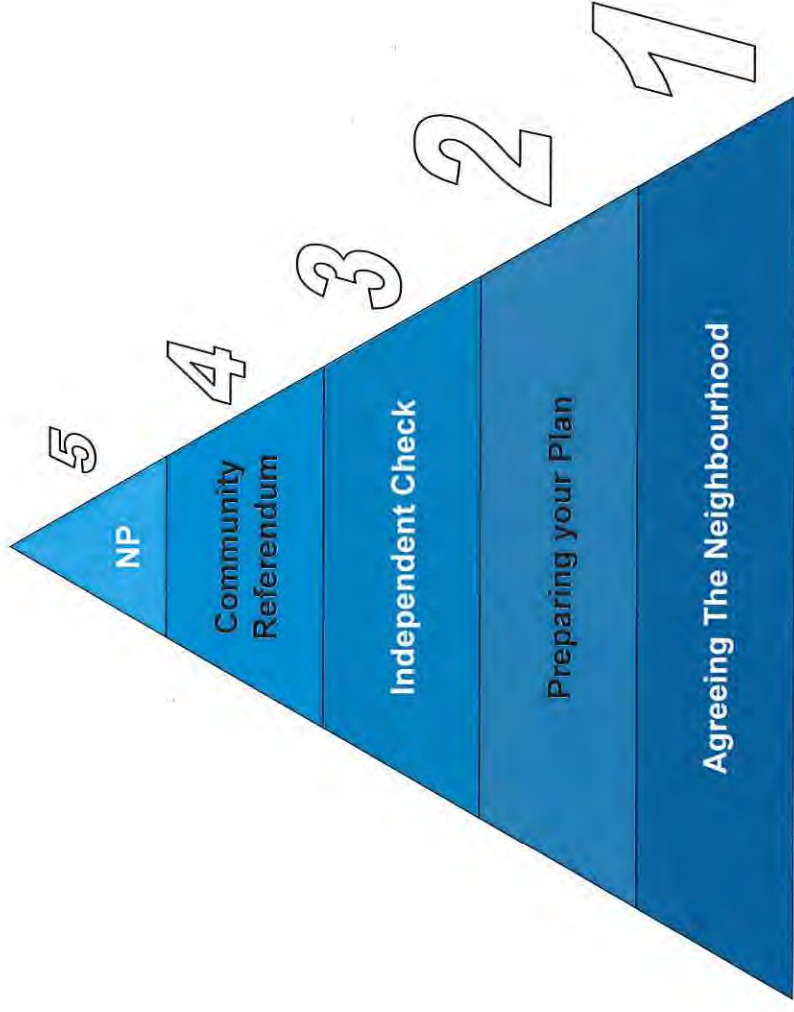


# Neighbourhood Plans

- Production by Parish/Town Councils and Neighbourhood Forums where area not parished
- Minimum 21 local sponsors – can include businesses
- Must accommodate ‘strategic policies’ of ‘Local Plan’ (Local Development Framework – LDF)
- Can accommodate more but not less development than identified in ‘Local Plan’ – can’t block development
- Can identify sites for development
- Policies within will be used to determine planning applications and appeals



# How will they work?



# Agreeing the Neighbourhood



## Neighbourhood Forum or Parish Council

Where no Parish Council,  
a group can apply to become  
a Neighbourhood Forum

Forum must contain a cross  
section of the population

Application to Council with name,  
written constitution, area of  
neighbourhood, contact details  
written statement that forum is  
capable of being so



## Publicising the Forum

Council publicise the forum  
application

Other potential forums may  
apply within 28 days

Council decides on  
competing forums &  
publishes decision



## Neighbourhood Area

Parish/Forum submit plan  
or statement to Council with  
proposed plan area

Council publicise and invite  
comments for 6 weeks





# Preparing your Neighbourhood Plan



## Plan Making

There is little national guidance on how to do a Neighbourhood Plan

Establishing a strong working relationship with your Council will be essential from the start

Planning Aid can offer independent plan-making support and guidance



## Publicising your Plan

Draft version of plan must be publicised to people who live work or carry out business in the area

6 week time period for responses

Consult statutory bodies

Submit draft to the Council



## Information to go with your Draft

Plan or statement showing the area

Consultation statement detailing who was consulted, how they were consulted, summarising main issues /concerns raised and describing how Issues/concerns addressed

Title of proposed Plan





# Independent Check



## Independent Examiner

Once a plan has been prepared, an independent examiner will check it meets the right basic standards.



## After the check

If the plan does not meet the right standards the examiner will Recommend changes.

Council will need to look at examiner's views and decide whether to make those changes



## Significant changes need made

If the examiner recommends Big changes then the Forum/ Parish Council may need to go back out to consult again on these changes with the Local community



# Community Referendum



## Referendum

The Council will organise a referendum on any plan that meets the right standards

This gives the wider community a chance to say if the plan should come into force or not



## Other Neighbourhoods Voting

In special cases where implications from some plans may affect other neighbourhoods people from those other neighbourhoods may be allowed to vote too – examiner will decide on this



## The 50% rule

If more than 50% of people vote in favour of the plan the plan must be brought into force

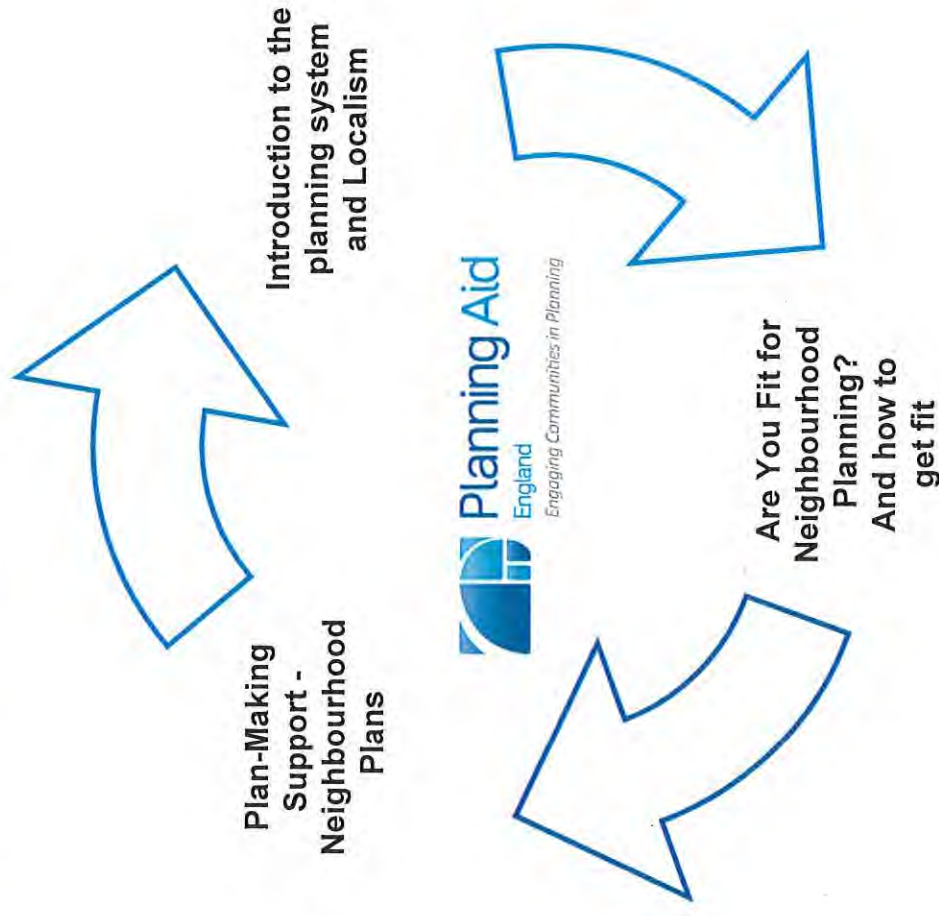


# Where are we now?

- The formal option to create Neighbourhood Plans will become available once the Localism Act becomes law April 2012
- 126 'Frontrunner' communities are currently piloting Neighbourhood Plans (and NDOs) to see what works well and what is more difficult
- A '5<sup>th</sup> Wave' of 100+ Frontrunner candidates is currently being considered by Government
- Some may morph into Neighbourhood Plans; some may be taken forward by Councils under existing planning system



# Planning Aid England - Supporting Communities in Neighbourhood Planning





# How to get in touch with us

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E-mail: [advice@planningaid.rtpi.org.uk](mailto:advice@planningaid.rtpi.org.uk)

Web: [www.rtpi.org.uk/planningaid](http://www.rtpi.org.uk/planningaid)

## What is a Grovehill Neighbourhood Plan?

A key planning document affecting the future of Grovehill

New rights and powers for the communities and individuals to get involved in planning for their area

Communities come together through their local council and say where they think new houses/businesses/shops should go

And what they should look like?

It will eventually be adopted by Dacorum Borough Council and become a statutory, that is legal, planning document

## What has already been done?

**March 2011** - Introduction to Grovehill Neighbourhood Plan

**July 2011** - £20,000 Government grant funding awarded as a 'Front Runner for Neighbourhood Planning'

**December 2011** - Launch  
Attended by over 100 residents, businesses, councillors and MP Mike Penning

**May/June 2012** Workshops, meetings and gathering of stakeholders. Terms of reference, Programme Planning and Sub-group Members agreed

**October 2012** - Public Notice served and consultation started to designate a 'Neighbourhood Plan Area' for Grovehill. (see map on front page)

**December 2012** - DBC approved 'Designated Plan Area' for Grovehill Future. Group to prepare for a consultation to become a Neighbourhood Forum

**March 2013** - Community Engagement event - Art Competition Prize giving Sat 23<sup>rd</sup> March 2pm-4pm  
Grovehill Community Centre



the **GROVEHILL FUTURE** *project*

**You can be involved**

**You can be a part of it**

**You can join at any time**

**You can just turn up**

**Dates for next meetings**

**Monday 15<sup>th</sup> April 7pm-9pm**

**Monday 13<sup>th</sup> May 7pm-9pm**

**Monday 3<sup>rd</sup> June 7pm-9pm**

**At Grovehill Community Centre**



Grovehill Future is supported by Dacorum Borough Council

the **GROVEHILL FUTURE** *project*

**Grovehill Neighbourhood Plan**

[www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture)



Grovehill House 1800

Grovehill future proposed 'designated plan area'



Grovehill houses today

## **Grovehill Future Meeting 5<sup>th</sup> March 2012**

### **Design Council CABI Workshop - What makes great places to live**

The workshop, led by Sue McGlynn from Design Council CABI explained the principles of good design, including examples of great places.

#### **Presentation on the 7 Essential Qualities for Good Design**

- 1 Moving and meeting  
The importance of connected streets, a walkable neighbourhood, how connected streets make public transport more viable.
- 2 Community and privacy  
The importance of the fronts of buildings facing public routes/streets for surveillance and the need for private space/gardens being enclosed and away from public view or access. Called 'perimeter block development'.  
Location of parking – visible, secure, convenient.
- 3 A healthy habitat  
Green space for walking, ecology and habitats.  
Integration of space for play, recreation, food production.  
Spaces designed to engage all the senses, eg landscaping using different colours, textures, levels and scents.
- 4 Legibility  
Way finding and distinctiveness.  
The importance of a clear system of interconnected routes to aid wayfinding and avoid backtracking. Also need direct and overlooked routes for walking.
- 5 Local character  
Discovering the identity of a place through its neighbourhoods, streets, open spaces, gardens and building forms, all these inform character.
- 6 Vitality, variety & viability  
Mixed use development, incorporating businesses within housing areas, gives activity at different times of the day, helps to form sustainable communities and promote energy efficiency.
- 7 Resource efficiency  
Energy efficiency measures in new homes and retrofitting older ones.  
Maximising movement on foot/cycle/bus. Dealing with water and waste in a sustainable way – can be part of a place's character not just a technical matter, eg. Upton, Northants.



This was followed by a discussion on how these principles relate to Grovehill

- Safety and security is an issue in Grovehill due to the many footpaths and alleyways
- Swales have been tried in some parts of Grovehill, 10 years on these are looking unattractive due to lack of maintenance
- There is often glass around the pub and recycling bins
- The housing above some of the neighbourhood centres in Hemel Hempstead is of low quality, particularly when the properties are accessed from the rear service area. It is more pleasant for residents if their access is within the main shopping area.
- Anti-social behaviour at Henry Wells Square may be connected to the lack of housing within the centre, though there isn't a massive problem
- Grovehill was designed with plenty of green spaces, some of these have deteriorated over time and benches have been removed.
- There are still many pleasant areas in Grovehill, particularly the wooded areas and copses. The Dell could be super for kids, it was originally designed with a nature trail.
- Many of the trees in Grovehill were planted when the estate was developed. They are now all reaching maturity at the same time, making some spaces dark and gloomy.
- Much of the street scene is on one level, a variety of levels adds interest to spaces.
- Connectivity and legibility through the neighbourhood is poor, and it is often difficult for visitors to locate some streets/houses.

#### **Detailed issues from the mapping exercise:**

Lots of wasted and underused spaces marked on the plans

Spaces with the potential to be better cared for and better used eg Dell at

Livingstone Walk, may be opportunities at Margaret Lloyd Park.

Fill in underpass on St Agnell's Road by Astley Cooper School

Convert subways to cycleways

Create more pedestrian refuges to aid the crossing of main roads

Narrow and poorly lit passageway between the shops and Community Centre and Church

Signposting appalling

Improve vehicular access to house fronts where possible – cars could be seen from houses and be better for people with mobility problems.

Potential to redevelop some areas, including Henry Wells neighbourhood centre, providing that community facilities and the Church are retained in any new development.

Potential to improve connections between existing routes – even if not for cars, better pedestrian routes would significantly improve walkability and legibility.

Housing in the north west of the neighbourhood is relatively isolated – try to improve connections to the rest of Grovehill.

Bus services and bus stops. The bus service does not run after 7.00 in the evening.

This makes travelling difficult during the evening without access to a car.

There is a great difference between the day and night -time experience of Grovehill. After dark, walking seems difficult and/or dangerous. The layout of housing in Hunting Gate is attractive but still confusing.

### **Emerging themes for Grovehill**

- 1      Open spaces: plenty of open space, but poor management and lack of local ownership is a problem.
  - Location – where should green spaces, facilities and housing best be located
  - Quality of green spaces – where are there areas of poor quality, where are high quality spaces to be retained?
  - Purpose – what purpose and role do the spaces perform
- 2      Mixed use will promote safety and security – an area designed to be used during the day and evening, with natural surveillance.
- 3      Poor connectivity around Grovehill, exacerbated by large underused parking courts. Identify locations where connections between streets, groups of houses and facilities are broken or feel unsafe. Small changes would make a significant improvement to the function of the neighbourhood.
- 4      Henry Wells Square is poorly designed but well used. A rationalisation of the space to the rear of the shopping precinct is needed and the space in front of the shops can be improved.
- 5      The footpaths leading from the rear of the shopping centre are of poor quality and lead to a high level of fear of crime – landscaping/lighting upgrades are desirable.
- 6      Underpasses attract crime and anti-social behaviour – refuges have helped in part so that people do not need to use the underpasses to cross roads.
- 7      Within the neighbourhood there are areas of housing of poor design and in poor material state.

## **Grovehill Future Meeting 20<sup>th</sup> March 2012**

### **Design Council CABE Walkabout – Evaluating Grovehill in detail**

#### **Present**

Ant Allen  
Claire Covington, Dacorum Borough Council  
Mike Devlin  
Councillor Terry Douris  
Maggie Kane  
Sue McGlynn, Design Council CABE  
Kevin Minier  
Councillor Ann Ryan  
John Saunders  
Ann Skippers

The workshop, led by Sue McGlynn from Design Council CABE, started with a walkabout of the central area of Grovehill – Henry Wells Square, Hatfield Crescent, Livingstone Walk, Harlow Court, Basildon Square, Washington Avenue and Turnpike Green. The purpose of the walkabout was to make a detailed inventory of one part of Grovehill to highlight particular issues, such as wayfinding and ease of connection, safety, places where there is a lot of social interaction, places where there is positive contact with nature, and places which are the most attractive and memorable overall. Grovehill Future representatives then marked on a plan of this area of Grovehill their responses to the following questions and where the issues occurred, based on the walkabout and their knowledge of the neighbourhood. The map-based responses will be presented at the start of the next meeting on Wednesday 28 March at 5.30 pm.

#### **Question 1 What areas of Grovehill are well connected?**

Livingstone Walk is the only area well connected, forming the central spine through the neighbourhood, and improvements here could make a great impact. Connectivity continues to St Agnells Lane, and is mainly pedestrian. It's a through route and most people congregate around the shops. There are many links through this area for people to choose from and take their most convenient route. However this may involve using back alleys, which could cause a security issue for households and for walkers.

#### **Question 2 Where are connections unclear?**

Grovehill was designed as a car dominated layout. Well designed 'boulevard' walking and cycling routes can offer an attractive choice to encourage walkers. It is good to have a choice of routes to take according to each person's convenience, but some sections are at the back of buildings rather than fronts, which would create a more pleasant and safe environment. Plus people are dispersed through the routes rather than being brought together to give a sense of meeting people.

Henry Wells Square has a buzz, but the area to the rear of the centre does not feel a safe and convenient link. The multitude of routes through the neighbourhood and unattractive rear of shops may result in people driving rather than walking to the shops. There are many car routes but not all of these join up. Other comments – west Grovehill has high housing density, underpasses are not used, many roads are quiet deadends with only residents who live there using them. In rush hour it is difficult to drive out of Grovehill, and this is worse during school holidays as there is no traffic turning onto Cambrian Way. The Link Road traffic and underpasses may discourage walking.

### **Question 3 What spaces are memorable?**

The Dell, Basildon Square

### **Question 4 Where is it easy to find your way around?**

If you know the routes then access to the main road is quick and easy. The tree planting through the central area helps to provide orientation towards Henry Wells Square. In areas where it is difficult to navigate, it is still possible to find the busy main roads and use them for orientation. The route from Henry Wells Square to the Dell is easy and the main roads are legible.

However it is difficult to find other areas as it is not clear which are the best routes to use and this is not aided by the many garage blocks and back alleyways.

### **Question 5 Where is it safest for pedestrians, where do pedestrians feel unsafe or threatened?**

The pedestrianised shopping area of Henry Wells Square is safe plus the main roads, Aycliffe Drive and Washington Avenue, as they are busy and there are people and cars around.

It can feel unsafe at the rear of the shops and youth centre. The many trees around the Dell and between the Dell and Henry Wells Square reduces visibility when they are in leaf. This will be improved by the tree work recently undertaken in the Dell.

People may not feel safe using the underpasses resulting in people crossing the main roads as an alternative. These are legible routes but are difficult to cross. For example people do not want to use the underpass on Aycliffe Drive by the carpet shop. There is a pedestrian refuge in the middle of the road there, but it is not wide enough for a pushchair.

Piccotts End Lane is very pleasant during the day, but is unlit making it difficult in the dark. The alternative routes through the housing estate are difficult to navigate, plus parts of the William Sutton estate are fenced off, creating further barriers.

### **Question 6 Which areas are well designed to give residents privacy and where are buildings exposed with potential security issues?**

There are some groups of houses where the gardens end in a garage block, giving residents privacy. The flats in Livingstone Walk offer residents privacy due to their height and scale. All the gardens along alleyways are fenced.

The front of Basildon Square feels secure as everyone overlooks the green, the rear gardens are exposed to a public route as is much of the housing through



Grovehill. The Square could have been designed to allow a private vehicle access for residents only.

Grovehill has many public routes passing both the front and back of properties. It is a 'Radburn' layout and so has not been designed to follow the 'perimeter block development' pattern which gives 'natural' surveillance of public routes from the fronts of houses – the idea of 'eyes on the street'.

The garages feel vulnerable to break-in and many have substantial locks fitted, again there is very little surveillance of these spaces.

**Question 7 Where does social interaction occur? Which areas feel unfriendly?**

Friendly - At the shops, Basildon Square, the Dell, at the front of the community centre, Margaret Lloyd Park, Grovehill Playing Fields, Livingstone Walk.

Unfriendly – the underpasses, the back of the youth club, Piccotts End Lane at night.

**Question 8 Where is there contact with nature?**

Margaret Lloyd Park, the Dell.

**Question 9 Which areas are visually attractive?**

Margaret Lloyd Park, Astley Cooper, Hunting Gate, the community centre and church, warden controlled housing.

Unattractive areas include the youth centre, rear of shops, entrance to Sherwood Place.

The visual approach to the church is understated, it does not appear significant amongst the other buildings and is dwarfed by the nearby flats.

**Question 10 Which areas are memorable?**

Negative experience – the youth centre, the rear area of the shops, some of the garages and rear areas of courts.

Positive experience – Basildon Square, the Dell, trees along walkway and greens to the Dell and Livingstone Walk. Livingstone Walk and its open spaces, Livingstone is designed as a set-piece with a certain character and style. It hasn't been subject to graffiti but the numbers of wheelie bins detract from its attractiveness in places.

The shops are memorable.

**Question 11 Overall, which areas are most desirable?**

Hunting Gate, Margaret Lloyd Park

**Other points raised through discussion**

There isn't sufficient space to create new vehicle access routes.

Need to work with the layout we have to encourage walking and cycling.

This could involve closing some routes through the neighbourhood via rear alleyways on order to improve privacy and security and encourage people to use the main routes.

Should look at connections going north – south and create more links

Maintenance - many of the paths have damaged paving, replacing with coloured tarmac would provide more route guidance, though need to consider the practicality of repair.

The function of green spaces within the housing areas could be defined through design changes to clearly identify amenity, recreation and garden space. Overall the area to the rear of the shops and the garage blocks were identified as poor areas in many categories.

## Neighbourhood Planning Grovehill: Place-making Workshop 2



### Exercise: Establishing principles for 'good' places

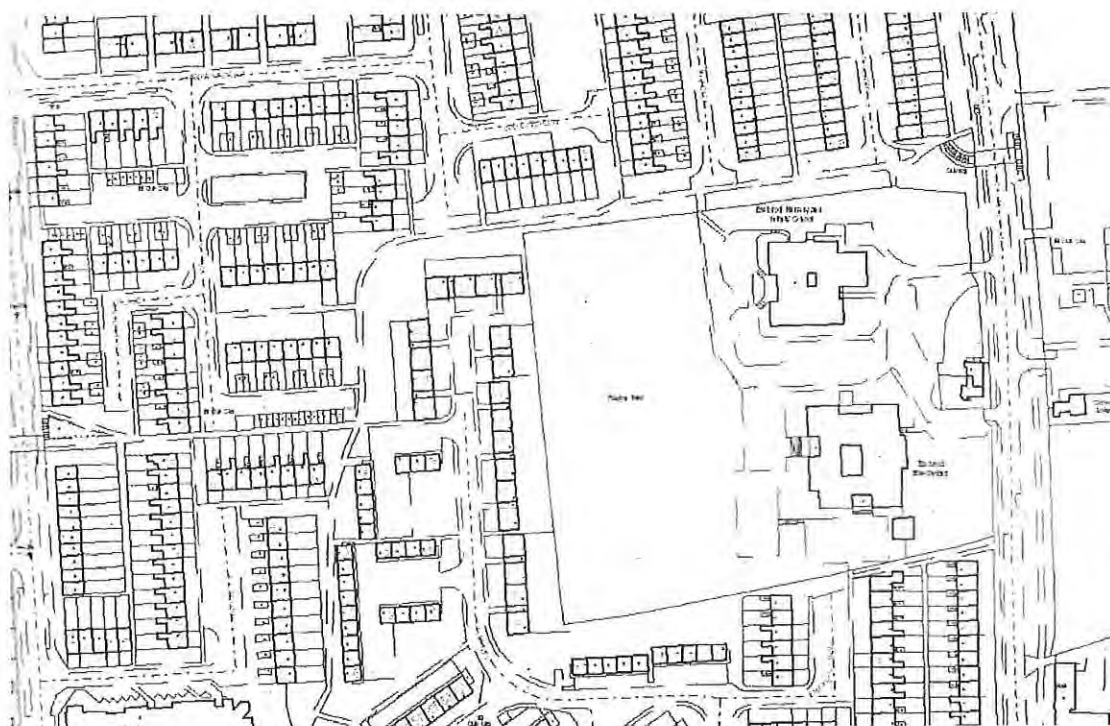
#### PLACE QUALITY CHECKLIST

This is intended to continue the process of thinking about what is good about an area, what does and doesn't work and how it can be improved. The checklist is not 'finite' and can be extended through use and experience.

#### INSTRUCTIONS FOR EXERCISE

Quickly walk through the area shown on your plan. Each group should agree a response to each question set out below. Try to reach a consensus through discussion. If you cannot agree then take a vote.

Mark up the plan provided and make a note to remind you **why** your group selected a particular area. The marked up plans should look like the example of another piece of town shown below.



- **Connectivity and ease of movement**

Mark an area (C1) that is clearly connected to a network of other streets and public spaces and where you have a choice of routes from A to B. Mark an area (C2) which feels disconnected or where connections are not clear and where you have little or no choice of route from A to B. Make a note why these areas were selected:

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.....

- **Finding your way around**

Mark an area (L1) where you can find your way around easily and without back-tracking. Mark an area (L2) where you feel that you could easily get lost on a first visit or if you were unfamiliar with the area. Make a note why these areas were selected:

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- **Pedestrian safety**

Mark an area or location that you feel is the safest for pedestrians (P1) and mark an area or location that feels unsafe or threatening to a pedestrian (P2), particularly at night. Make a note why these areas were selected:

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- **Residents' privacy**

Mark an area or location (R1) where you feel that residents' privacy is protected. Mark an area or location (R2) where you feel that residents' privacy has been compromised, either in terms of private outdoor activities or over-exposed internal rooms. Make a note why these areas were selected:

.....

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.....

- **Property security**

Mark an area or location (S1) where you feel that residents' or other property security is protected. Mark an area or location (S2) where you feel that property would be most exposed to burglaries or other unwanted intrusions. Make a note why these areas were selected:

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- **Vehicular security**

Mark an area (V1) where you feel that vehicles could be parked safely in streets or public space. Mark an area (V2) where you feel that vehicles would be most vulnerable to vandalism or theft. Make a note why these areas were selected:

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- **Social interaction**

Mark an area (F1) which you regard as the friendliest ie, which offer the most opportunities for residents or others to have chance meetings. Mark an area (F2) where you feel that there would be little chance of chance encounters or opportunities for social interaction. Make a note why these areas were selected:

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- **Contact with nature**

Mark an area (T1) where you feel some interaction with nature, open spaces and the landscape. Mark an area (T2) where you feel there is no interaction with nature, open spaces and the landscape. Make a note why these areas were selected:

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- **Visually attractive**

Mark an area (A1) which you feel is the most attractive. Mark an area (A2) which you agree is least attractive. Make a note why these areas were selected:

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- **Memorable**

Mark an area or a location (M1) which you feel is memorable in a positive way. Mark an area or location (M2) which you feel is either memorable in a negative way (an eye sore rather than a landmark) or which is unmemorable and looks the same as many other places. Make a note why these areas were selected:

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.....

.....

- **Overall desirability**

Mark an area (D1) where you would most like to live or visit. Mark an area (D2) where you would least like to live or visit. Make a note why these areas were selected:

.....

.....

.....





CABE is now part of the Design Council

## Neighbourhood planning: design workshops

28.03.2012  
5.30 – 8.00  
pm

### Workshop 3: Scenarios for The Henry Wells Neighbourhood Centre

#### Programme

5.30 Welcome

5.40 Feedback on issues from the walkabout (SMcG)

5.50 Comments/discussion

6.00 Workshop: Scenarios for the Neighbourhood Centre.

Facelift scenario and Redevelopment scenario - split into 2 groups

Each group to work through the advantages and disadvantages of their scenario:

'What would be gained?' and 'What would be lost?'

6.45 Tea/coffee

7.00 Feedback from each group

7.30 Discussion on the future of Henry Wells Centre

7.45 Going forward - Preparing the Neighbourhood Plan (SMcG/AS/CC)

8.00 Meeting closes

## **Grovehill Future Meeting 28<sup>th</sup> March 2012**

### **Design Council CABE Workshop 3 – Scenarios for the Henry Wells Square Neighbourhood Centre**

#### **Present**

Derek Baulch  
Claire Covington, Dacorum Borough Council  
Mike Devlin  
Councillor Terry Douris  
Maggie Kane  
Sue McGlynn, Design Council CABE  
Kevin Minier  
John Narrowway  
Norma Narrowway  
Councillor Ann Ryan  
Ann Skippers

Plus Ashley photographer from Design Council CABE

#### **Feedback from issues from Walkabout**

Well connected area – Livingstone Walk  
Connections unclear – car dominated layout, number of routes confusing  
Memorable areas – The Dell, community centre, shops, green spaces  
Easy to find way around – main roads  
Privacy/security – confusion as to front and backs of houses, routes both sides  
Social interaction – at shops, green spaces,  
Contact with nature/visually attractive – the Dell, trees and green spaces

#### **Issues raised through discussion**

- Many people in Grovehill use electric scooters. They have to detour their route due to the lack of dropped kerbs. Also cars park on the pavement making it difficult for scooter access.
- The parking area to the front of the club would be better used if it was accessed directly from Aycliffe Drive rather than Turnpike Green.
- The medical facilities in Grovehill do not meet local needs eg no blood tests. People feel isolated from medical services and following the proposed changes to Hemel Hempstead Hospital may soon have to travel to Watford for some basic services.
- Don't want any road connection improvements to create rat runs.
- It's unclear in many areas which are the fronts and which are the backs of houses. The fronts become redundant if people are parking and accessing from the rear. This reduces activity and social interaction in pedestrian areas and visitors have to access people's houses via a rear parking court and back door.
- Some home owners are incorporating their garage into their house, and then sometimes converting the property into two flats.

- The isolated garage blocks are poor in appearance, plus they are too small for modern cars.
- There are a lot of underused parking courts and garage blocks which could be developed. New housing would be a better use of space.

Sue commented that will need to work with the existing Radburn layout, and identify a few key areas where changes could make a big difference, then evaluate these. Later in the meeting she presented some examples of other retro-fitted Radburn housing areas.

### **Workshop - Scenarios for the Neighbourhood Centre**

Sue introduced the workshop based on two scenarios

- Facelift to Henry Wells Square and surrounding area based on existing layout  
Such as new paving, planting, canopies, minor building changes, tree planting and landscape, creation of social areas
- Redevelopment of Henry Wells Square  
New houses, new spaces, but ensuring that the existing range of services and facilities are still provided

Grovehill Future divided into two groups and considered what layouts could be achieved using a scale plan and building blocks.

#### **Feedback from facelift scenario**

The area around the youth club could be developed for new housing with a new access from Aycliffe Drive by the bus turning area.

Would create a pleasant frontage and thoroughfare.

The parking at the rear of the shops could be developed, with infill housing between 11 & 13 Stevenage Rise and near the health centre.

Amenity spaces of poor function could be redeveloped for housing or landscaped to create more attractive and used spaces.

Improve main pedestrian accesses – particularly from community centre and residential to the east.

Want to retain a youth facility within the area.

Snooker club could be redeveloped.

Henry Wells Square – works well and is successful but could be improved by more parking, imaginative housing design, re-working underpass, painting centre, improving visual appearance of the Centre and the space around it.

#### **Feedback from redevelopment scenario**

Drive to create something unique to Grovehill through the design and function of the layout, and architecture of the buildings. Would include -

New church of a more distinctive, high quality design

Development of half the car park to the front of Henry Wells Square

New piazza

Mall leading to other areas

2 storey community building

New replacement shops on 2 sides of square

New development to include pub, business units, housing above shops



Car park at rear

New access from Aycliffe Drive by bus turning area

New health centre offering wide range of services, similar to that at Apsley

Development of some green space

Area currently occupied by church, and medical community and youth centres developed for housing, plus garage block on Stevenage Rise.

Additional parking for church provided on Turnpike Green.

Outdoor space and seating, eating areas

### **Other ideas from Sue**

- Focus on key spaces/areas or 'home zones' where ideas could be put into practice
- Look for simple solutions to the access problems – mobility, cars, parking, key community areas, to help all of Grovehill residents get access to shops and services
- Integrate parking with houses and street scene, create social spaces for all
- Examples of retrofitting Radburn Estate – design for Parkside, Houghton Regis by Roger Evans Associates – Sue to send links to these examples
- Could learn from visits to other places – helps to raise aspirations and see what is possible eg Springhill in Stroud, Upton Northamptonshire, New Hall Harlow
- Audit other areas of Grovehill in the same way have done Livingstone Walk area, using the checklist/questions that Sue provided

### **Going forward – preparing the Neighbourhood Plan**

- What type of neighbourhood plan will it be – policy orientated, development orientated or a mixture of both?
- What steps are required to prepare it?
- Get commitment from residents and other agencies eg health, transport?
- Need a vision, aspirations, action plan
- Photographs and annotated plans will help convey what you want to achieve
- Explain where ideas came from, what you want to happen where, what you want it to look like, how you will get there.

On behalf of Grovehill Future Terry thanked Sue for leading the recent workshops, and the enthusiasm and ideas she has brought to the sessions.

### **Next steps**

- Formalise Grovehill Future and get mandate to prepare plan, prepare terms of reference, require 21 people for designated neighbourhood forum
- Discuss what type of plan making, and what it will focus on
- Have been focussing on Henry Wells Square, but recognise there are issues throughout Grovehill, though less redevelopment opportunities to fund changes
- Improving Henry Wells Square would benefit everyone in the community, could be the first phase
- Want to offer options which are viable, don't want to unrealistically raise the communities expectations through consulting on things which won't happen

- Could work towards another public consultation fun event in the summer, need to prepare ideas for people to react to.
- Also need to be realistic about the time and energy Grovehill Future has to prepare the plan, want to ensure have the capacity to complete
- Need to record all the ideas and views brought forward
- Set out principles want to achieve re transport, green space, access
- All changes through the neighbourhood are likely to need funding from development in the area around Henry Wells Square
- Grovehill Future committee needs to be representative of community so that the needs of all are considered
- Will need to test viability of proposals

Claire - Design Council CAGE is hosting a learning event for representatives from each of the neighbourhood planning groups they are supporting. Sue will be attending to give her perspective and a community representative is also invited. Mike Devlin and John and Norma Narroway expressed an interest in attending. Claire will check with Design Council CAGE if Grovehill Future can have additional places.

Date of next meeting 7pm, 28<sup>th</sup> May 2012 at Grovehill Community Centre

# Henry Wells Square

Conceptual option for redevelopment

**DRAFT**

**Please note that assumptions used need to be verified**

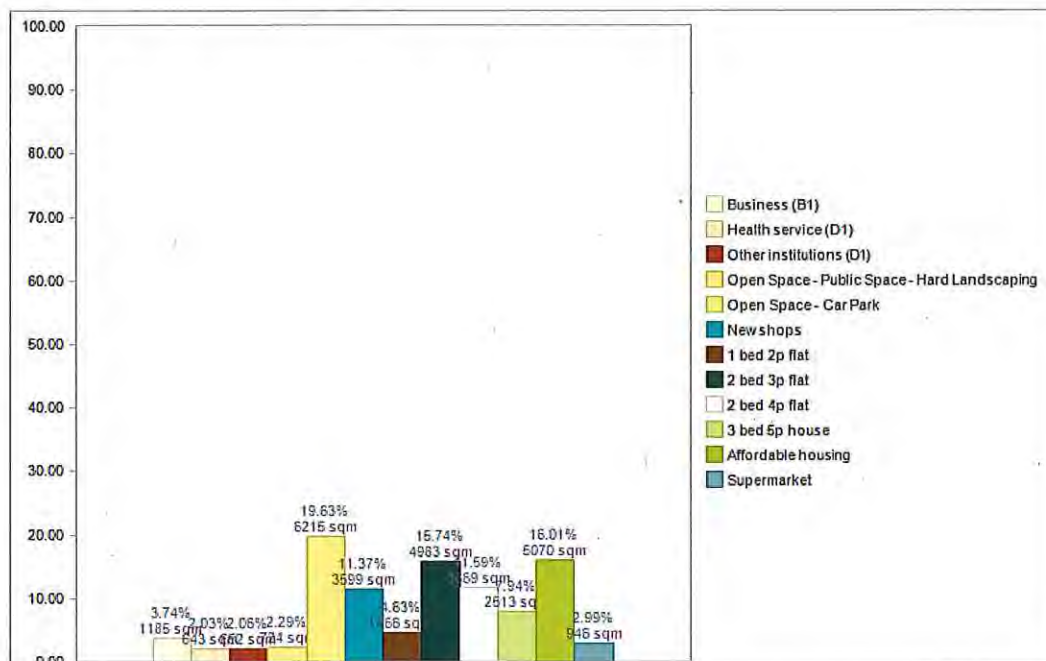
Report generated by CityCAD on 28 May 2013



## Introduction

Total Built Up Area	1.85 ha
Total Green Space	0 ha
Estimated Population	370
Total Energy Use	0 kWh / day 0 kWh / year
Total Water Use	0 m3 / day 0 m3 / year
Total Parking Spaces	374
Total Daily Vehicle Trips	0
Residential GFA	17701 sqm
No. of Dwellings	212
Residential Population	370
Office GFA	1185 sqm
Other business GFA	0 sqm
Retail GFA	4546 sqm
No. of shops	29
Other GFA	8232 sqm
Total Costs	£27,069,621.76
Total Income	£40,663,180.37
Net Value:	£13,593,558.62

## Land Use Summary



Business (B1)	1185 sqm (3.74%)
Health service (D1)	643 sqm (2.03%)
Other institutions (D1)	652 sqm (2.06%)
Open Space - Public Space - Hard Landscaping	724 sqm (2.29%)
Open Space - Car Park	6215 sqm (19.63%)
New shops	3599 sqm (11.37%)
1 bed 2p flat	1466 sqm (4.63%)
2 bed 3p flat	4983 sqm (15.74%)
2 bed 4p flat	3669 sqm (11.59%)
3 bed 5p house	2513 sqm (7.94%)
Affordable housing	5070 sqm (16.01%)
Supermarket	946 sqm (2.99%)

## Residential Summary

### Residential Units - Existing Group

#### Unassigned Ownership

3 bed 5p house	20 units
2 bed 3p flat	60 units
1 bed 2p flat	20 units
2 bed 4p flat	41 units
Affordable housing	71 units
Total:	212 units
Total Residential Units (Existing Group)	212

## Detailed Schedule

Existing Group	GFA (NFA)
<u>Block 104 (Perimeter - mixed use)</u> 3 storeys	<u>2513 (1885) sqm</u>
Ground Floor - 3 bed 5p house	838 (628) sqm
1st Floor - 3 bed 5p house	838 (628) sqm
2nd Floor - 3 bed 5p house	838 (628) sqm
<u>Block 106 (Building)</u> 3 storeys	<u>2298 (1724) sqm</u>
Ground Floor - New shops	766 (575) sqm
1st Floor - 2 bed 3p flat	766 (575) sqm
2nd Floor - 2 bed 3p flat	766 (575) sqm
<u>Block 110 (Car Park)</u>	<u>2687 (2687) sqm</u>
<u>Block 113 (Car Park)</u>	<u>995 (995) sqm</u>
<u>Block 116 (Public Space - Hard Landscaping)</u>	<u>724 (724) sqm</u>
<u>Block 119 (Car Park)</u>	<u>304 (304) sqm</u>
<u>Block 121 (Building)</u> 3 storeys	<u>2651 (1988) sqm</u>
Ground Floor - Business (B1)	1185 (889) sqm
Subdivision 2 (1st Floor) - 1 bed 2p flat	733 (550) sqm
Subdivision 2 (2nd Floor) - 1 bed 2p flat	733 (550) sqm
<u>Block 136 (Car Park)</u>	<u>354 (354) sqm</u>
<u>Block 150 (Car Park)</u>	<u>679 (679) sqm</u>
<u>Block 155 (Building)</u> 1 storeys	<u>652 (489) sqm</u>
Ground Floor - Other institutions (D1)	652 (489) sqm
<u>Block 158 (Building)</u> 1 storeys	<u>357 (268) sqm</u>
Ground Floor - Health service (D1)	357 (268) sqm
<u>Block 158 (Car Park)</u>	<u>72 (72) sqm</u>
<u>Block 75 (Car Park)</u>	<u>140 (140) sqm</u>



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<u>Block 75 (Building)</u>	<u>4892 (3669) sqm</u>
4 storeys	

Subdivision 1 [1] (Ground Floor) - New shops	277 (207) sqm
Subdivision 2 (Ground Floor) - Supermarket	946 (710) sqm
1st Floor - 2 bed 4p flat	1223 (917) sqm
2nd Floor - 2 bed 4p flat	1223 (917) sqm
3rd Floor - 2 bed 4p flat	1223 (917) sqm

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<u>Block 77 (Building)</u>	<u>4602 (3451) sqm</u>
4 storeys	

Subdivision 1 (Ground Floor) - New shops	445 (334) sqm
Subdivision 2 (Ground Floor) - New shops	705 (529) sqm
1st Floor - 2 bed 3p flat	1150 (863) sqm
2nd Floor - 2 bed 3p flat	1150 (863) sqm
3rd Floor - 2 bed 3p flat	1150 (863) sqm

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<u>Block 78 (Building)</u>	<u>6760 (5494) sqm</u>
4 storeys	

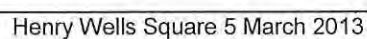
Subdiv 0 [1] [1] (Ground Floor) - Health service (D1)	285 (285) sqm
Subdiv 0 [1] [2] (Ground Floor) - New shops	1281 (1281) sqm
Subdiv 1 (Ground Floor) - New shops	125 (125) sqm
1st Floor - Affordable housing	1690 (1268) sqm
2nd Floor - Affordable housing	1690 (1268) sqm
3rd Floor - Affordable housing	1690 (1268) sqm

---

<u>Block 78 (Car Park)</u>	<u>221 (221) sqm</u>
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<u>Block 85 (Car Park)</u>	<u>764 (764) sqm</u>
----------------------------	----------------------



## Liveability Information

Net Residential Density	126.66 dw/ha
Residential Population Density	220.38 people/ha
Ave. Dwelling Size	62.5 sqm
Ave. Habitable Room Size	62.5 sqm
Approx Public Realm Density	10.16 sqm/person

No. of people / GP	N/A
School Provision	0 spaces

Green Space Per Person	0 sqm/person
Total Number of Trees	32
Ave. Distance to A&E Department	N/A
Ave No. of Parking Spaces within 5-mins walk	374.3
Ave No. of Parking Spaces per Res Population	1.01
Average Population per Entrance	3 people/entrance
Average Entrance Spacing	0 m

### Average Distance from Dwellings to:

Green space	N/A
Health Service	58 m
Education	N/A
Parking Space	21 m
Shops	N/A
General/Convenience Store	N/A
Bank	N/A
Pharmacy	N/A
Supermarket	N/A

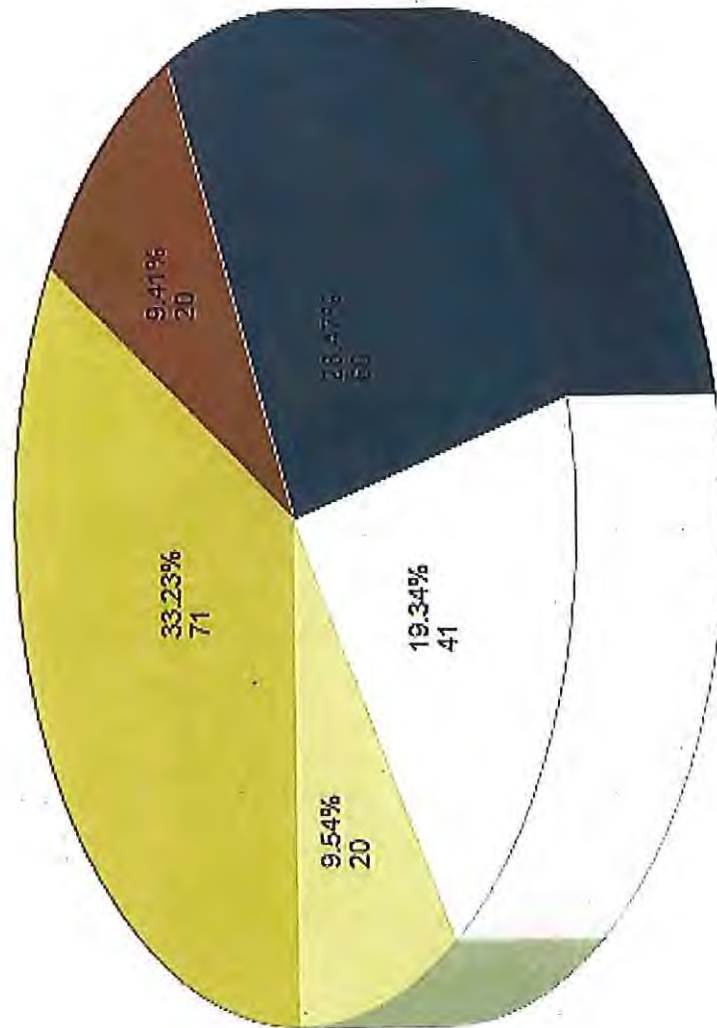
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## Appraisal Summary

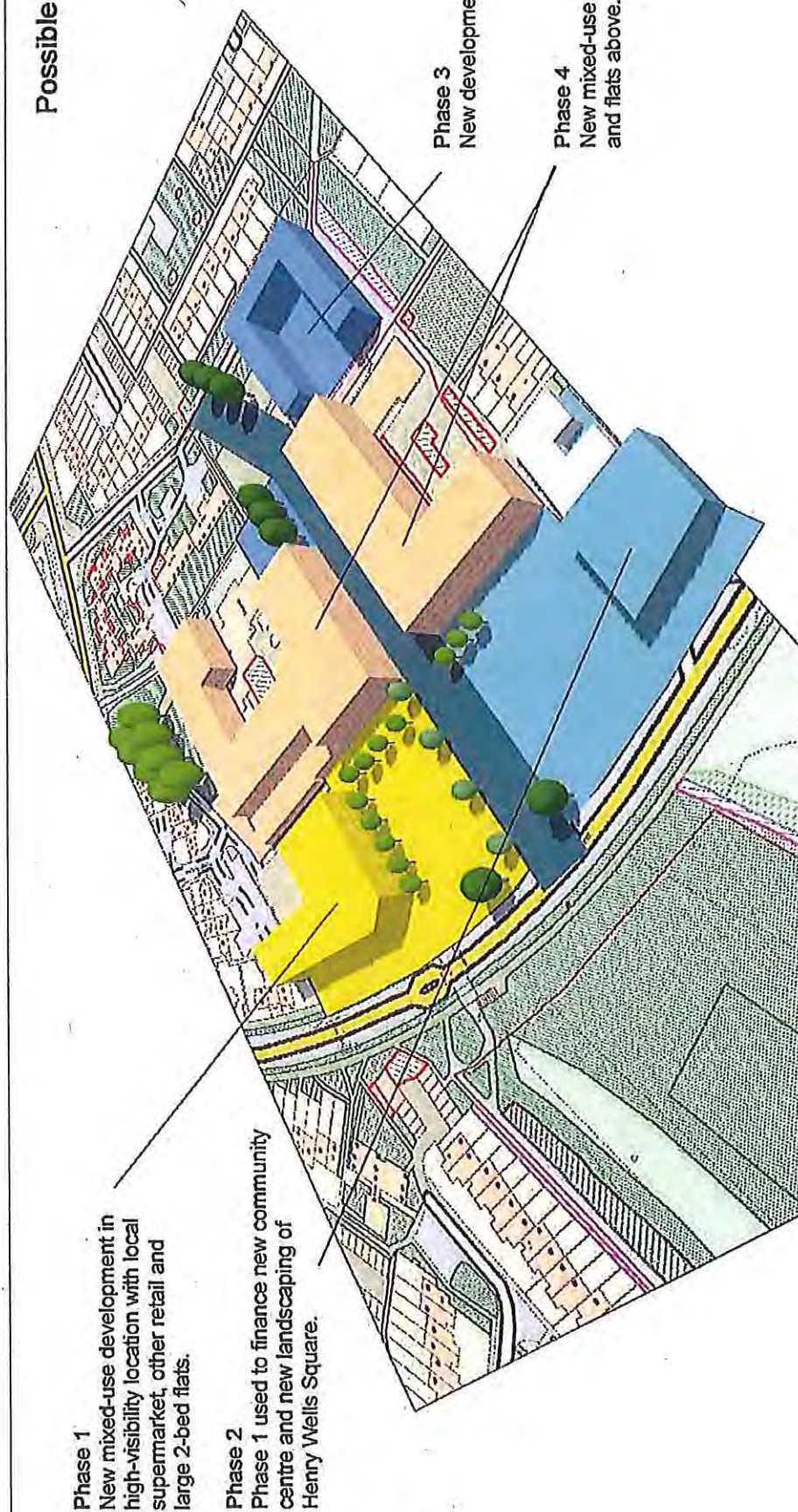
Start Date	26/12/2012
Interest Rate	0%
Total Rental Income	£0.00
Total Sale Income	£34,601,067.58
Total Capitalized Values	£4,799,013.58
Total Total Construction Costs	£27,069,621.76
<b>Total Costs</b>	<b>£27,069,621.76</b>
<b>Total Income</b>	<b>£40,663,180.37</b>
<b>Net Value</b>	<b>£13,593,558.62</b>
<b>Net Present Value</b>	<b>£13,593,558.62</b>
IRR	N/A
Profit on Cost	50.22%
Profit on Value/Income	33.43%



- 1 bed 2p flat
- 2 bed 3p flat
- 2 bed 4p flat
- 3 bed 5p house
- Affordable housing

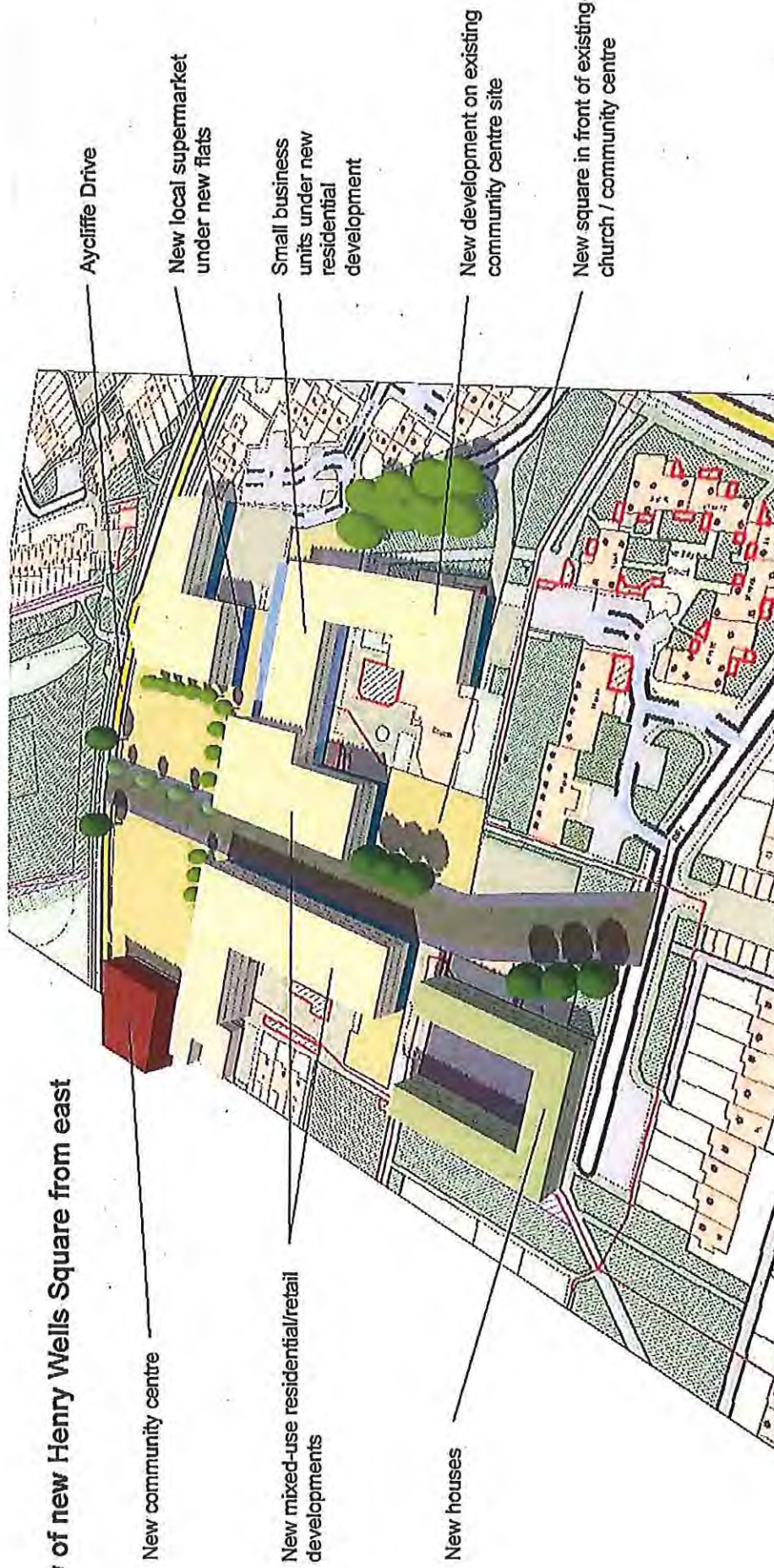


## Possible phasing strategy





View of new Henry Wells Square from east





**Aerial view from west looking  
down onto new Henry Wells Square**



Small business  
units under new  
residential  
development

New local supermarket  
under new flats

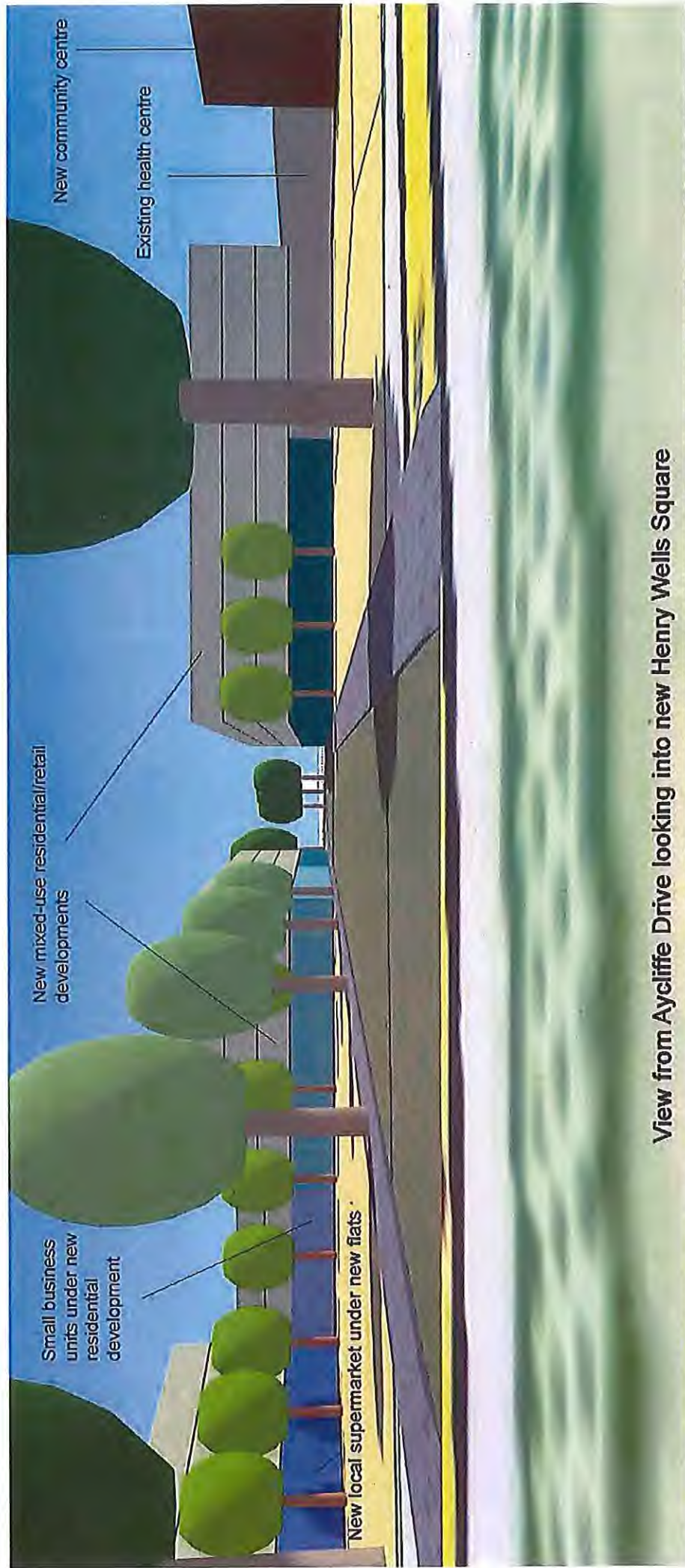
New houses

New mixed-use residential/retail  
developments

Existing health centre

New community centre





View from Aycliffe Drive looking into new Henry Wells Square



CABE is now part of the Design Council

## Design in neighbourhood planning learning event

01.05.2012

At the Design Council, 34 Bow Street, London, WC2E 7DL

- |       |  |
|-------|--|
| 10.00 | Registration   |
| 10.30 | Welcome and introductions  |
| 10.45 | Your experience of neighbourhood planning<br><i>Short presentations from delegates with time for questions</i> |
| 11.30 | Tea and coffee break   |
| 11.45 | Overcoming challenges<br><i>Sharing solutions to common issues</i>   |
| 12.45 | Feedback to Design Council CabE<br><i>From those receiving our support</i>                                     |
| 1.15  | Lunch  |
| 2.00  | Feedback to Design Council CabE<br><i>Enablers only</i>  |
| 3.30  | Finish   |

# SITE VISIT: CHECKLIST

## NEWHALL, HARLOW

10 October 2012 : Meeting at Point 1 on walking route map. Start time 1.30 pm.

The items below have been taken from your Grovehill matrix of issues. With these in mind, rate your experience of this same set of issues as you walk around Newhall. In each section, note any comparisons that occur to you between Newhall and Grovehill. Most importantly, add any lessons learnt from the visit that you can take home to Grovehill.

1. **Connectivity:** Pedestrian access, walkability and public transport. Rate your overall assessment of Newhall in terms of this issue?

Excellent	Very Good	Good	Fair	Poor	Very Poor
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

Notes: Comparisons with Grovehill and lessons to take home

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2. **Layout and location of local centre:** Access to it, appearance and building arrangements, range of uses-retail and community (may be too early to judge this)

Excellent	Very Good	Good	Fair	Poor	Very Poor
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

Notes: Comparisons with Grovehill and lessons to take home

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3. **Density of development:**

Excellent	Very Good	Good	Fair	Poor	Very Poor
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

Notes: Comparisons with Grovehill and lessons to take home

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**4. Public realm design: Quality of streets and parking arrangements**

(Layout, design, surfaces and materials, trees and landscape)

Excellent      Very Good      Good      Fair      Poor      Very Poor

☐      ☐      ☐      ☐      ☐      ☐

Notes: Comparisons with Grovehill and lessons to take home

---

---

**5 Public realm design: Quality of open spaces** (Community spaces, special spaces and recreational parks/spaces)

Excellent      Very Good      Good      Fair      Poor      Very Poor

☐      ☐      ☐      ☐      ☐      ☐

Notes: Comparisons with Grovehill and lessons to take home

---

---

**6. Quality and variety of houses.**

Excellent      Very Good      Good      Fair      Poor      Very Poor

☐      ☐      ☐      ☐      ☐      ☐

Notes: Comparisons with Grovehill and lessons to take home

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**7. Childrens' and other social activities/services(may be too early to judge this)**

Excellent      Very Good      Good      Fair      Poor      Very Poor

☐      ☐      ☐      ☐      ☐      ☐

Notes: Comparisons with Grovehill and lessons to take home

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**8. Community, health and other services**(may be too early to judge this)

Excellent	Very Good	Good	Fair	Poor	Very Poor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: Comparisons with Grovehill and lessons to take home

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**9. Overall assessment**

Excellent	Very Good	Good	Fair	Poor	Very Poor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: Comparisons with Grovehill and lessons to take home

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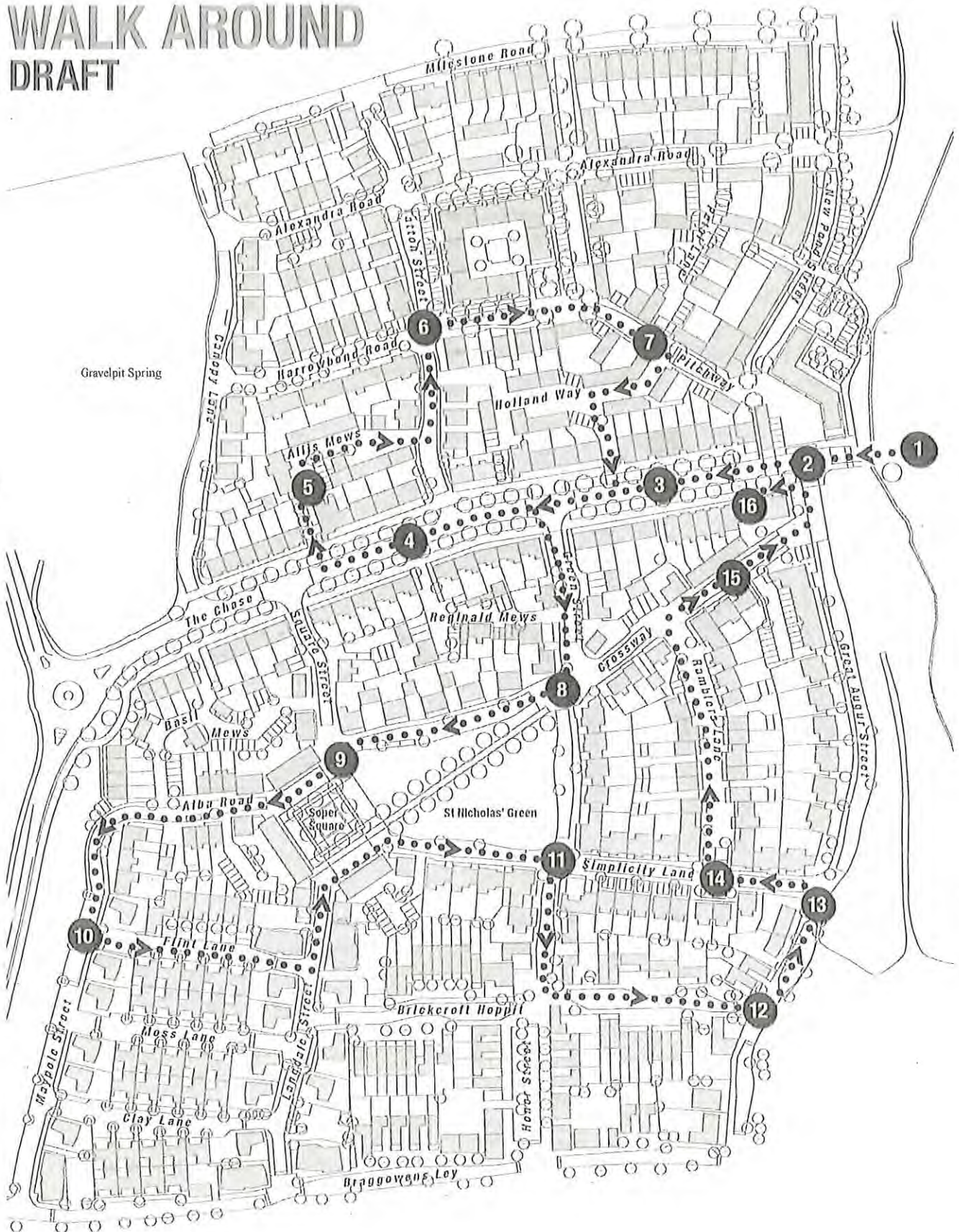
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**NOTE: THERE IS NOTHING ON YOUR CHECKLIST ABOUT PARKING. IS IT NOT AN ISSUE IN GROVEHILL?**

( Hope you have enjoyed your visit!

Sue McGlynn  
October 2012

# WALK AROUND DRAFT



**newhall**

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### **The local centre part 1**

A band of retained woodland and a bridge over a stream separates the two sides of the local centre. The larger part to the east of the woodland is yet to be completed. A square is to be created to the north of the existing track which will contain a mixture of uses including shops and services, offices, a health centre and residential units. Once Phase 2 of Newhall is complete the local centre will lie at the heart of the neighbourhood. A number of the existing farm buildings are to be retained and converted to a Community Centre with associated galleries, workspaces and a restaurant.

### **The local centre part 2**

Studio IREAL designed this square and stipulated building heights to maximise sun exposure and encourage people to spill out and sit within the space. A number of architects have designed the buildings around the square providing a variety of architectural styles in this key location. This variety was made possible by creating wedge-shaped development parcels which centre on the square. Each developer/architect team therefore had a large enough parcel to construct a financially viable scheme in addition to developing a building in this key location.

There is an agreed palette of materials which all developers at Newhall must adhere to and a high standard of workmanship is expected. Public realm materials and standard details have all been agreed with the Local Authority.

### **The Chase**

The Chase will form the main route through the completed neighbourhood. The small leaf limes will eventually grow to be taller than the buildings. Due to the reluctance to adopt street trees, a Resident's Association was set up to manage and maintain street trees and other areas of planting. Entrances to buildings are raised up from the street to create a distinction between the public and private realm. Part M of the Building Regulations is satisfied by ensuring there is an alternative entrance on the other side of the building, via the mews court.

### **Live/work units part 1**

There are a number of live/work units on The Chase. Those by Richard Murphy Architects have a ground floor, enabling residents to work from home. Further west, Proctor & Matthews Architects have designed units where the ground floor has its own entrance enabling this floor to be rented out as a separate business unit. No planning application is required to do this since the units are already classified for both residential and business use.

### **The Mews**

80m deep blocks allow for mews courts which provide parking for dwellings on The Chase. There are a number of rules which must be adhered to for a mews court to be successful and feel safe; there must be at least two homes on the mews, every part of the mews must be visible from a habitable room, and there must be two entrances/exits.

### **Affordable housing courtyard**

At Newhall, affordable housing is undistinguishable from open market housing. The courtyard block designed by studio |REAL for MOAT Homes Ltd demonstrates this. The shared internal courtyard is overlooked by and accessible from all units. The building is one of a number of schemes at Newhall to be awarded the Building for Life Gold Standard. The open space in the south-east corner references the original intention of the masterplan to have an open space in this location, mirroring the open space to the south and terminating the vista from space at the end of The Chase.

### **Courtyard typology**

eresting streetscape of gable ends is created on Petal Lane. Parking is

Richard Murphy Architects' courtyard typology takes advantage of a southerly aspect and maximises fenestration on the south side of the building. An int

provided on-street within the shared surface space, softened by street trees and planting.

### **Shared surface junction**

Street junctions are the confluence of routes and serve as nodes for all street users. At Newhall the design of the public realm is focused on the pedestrian. Junctions are designed as shared surfaces which can be used as meeting and play spaces. Street trees are located to calm traffic and to provide protected areas for pedestrians. Vehicle traGking is carried out to ensure access by all vehicles.

### **The green**

The green is one of a number of spaces owned and managed by the Newhall Residents' Association. All residents at Newhall are members of the association which is responsible for the management and maintenance of street trees, all non-adoptable areas of public realm as well as amenities such as the community centre.

### **Materials Palette**

There are range of house sizes, types and tenure at Newhall, designed by an array of architects. Alison Brookes Architects have designed spacious villas along Maypole Street and courtyard housing along Flint Lane with on-street parking at a density of 52 dwellings per hectare. The Materials Palette was created to unify the varied architectural styles and references the local vernacular. Both the timber weather boarding on this scheme and the mono-pitched thatch used utilised by Proctor & Matthews Architects elsewhere at Newhall represent new methods of constructing with traditional materials.

### **Parking solutions**

It is the intention at Newhall that the public realm is not dominated by cars. Irregular kerb lines and street trees within the carriageway denote areas of on-street parking. Dwellings to the east of St Nicholas' Green were originally design to have carpor ts, with sufficient parking for two cars on-plot. Market forces dictated that the rear garden be enclosed for insurance purposes, therefore garage doors were added. Garage doors are set back from the facade of the buildings so as not to dominate the facade. The garage doors are positioned 3 metres back from the edge of the pavement in an attempt to prevent cars from parking in front of them.



### Self build plots

A number of plots on Great Augur Street were sold as individual plots to allow people to build their own homes. A plot brief was created for each plot setting out such details as the plot boundary, build-to-lines, and storey heights. These plots have proved very popular and more are planned on Phase 2 of the development.

### **Sustainable Urban Drainage Systems**

A sustainable urban drainage system handles all the surface water run-off at Newhall, none of the surface water is culverted. The water passes through reed beds where it is cleaned before making its way to the balancing lake.

### Public art

It is the aim at Newhall to incorporate public art into the fabric of the development. The blue setts within the crossroads of Simplicity Lane and Ramblers Lane are an example of this. The colourful setts are made from recycled glass bottles.

### **Live/work units part 2**

The units which back onto the Crossway represent another type of Live/work unit. An additional room is provided above the garage, which could act as a separate workspace, granny flat or gym with access to a roof terrace. This separate annex is accessible from both the main dwelling and from Crossway.

### The sales centre

Please feel free to visit the sales centre on The Chase where you will find a 3D model of the planned neighbourhood and sales information on request.

## **Grovehill Future Project —Vision Art Competition Presentation Day Held on 23<sup>rd</sup> March 2013**

A very good day which drew in a large number of people whose ages ranged from elderly to young families with children.

The Community Centre had been decorated with drawings and paintings which had been contributed by the children, as well as posters giving information about the Grovehill Future Project and what it was all about. There were two large maps on the wall showing Grovehill as it was in the past and as it is now, which aroused a lot of interest.

Paper architectural plans of buildings submitted by pupils from the local Secondary School, Astley Cooper, were also on display and very impressive.

There were display boards around the hall with more information regarding The Grovehill Future Project as well as a Tombola Stall, raffle and an Auction of football memorabilia.

Music was played by The New Hope Church Group, The E3 Brothers and the Choir of The Christian Fellowship Church.

There was a real feeling of Community spirit, as excited children hunted for Easter Eggs and awaited the Prize giving and people sat and listened to the music.

The arrival of the Mayor and the local M.P.added to the buzz of expectancy and they joined in mixing with the crowd and chatting to people.

After a while they presented the prizes to the children who were quite excited by the proceedings and the prospect of having their photographs taken with the Mayor and other local dignitaries

There was a feeling of the Community coming together as everyone had contributed in their own way to this project, the children with their paintings, the parents with their encouragement, the shopkeepers in Henry Wells Square,who donated the prizes, the Mayor, M.P.,county councillors, and local councillors who joined in so willingly and informally, and last but not least the volunteers who had put in so much work to make it all happen.

There was a lot of interest shown in The Grovehill Future Project and the day had fulfilled its purpose of informing people of what was happening and what could be achieved in the future.

the **GROVEHILL FUTURE** project

We would like to thank all those listed  
For their help and generous donations

**Better Mobility.**

*Coral Betting Shops,*

**FISHN CHICKN,**

GreenAcres Public House,

**GROVEHILL PHARMACY,**

**Herald Sports,**

*Ian Rennie Hospice,*

*1,000 Bubbles Laundrette,*

*Martins Newsagent,*

*Michael Anthony,*

*M&L Carpets,*

*Susans Bakery,*

**TJ.Off Licence,**

**TESCOEXPRESS,**



This project is supported by Dacorum Borough Council

the **GROVEHILL FUTURE** project

For the Children of Grovehill

The Vision Art Competition

Presentation Day

Saturday 23 March - 2pm-4pm

The Worshipful the Mayor & Mayoress  
of the Borough of Dacorum

Cllr. Herbert & Mrs. Shirley Chapman  
will be presenting the winners prizes at  
Grovehill Community Centre

**ALL ART WORKS WILL BE ON DISPLAY  
EVERYONE IS WELCOME**



the **GROVEHILL FUTURE** project

*The Grovehill Neighbourhood Plan*

A key planning document affecting the future of Grovehill

New rights and powers for the communities and individuals to get involved in planning for their area

Communities come together through their local council and say where they think new houses/businesses/shops should go

And what they should look like

**YOU CAN BE INVOLVED**

**YOU CAN BE PART OF IT**

**YOU CAN JOIN US AT ANY TIME - JUST TURN UP**

Next meeting

**Monday 15 April at 7pm**

**at the meeting room, Grovehill Community Centre,**

the **GROVEHILL FUTURE** project

*Refreshments - Entertainment - Raffle*

*Kids entertainment - Tombola*

**Programme of Events**

<b>2pm</b>	<b>Welcome – event open</b>
<b>2.00</b>	Easter Egg Hunt
<b>2.15</b>	New Hope Church
<b>2.30</b>	<b>Arrival of the Mayor</b>
<b>2.35</b>	Liberty Christian Choir
<b>2.45</b>	E3 Brothers
<b>3.00</b>	<b>The Mayor and Mike Penning, M.P</b>
	<b>and presentation of prizes</b>
<b>4.00</b>	Auction
<b>4.30</b>	Raffle
<b>5.00</b>	<b>Thank you – event close</b>



# COMPETITION RULES

1. This competition is open to all young people resident or schooling in Grovehill up from Reception to Year 13
2. Application forms are available from the following sources:
  - Grovehill Community Centre.
  - NHS Chemist (Henry Wells Square)
  - Your local school
3. Entries will only be accepted with an accompanying application form.
4. All entrants below the age of 16 must ensure that a parent or guardian has completed the consent section of the application form.
5. The subject is "*Your Vision of Grovehill in the Future*". The section 'COMPETITION GUIDELINES' below may help to give you some ideas.
6. Artwork must be original.
7. Artwork can be painted, sketched, drawn or computer generated but **must** be two-dimensional.
8. Artwork can be any size up to A3 (420mm x 297mm or 15" x 11.7").
9. Individual pieces of artwork must have the originator's name, age, address and telephone number on the reverse side.
10. Artwork must not be framed.
11. Any medium will be accepted so long as it is dry and fixed.
12. Individuals may only enter one (1) piece of artwork
13. All entries must be received at Grovehill Community Centre by 6:00 p.m. on Friday 15<sup>th</sup> March 2013
14. Non-winning artwork can be collected after the competition from the Grovehill Community Centre reception. (proof of name will be required)
15. Grovehill Future reserve the right to cancel the competition and prize giving event at their discretion
16. Prizes will be awarded in each age group as follows: The judge's decision will be final
  - 1<sup>st</sup> prize - £25.00 worth of gift vouchers
  - 2<sup>nd</sup> prize - £10.00 worth of gift vouchers
  - 3<sup>rd</sup> prize - £5.00 worth of gift vouchers

## COMPETITION GUIDELINES (Artwork Ideas)

Do you have a favourite place in Grovehill? Do you have an idea for how the shopping centre may be improved? Or can you imagine somewhere new to play?

Don't worry if you can't draw or paint because that doesn't mean that your idea won't count. If it's easier, you can use a computer to generate your picture. Your idea could be of a building, an open space, a street, a shopping centre or even a school. This is your chance to show off your idea to other people and perhaps even win a prize!!

## FURTHER INFORMATION

1. Viewing of all the finalists' artwork, together with the presentations will be at the Grovehill Community Centre between 2:00 and 4:00 p.m. on Saturday 23<sup>rd</sup> March 2013.
2. Prizes will be awarded by The Worshipful the Mayor and Mayoress of the Borough of Dacorum, Cllr. Herbert and Mrs. Shirley Chapman.

## **23<sup>rd</sup> March Engagement session**

### **What do we want to achieve?**

Know who we are talking to. Are they representative of the community?  
Recruit more volunteers for the forum.  
Explain why we are creating a Neighbourhood Plan to the community.  
Get public agreement on our vision for Grovehill  
Add detail to our vision for Grovehill  
Prioritise vision statements  
Gain contact details for future work.  
Ask the community how they want to be informed about the Neighbourhood Plan.  
Inform about the next meeting.

### **Who is our target audience?**

Art competition participants – young people  
Parents – 20-50 year olds  
Grandparents – 50 year olds +  
This is a fairly wide potential audience. Any activities need to be able to be carried out by everyone.

### **What are our resources?**

Sticky dot profile sheets  
Neighbourhood Plan info sheet "blue arrows"  
Neighbourhood Plan leaflets  
Maps  
Low budget  
Dacorum Borough Council will cover hall hire costs.  
Display boards, in use for art display. (A long term ambition is to own a set of our own boards).  
Dacorum Borough Council can print A3 for free  
2 people needed minimum  
Briefing sheets  
Tables  
Pens/Pencils  
Sticky notes  
Sticky dots  
Flipchart stands  
Glue  
Blue tack  
Space of one side of the hall.

### **What methods will we use?**

Sticky dot profile sheets – age, gender, religious background, ethnicity.  
Map to show where people live.  
Displays – large "blue arrows"  
Leaflets

2 sign up sheets- one for more information/future contact. One for volunteering for the forum.

A3 sheet asking how to be kept informed and how often with sticky dots to choose methods (e.g. Email, letters, websites. Monthly, every three months)

10 vision statements on A3 sheets with a picture along with the statement.

A3 instruction sheet explaining to place dots to choose priority and sticky notes for comments.

An A3 sheet for other comments.

Sticky note comments on the statements

Pick top three of the vision statements with sticky dots.

Photo consent signs.

Date of next meeting on leaflets, sign up sheet and on display.

### **Plan for the day:**

#### **Who will prepare what?**

Sticky dot profiles – Stella to email to Jo

Leaflets - Norma, Maggie and Jo

Sign up sheets – Fola to prepare and send to Jo

Photo and video permission sign – John to check if available or produce

Neighbourhood Plan info display – Jo

Pictures and vision statements – Fola and Maurice

Instructions for the statements and dots – Fola

Next meeting sign – Jo

Briefing note/script – Maurice

#### **Set up:**

All information to Jo by 19<sup>th</sup> to print.

Collection from Jo on 22<sup>nd</sup> by John and John.

23<sup>rd</sup> March – Hall available from 10.30

Maggie, Maurice and Fola will set up from 11 am onwards ready for 2pm

John and John to deliver equipment by 10.30am

#### **During the event:**

John – Photos

Norma – Art competition

Adrienne, Maurice and Fola to man displays between 2pm and 5pm.

Additional support will be asked for on 4<sup>th</sup> March to man displays.

Planning Aid volunteers will be asked to help with explaining the Neighbourhood Plan process and help with the session.

#### **Tidy up:**

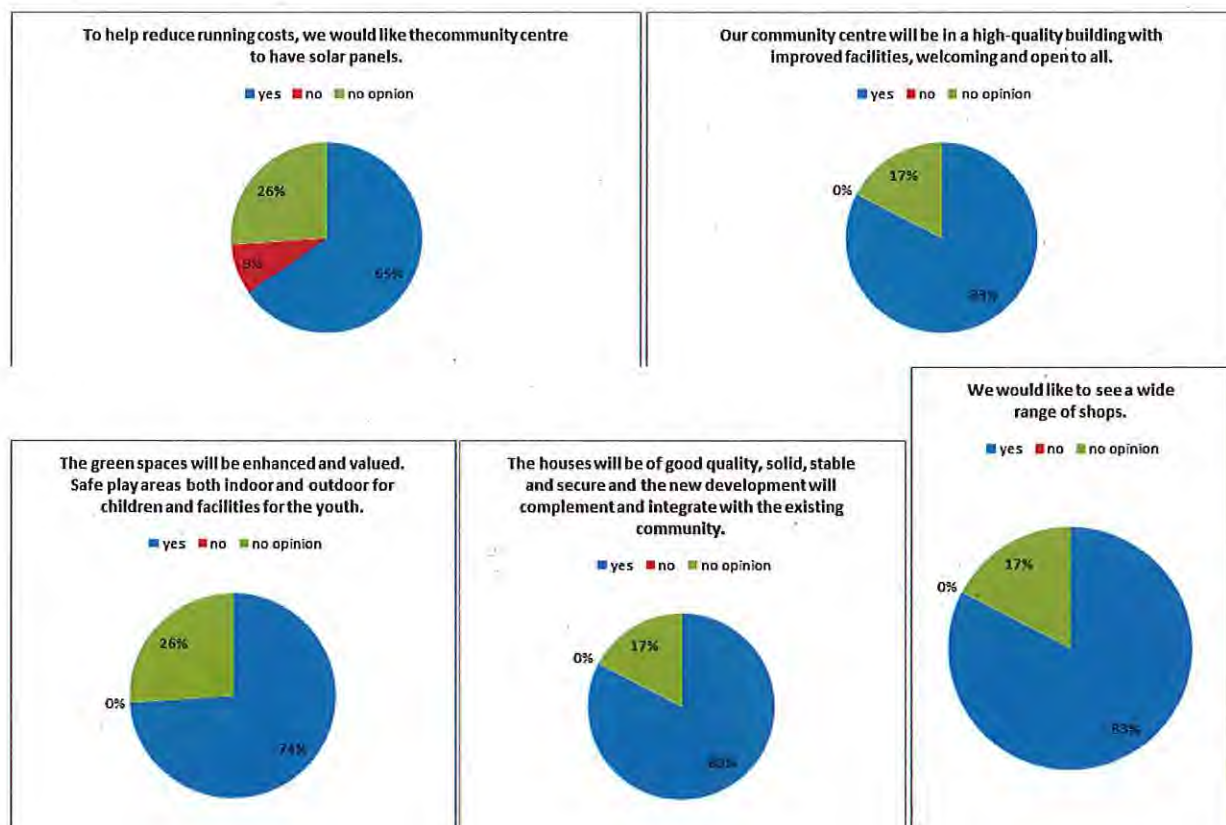
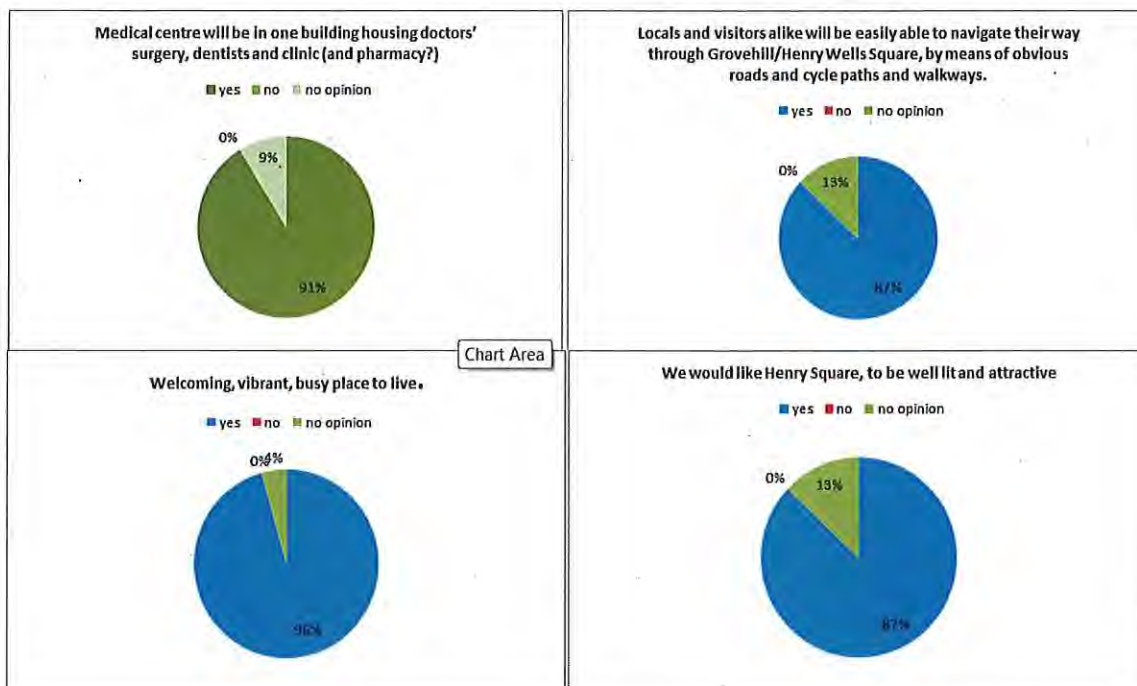
Fola to lead volunteers on the day

Fola will record results and send to Jo for circulations

Feedback to community via preferred methods – Fola will prepare a summary for this.

## Questions raised during art competition day

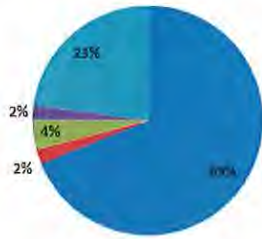
### In the Future Grovehill ...





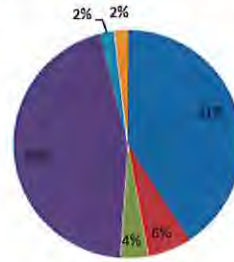
### Religion

■ Christianity ■ Hindu ■ Muslim ■ Other ■ None



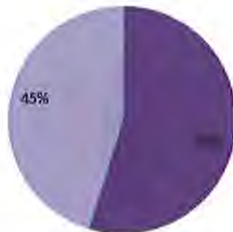
### Ethnic Group

■ White ■ Mixed ■ Asian ■ Black ■ Chinese ■ Other



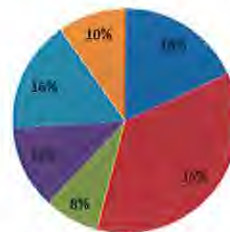
### Gender

■ Female ■ Male



### Age Range

■ 0-9 ■ 10-19 ■ 20-34 ■ 35-49 ■ 50-64 ■ 65+



the

# GROVEHILL FUTURE

project

## 2013 ART COMPETITION

### APPLICATION FORM

YOUR NAME

.....

YOUR AGE (please tick)

Up to 8		9 - 11		12 - 14		15 - 18	
---------	--	--------	--	---------	--	---------	--

.....

YOUR ADDRESS

.....

.....

.....

YOUR TELEPHONE NUMBER

.....

YOUR E-MAIL ADDRESS

.....

YOUR SCHOOL

.....

### CONSENT

NAME/PARENT / GUARDIAN NAME

.....

NAME/PARENT / GUARDIAN TELEPHONE NUMBER

.....

### DISCLAIMER

I consent to my personal/child's\*\* artwork being used in all Grovehill Future promotions, publicity and displays and that this may include photographs of the winners. The winning artwork will remain the property of Grovehill Future and they can accept no liability for any loss or damage that may occur whilst in their possession. I understand that no personal details will be displayed or published without my prior consent. (\*\*Delete as applicable)

NOTE: All personal information is confidential and for use for this competition only. Personal details will not be passed on to any third party, or published in any way except in connection with this competition.



Aycliffe Drive  
Primary School



Maple Grove  
Primary School



Haywood Grove  
Primary School



Astley Cooper School

the

# GROVEHILL FUTURE

*project*



Date: 27th June 2012  
Your Ref.  
Our Ref: JD/JD  
Contact: Claire Covington  
Email: [Claire.covington@dacorum.gov.uk](mailto:Claire.covington@dacorum.gov.uk)  
Directline: 01442 228788  
Fax:

Businesses  
Henry Wells Square  
Grovehill  
Hemel Hempstead  
Herts

Dear Local Business,

I am pleased to be contacting you as the new chair for Grovehill Future, the group who will be preparing a neighbourhood plan for Grovehill.

I'd like to start by apologising for the long delay in getting in touch with you. I was overwhelmed by how generous all of you were in donating raffle prizes to our launch event in December. It really helped to make the day a success.

Over the past few months we have continued to work on the plan, first through a series of workshops looking at the design and layout of Grovehill, and more recently setting up the steering group and terms of reference.

Neighbourhood plans give residents and businesses the opportunity to shape their neighbourhood to meet local needs and we would like you to be actively involved with the group. Henry Wells Square is one location where I know we could make a difference. The group is at a very early stage of developing the plan and we would like your help and ideas as to what the future vision for Henry Wells Square could be.

I believe that Grovehill Future is an exciting and a challenging project with the potential to make a real difference to the local community.

The next two meetings will be on 16<sup>th</sup> July and 3<sup>rd</sup> September, both at 7 pm at Grovehill Community Centre and I would be very pleased if you were able to join us.

If you would like to know more about Grovehill Future, please speak to either myself or Margaret in the pharmacy or Maggie at Cindy Annice, or email [grovehillfuture@dacorum.gov.uk](mailto:grovehillfuture@dacorum.gov.uk) where we will be able to send you updates on our activities.

Thank you again for your help with the Grovehill Future launch day and your continued support.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jay Doshi'.

Jay Doshi  
Chair, Grovehill Future



## **Discussion with Astley Cooper Year Seven Students**

09:00 19/06/12

1. More activities, clubs needed. Tai Quando? Football, Indoor Football
2. Shop where can buy school items when necessary, sports equipment, extras? shirts, paper, pens
3. A vet?

1. Litter days. Not enough bins. Seating areas needed, near shops
2. Lighting in certain dark areas
3. Alleyways open up or close off. Paving bad. Maintenance of Grovehill is poor.
4. Underpasses not liked, not used. Considered more dangerous than roads
5. Dogs on leads. Areas for dog walking/exercise

1. Speed limits on roads not adhered to
2. More parking areas as people now have 1,2,3 cars per household
3. Garages to be let out at reduced rate
4. Check to know who owns garages that are left to rot.

1. Mums and baby places where they can go. Places for babies 3 months upwards. Need more nursery schools

1. Bus Shelters built more solidly. Fares too high. Half price family ticket needed. Student save cards take too long to get – up to 3 weeks

1. More community policing. Not only when they are rushing to an incident

1. Disabled access to shops very poor. Roads poor
2. Activities for the disabled.

1. Places all over Grovehill left in disrepair or work ongoing. Signs should be put up so everyone will know what is going on.

1. Better communication re events at Community Centre.
2. Affordable housing

Liked the idea of paintings on walkway walls and submitted drawings



the

# GROVEHILL FUTURE

project

The Grovehill Future Project gives the residents and businesses of Grovehill the opportunity to shape their own future. It's one of the first of its kind in Britain.

*Your voice ...use it*

*Your choice ...make it*

*Be part of the future  
plans for Grovehill*



Grovehill Future is your views on  
housing - health and welfare - security  
shops and amenities - youth - schools  
the elderly - recreation - countryside and  
green belt - roads and transport - faith  
police - community - integration

For more information  
email [grovehillfuture@dacorum.gov.uk](mailto:grovehillfuture@dacorum.gov.uk)  
or visit the website [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture)

To find out more, join us at our  
**Grovehill Future** meeting at the  
Grovehill Community Centre 7pm on  
Monday 15th April  
Monday 13th May  
Monday 3rd June





# the **GROVEHILL FUTURE** *project*

**Your voice ..... use it,  
Your choice ... make it.**

## **Be part of the future plans for Grovehill**

### **What is Grovehill Future**

Grovehill Future is the new group preparing a neighbourhood plan for Grovehill.

### **What is a neighbourhood plan**

Neighbourhood plans focus on the needs of the local area and give residents the opportunity to improve and shape the place where they live, work, shop and go to school. Neighbourhood plans set out how much housing the area will need in the future and how the neighbourhood shopping centre, local services and facilities may need to develop and improve.

### **What will the Grovehill neighbourhood plan do**

The Grovehill neighbourhood plan will identify facilities, housing, services, transport, parking and environmental improvements. It will set planning policies for the development and use of land within Grovehill and be a vision and plan for regenerating Henry Wells Square and surrounding area.

### **What's happened so far**

In December Grovehill Future was launched at an event at Grovehill Community Centre and local residents gave their views on what they liked about living and working in Grovehill, and their vision for the future. In March Design Council CABE facilitated three workshops focusing on good design and the design and layout of Grovehill and Henry Wells Square.

### **What will happen next**

The next step is to formalise Grovehill Future as a neighbourhood forum, agree the area the neighbourhood plan will cover, and the programme for preparing the plan.

### **How can I be involved?**

Grovehill Future needs your help, new members are always welcome to join and get involved in the plan.

### **Want to find out more?**

Speak to Grovehill Future at the Grovehill Jubilee BBQ, go on line at [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture) or contact Claire Covington by email [Claire.covington@dacorum.gov.uk](mailto:Claire.covington@dacorum.gov.uk) or phone (01442) 228788.

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## 'Knock Grovehill shops down and start again'

Sponsored by [Dacorum Borough Council](#)



12-473 Business feature on Henry Wells Square, Hemel Hempstead.

Published on **Sunday 1 July 2012 11:00**

A CALL has been made to level Henry Wells Square and rebuild it with a public services quarter on one side.

Julie Banks, manager at Grovehill Community Centre, says it makes no sense for key buildings to be tucked away from the main focus of the neighbourhood.

She has spoken out as talks continue over 'Grovehill Future', a project to create a redevelopment plan for the area.

"One of the suggestions I had was to take Henry Wells Square and rebuild it so the church, the community centre and the medical centre are all in the square. We should be the fourth side of the square," Julie said. "We are one of the few neighbourhood centres without flats above the shops. Our square dies when the last shop closes. It's completely dead. It is the heart, it doesn't have to be 24/7 busy, but there is a balance."

Julie welcomes the project but is concerned about whether it will result in bricks on the ground.

"They have looked at some of the housing stock and how that could be regenerated. It's a good idea. They have done quite a lot of work with it," she said. "It has got local people involved – you like to hope they haven't set them up for a fall."

Grovehill Future envisages regenerating the area and Henry Wells Square, which dates from the early 1970s.

Claire Covington, strategic planning and regeneration officer at Dacorum Borough Council, said: "Grovehill Future is the new group who will be preparing a neighbourhood plan for Grovehill, giving residents and businesses the opportunity to shape their neighbourhood to meet local needs.

"The next stages will be to agree the project plan and decide what the Grovehill Neighbourhood Plan will cover."

A public meeting takes place at 7pm on July 19 at the community centre.

Like { 6 } Tweet { 3 } 0 1





# the GROVEHILL FUTURE project

Join the "Grovehill Future Group" and  
help shape your neighbourhood

The Grovehill Future Project gives the residents and businesses of Grovehill the opportunity to shape their own future by preparing a "Neighbourhood Plan". Be part of a plan that is one of the first of its kind in Britain!!

To help make this happen, we need your help. Are you interested in:-

- Improving Grovehill's facilities
- Practical hands on volunteer tasks
- Encouraging others to shape your neighbourhood
- Meeting likeminded people
- Helping to restore your neighbourhood
- Community activities and events

Then please join the "Grovehill Future Group", this is your opportunity to help to shape Grovehill for your future.

Please provide your name, address and a contact email address below:

Name.....

Address.....

Email address. ....

Please return to Strategic Planning and Regeneration, Dacorum Borough Council,  
Civic Centre, Marlowes, Hemel Hempstead, Herts HP1 1HH, or email your details to

[Grovehillfuture@dacorum.gov.uk](mailto:Grovehillfuture@dacorum.gov.uk)



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**THE**  
**GROVEHILL FUTURE**

**PROJECT**

**September 3<sup>rd</sup> at the community centre 7pm**

**YOU NEED MORE THAN ONE  
BRICK TO BUILD A WALL**

**MORE THAN ONE WALL TO BUILD  
A HOUSE**

**MORE THAN ONE HOUSE TO  
BUILD A STREET**

**MORE THAN ONE STREET TO  
BUILD A COMMUNITY**

**YOU NEED MORE THAN  
ONE PERSON TO BUILD THE  
IDEAS AND CONCEPTS TO  
MAKE IT WORK**

**WHAT GROVEHILL NEEDS IS  
YOU!**



# Grovehill Future: update



Copyright Design Council Cabe

Grovehill Future is the new group that will be preparing a neighbourhood plan for Grovehill, giving residents and businesses the opportunity to shape their neighbourhood to meet local needs. The Grovehill neighbourhood plan will be one of the first of its kind, testing the new planning powers introduced as part of the Localism Act.

The group has been learning more about what makes somewhere a great place to live and has started thinking about the design and layout of Grovehill.

What have we learnt about Grovehill so far ...

- Grovehill's green spaces and wooded areas make it a pleasant place to live, however the quality of some of these areas has deteriorated over time.
- The space behind Henry Wells Shopping Centre isn't being used well, with buildings in poor condition and lots of unused space making routes through to shopping and residential areas unclear.

- The many alleyways and footpaths through Grovehill make it difficult to tell which are the fronts and backs of houses.

These are some of the issues the Grovehill neighbourhood plan could address, through identifying improvements and setting planning policies to influence the development and use of land within Grovehill, helping to achieve its vision for the future.

The neighbourhood plan will be for everyone who lives, works or visits Grovehill. Jay Doshi, chair of Grovehill Future says 'Grovehill Future is an exciting and a challenging project with the potential to make a real difference to the local community'.

If you are interested in getting involved and shaping the future of Grovehill, the group welcomes new members. The next meeting is on Monday 3 September, 7pm at Grovehill Community Centre where we will be agreeing the neighbourhood plan programme.

To find out more visit [www.dacorum.gov.uk/grovehillfuture](http://www.dacorum.gov.uk/grovehillfuture) or contact Claire Covington on 01442 228788, [claire.covington@dacorum.gov.uk](mailto:claire.covington@dacorum.gov.uk)

Advertisement

## Proud to be twinned



Dacorum's relationship with our twin town of Neu Isenburg in Germany is being renewed this autumn thanks to a volunteer group of proud residents, councillors and voluntary organisations.

Supported by our officers, the group have invited representatives from business, education, voluntary sector, faith and civic organisations of Neu Isenburg to visit Dacorum later this year. The group are planning an action packed itinerary, bursting with exciting activities, historic tours and business networking events that will show off just how much Dacorum has to offer.

Christina Brown, a local resident on the group said, "Although the borough has been twinned for some time, the relationship has stagnated in recent years. The new committee is a voluntary, resident led group which is looking to reinvigorate this partnership and we are very excited about the upcoming visit, as we feel this will really help renew our friendship."

During the visit we will look at how we can strengthen the educational, civic and business relationships between the towns, and learn from each other.

The group is looking for more volunteers to get involved. If you'd like to help, contact Paul Sandford, a volunteer on the group, on 07767 075490.

## WILL KIMBERLEY GARDEN SERVICES

We are a small local company offering a professional service for helping you with your garden; we can offer a wide range of services in fact any job in the garden. If you require a price for a job we will book an appointment to discuss any work that needs carrying out, we will then send you a written estimate, of course this is without charge or obligation. Also all our estimates include all labour, materials and removal of waste relating to the job.



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- Overgrown gardens cleared
- Lawns re-laid
- Shed bases & sheds erected
- Leaf clearing
- Fences erected or repaired
- Hedge/shrub cutting & trimming
- General garden tidy ups
- Shingle laid
- Fruit tree pruning/tree lopping
- Gutters cleared
- High hedges a speciality
- Patio/deck cleaning
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## **Are You Fit? Neighbourhood Plan Preparation (part 1)**

### **Grovehill Futures November 24<sup>th</sup> 2012**

#### **Programme**

---

- |       |  |
|-------|--|
| 09.30 | <b>Arrival, Registration, Coffee and Networking</b><br>Add to the vision for Grovehill Future  |
| 10.00 | <b>Welcome, Introductions &amp; Scene-setting</b>  |
| 10.10 | <b>The Plan-making Process &amp; Project Planning</b><br>A reminder of the formal hoops you need to jump through & the framework within which you should prepare your plan               |
| 10.30 | <b>WORKSHOP 1 – What’s in your Project Plan?</b><br>Exploration of the Grovehill Project Plan  |
| 11.15 | <b>The Small Matter of Plan Preparation...</b><br>Introduction to the essential building blocks of any Neighbourhood Plan  |
| 11.35 | <b>WORKSHOP 2 – Design Council CABE Workshop</b><br>Mapping Issues   |
| 1.00  | <b>LUNCH</b> from the local Chip Shop  |
| 1.45  | <b>What on Earth is an Evidence Base?</b><br>A taster of the information needed to underpin Neighbourhood Plans  |
| 2.00  | <b>WORKSHOP 3 – Building an Evidence Base for Your Plan</b><br>What information might you need for your plan? Look at the key issues identified to date and the evidence on these topics |
| 2.45  | <b>Feedback findings from each group</b>   |
| 3.00  | <b>Time to go home</b>   |



**the**  
**GROVEHILL FUTURE**  
*project*

**ENGAGEMENT STRATEGY**

Draft 1: prepared by Stella Scrivener Planning Aid England

## 1. Introduction

Neighbourhood Planning is a new right for communities introduced through the Localism Act 2011. A Neighbourhood Development Plan sets out the policies against which planning applications are assessed. Neighbourhood Development Plans will become part of the local development plan for the area, which means that the policies and proposals contained within them will be used in the determination of planning applications, including appeals. It must be stressed that the policies produced cannot block development that is part of the local development plan. What they can do is shape and influence where that development will go and what it will look like.

The National Planning Policy Framework states that:

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”

NPPF para 155

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Grovehill Future intends to become a Neighbourhood Forum who will prepare a Neighbourhood Development Plan for the Grovehill Neighbourhood Plan Area, which was approved by Dacorum Borough Council. The engagement work will be planned and led by a sub group of this forum which will focus on communication and engagement.

This Strategy has been prepared to help guide the process of community and stakeholder engagement needed to produce an informed and relevant community-led Neighbourhood Development Plan for Grovehill. Effective engagement with local residents, community groups, businesses, and service providers in Grovehill and adjoining areas is a crucial aspect in creating a credible plan.

Grovehill Future shares Dacorum Borough Council's aims of consultation outlined in the Statement of Community Involvement.

<http://www.dacorum.gov.uk/PDF/ADOPTED%20STATEMENT%20OF%20COMMUNITY%20INVOLVEMENT.pdf>

Through the Neighbourhood Planning process Grovehill Future will seek to:

- give those who want to, the opportunity to constructively contribute and participate in the local planning process
- front load the consultation process to enable comments to be made in the early stages before policies are drawn up, i.e. at the issues and options stage
- actively encourage participation from any groups who have in the past been under-represented in the local planning process e.g. young people and people from ethnic minority groups
- keep organisations and the public informed about the local planning process and provide feedback on how their comments have been considered
- raise awareness of the local planning process
- ensure corporate participation
- learn from the consultation process and to seek ways of improving it
- draw from the consultation process, views of other Council services and where possible outside organisations.

## 2. Engagement methods

Engagement activities seek to create opportunities to bring together the views of the community and other stakeholders who will have an interest in how the area might be protected, change or grow over time. The intention ultimately would be to develop a shared view about the range of issues affecting the area. These views along with evidence will be used to create a Neighbourhood Development Plan for Grovehill.

There are several different methods of engagement that may be used to prepare the Grovehill Neighbourhood Development Plan. These may include but are not exclusive to:

- Interactive workshops
  - Displays, Post it notes, photo survey, guided walks, mapping, model making
- Focus groups
  - Topic specific (e.g. environment, housing, infrastructure),
- Surveys
  - Online questionnaires, web polls, paper questionnaires
- Interviews
  - Telephone, face to face, street
- Stalls at local fetes
  - Displays, opportunity to comment, mini surveys
- Public meetings
- Internet
  - Website, online surveys, social media
- Posters
  - In Henry Wells Square notice board, Community Centre, Local shops, Doctors,
- Press releases
  - DTV, Local papers, Radio, letters to local stakeholders

Grovehill Future will also bear in mind methods outlined in Appendix 6 of Dacorum Borough Council Statement of Community Involvement in the production of their Neighbourhood Development Plan.

<http://www.dacorum.gov.uk/PDF/ADOPTED%20STATEMENT%20OF%20COMMUNITY%20INVOLVEMENT.pdf>

Community Engagement activity can take place on a number of different levels. These range from providing information to empowering individuals and groups to take decisions on relevant matters.

Inform: Provide information about processes, events, issues and proposals;

Consult: Obtain feedback and analysis on options and proposals;



**Involve:** Work directly with the community throughout the process to ensure their issues and concerns are consistently understood and considered;

**Collaborate:** Create partnership with the community in each aspect of decision making including development of options and analysis of alternatives;

**Empower:** Final decisions on all matters lie with the community.

### **3. Grovehill community profile:**

In order to successfully manage engagement it is important to be aware of the demographics of the community of Grovehill.

Detailed information can be found in Spotlight on: Grovehill <http://www.dacorum.gov.uk/pdf/Grovehill.pdf>

This data shows us that the community is made up of:

<b>Gender:</b>	Male	49.95%
	Female	50.05%
<b>Age:</b>	0-9 yrs.	12.19%
	10-19 yrs.	12.61%
	20-34 yrs.	21.14%
	35-49 yrs.	21.74%
	50-64 yrs.	22.09%
	65+ yrs.	10.23%
<b>Religion:</b>	Christian	64.80%
	None	22.35%
	Hindu	1.3%
	Muslim	1.13%
	Other	4.25%
<b>Ethnicity</b>	White	94.6%
	Mixed	1.33%
	Asian	2.52%
	Black	1.07%
	Chinese	0.24%
	Other	0.25%

The 2011 Census data will be used to update this data as it is made available.

Each engagement event carried out will be assessed against this data to see if the Neighbourhood Planning process is engaging with a wide section of the Grovehill community. Where gaps are identified targeted consultation methods will be planned by the sub group.

### **4. Stakeholders**

A list of stakeholders has been prepared to help promote the Neighbourhood Development Plan and to ensure wide community engagement is possible. This list will require regular review by the sub group to ensure it is comprehensive and up to date.

## **5. Project Plan**

A detailed project plan will be prepared by the project planning sub group and the communication and engagement sub group of the Grovehill Future forum outlining engagement activity for the coming year. These activities will be reviewed periodically to ensure that a wide section of the community is proactively being engaged.

## **6. Recording**

Data from all engagement will be recorded and collated. A summary from each engagement activity will be created. Key issues will be noted. These summaries will be used to help in the preparation of the Consultation Statement which will be submitted with the Draft Neighbourhood Development Plan along with a statement of how the plan meets Basic Conditions to the Independent Examiner.

## **7. Feedback**

Regular community feedback will take place. The method and frequency will be determined by the community comments made on the 23<sup>rd</sup> March. Detailed notes on the feedback methods to use will be added to this strategy following this engagement activity.

## **8. Statutory Requirements**

Statutory requirements for Neighbourhood Development Plans are outlined in The Neighbourhood Planning Regulations 2012.

<http://www.legislation.gov.uk/uksi/2012/637/contents/made>

The draft Neighbourhood Development Plan will require a 6 week consultation period planned.

The final draft Neighbourhood Development Plan will then be required to undergo a 6 week statutory consultation.

The Neighbourhood Development Plan will need to be submitted with a Consultation Statement that should include:

- Details of who was consulted about the plan
- Explain how they were consulted
- Summaries main issues and concerns raised
- How these issues and concerns have been considered and or addressed

## **Community Engagement - Proposed methods going forward:**

These were gathered from the group discussion on 16<sup>th</sup> February. In order for these ideas and suggestions to progress they will need incorporation into the groups Project Plan.

### Website

This will require regular updates

It will require publicity to ensure it is used.

It can include photographs from events, summaries of engagement work.

*Resources: hosting costs, webmaster, time, compatible files, internet access.*

### Facebook group – Lorna to set up and monitor

This will require regular updates and moderation.

It will require publicity to ensure it is used.

It can include photographs from events, summaries of engagement work, and polls on issues.

*Resources: Free, time, compatible files, internet access.*

Grovehill Neighbourhood Day – suggested for a weekend day, in May/June 2014 This event cannot clash with other local sessions.

This will require considerable planning and partnership working with local community organisations. Ideas included a band, children's activities, BBQ.

Permission will be required from DBC.

*Resources: Marquee/gazebo, Time, finances, volunteer force.*

Stalls at existing events – Lorna and Norma to provide a list for the meeting on 4<sup>th</sup> March

These will be used to inform people about the Neighbourhood Plan and look to gather views and opinions.

*Resources: Flipchart stands, gazebo, Blue Arrow display on NP, Bespoke interactive engagement for each event, time, and volunteers to man the stand, leaflets.*

Feedback at the NAG AGM on progress of the Neighbourhood Plan

*Resources: someone to present, permission, time*

Street survey – Henry Wells Square

This will require prepared questions.

Permission will be required from DBC.

*Resources: surveys, volunteers, clipboards, ID badges*



Questionnaires – to hand out at events, to each household

Drop off points could be – chemist, school, shop, community centre

Post to Community Centre

Create online version and link to Facebook.

It was suggested this would be best carried out in August/ September

Time is required to plan the survey, ensuring the right questions are asked to get useful data for the Neighbourhood Plan, that the Engagement Sub group should begin work on this as soon as possible and present ideas to the Forum.

Why are you engaging? To increase the number of participants in the neighbourhood plan and get it approved

What do you want to achieve/find out? What people would like to happen within their community and increased participation

Who are you engaging with?	Methods to use for this group:	Where and when:	Method of feedback:	Comments:
20-35 year olds	<ul style="list-style-type: none"> <li>Posters in their favourite haunts for example, the Herald club, Tesco express, gyms (Virgin) Zumba-classes, Fishery pub, and websites. <i>SEE FRANKS.</i></li> <li>Advertise on Decorum radio in partnership with the internship offered and stations like hearts and the 3 counties radio.</li> <li>Social media e.g. Twitter/Facebook</li> <li>Shops such as clothing stores, coffee shops and restaurants.</li> <li>Work with sports, volunteering and religious groups.</li> <li>On coaches, colleges and schools</li> <li>Through the job centre and library</li> </ul>	<p>Jarman park, Henry Wells Square GNA <i>CHAPTER</i></p> <p><i>Daily Issue + Options</i></p> <p><i>Neighbourhood Arts</i></p> <p><i>GNA CHAPTER</i></p>	<ul style="list-style-type: none"> <li>Facebook (must be moderated)</li> <li>Add art competition pictures</li> <li>Focused event for example, Grovehill neighbourhood day before school summer holidays</li> </ul>	<p>Surveys will be created and agreed in time for summer</p> <p>It was felt that this age group did not spend great amount of time in Grovehill.</p> <p>Lorna will look into creating a Facebook group and monitoring this.</p>
Over 65s	<ul style="list-style-type: none"> <li>Posters – Doctors, Toilets, Mobility Shop, Community Centre, Hairdresser, Community Café,</li> <li>Meeting them at centre places for example volunteer parks</li> <li>Personal visits at home</li> <li>Meeting them at retirement homes</li> <li>Activities at the community centre</li> <li>Publicise through Meals on Wheels.</li> <li>Articles in Free paper</li> </ul>	<ul style="list-style-type: none"> <li>Libraries</li> <li>Two beaches</li> <li>Job centre</li> <li>Hair dressers</li> <li>Pubs who offer special deals on meals for OAPs</li> <li>Doctors</li> <li>Buses after</li> </ul>	<p><b>Feedback collection from this point was general to all the groups</b></p> <ul style="list-style-type: none"> <li>Go to already established events (They could be there with grandchildren)</li> <li>Involve stake holders</li> </ul>	<p>It was felt any events should not take place after dark to attract this group.</p> <p>Any event should be easily accessible both in terms of location and set up of the room e.g. displays being visible and leaving sufficient room to move</p>

Disabled people	<ul style="list-style-type: none"> <li>Large print sizes,</li> <li>Careful colour choices in cases of colour blindness,</li> <li>Websites (ensure these are compatible with read software for the blind)</li> <li>Audio CDs and visual aids</li> <li>Use of maps and aerial photographs</li> </ul>	<ul style="list-style-type: none"> <li>9am</li> <li>Community centre toilets</li> <li>Henry Wells Square</li> <li>Mobility shop</li> <li>Two beaches</li> </ul>	<ul style="list-style-type: none"> <li>Bus-stops</li> <li>Surveys</li> <li>Established drop off points for survey returns</li> <li>Online</li> <li>Hand out the surveys at the judging of the art competition</li> <li>Design survey product for desired information</li> </ul>	around the venue.
Commuters	<ul style="list-style-type: none"> <li>Leaflets</li> <li>Posters at shops</li> <li>Street survey</li> <li>Share information via schools, after schools clubs,</li> <li>Notice boards</li> <li>Quick surveys</li> <li>Barcode (for a quick scan of the website information)</li> <li>Articles in papers</li> </ul>	<ul style="list-style-type: none"> <li>Trains</li> <li>Bus stations</li> <li>Before 7am and after 7pm are peak periods.</li> </ul>	<ul style="list-style-type: none"> <li>Facebook</li> <li>Feedback at events</li> <li>Neighbourhood action group to feedback at events</li> <li>Website</li> </ul>	Access should be considered when using venues, and any displays set up to allow ease of movement in a format accessible to most people
			Targeting Grovehill specific commuters may be a concern as other commuters use car parks within Grovehill	

#### Common methods that worked with several groups included:

Street survey in and around Henry Wells Square

Posters in shops, doctors and schools "GNA"

Articles in local papers

Website, online surveys and Facebook

GNA ACTIVITY GROUPS

CONCENTRATE EFFORT -

SURVEY GROUPS USING GNA + YOUTH CENTRE.

INCLUDE ETHNIC + RELIGIOUS GROUPS.

ADD CORPORATE GROUPS TO COMMERCIAL STAKEHOLDERS.







Why are you engaging? To increase the number of participants in the neighbourhood plan and get it approved

What do you want to achieve/find out? What people would like to happen within their community and increased participation

Who are you engaging with?	Methods to use for this group:	Where and when:	Method of feedback:	Comments:
Disabled people	<p>All Groups - Priority</p> <p>LIMITED SIGHT</p> <p>LIMITED MOBILITY</p> <p>LEARNING</p> <p>RADIO DROPPIN. Daily Issue.</p> <p>EON.</p> <p>DROPPIN COUNCIL FOR VOLUNTEERS</p> <p>FACTOR OF ENGLAND AND AUSTRALIAN SERVICE</p>	<p>TALKING NEWS PAPER</p> <p>LARGE PRINT.</p> <p>WHEEL SPEES.</p> <p>MOBILIZING SITE</p> <p>TWO BEACHES</p> <p>ONLINE.</p> <p>GMA.</p> <p>GMA.</p> <p>GMA.</p>	<p>ON LINE.</p> <p>PAPER COPY.</p> <p>PAPER COPY</p> <p>PAPER COPY</p> <p>FACEBOOK / ONLINE</p>	<p>LIASON.</p> <p>SPECIAL PRINT.</p> <p>VOLUNTEERS NEEDED</p> <p>"</p> <p>SPECIAL VOLUNTEERS.</p> <p>LIASON.</p> <p>LIASON WITH JULIE BAKER</p> <p>"</p> <p>"</p>
Corporate Bodies.				



Why are you engaging? To increase the number of participants in the neighbourhood plan and get it approved

What do you want to achieve/find out? What people would like to happen within their community and increased participation

Who are you engaging with?	Methods to use for this group:	Where and when:	Method of feedback:	Comments:
Commuters	Target Henry Wood SQ Parkers SOURCES OF PARENTS SURVEYED PARENTS VIA SCHOOLS			Surveys All Day PARKERS LEATHER COPS

### Grovehill Future: Project Plan activity

On 24th November members of Grovehill Future attended a Planning Aid workshop and jointly produced the following draft project plan.

Below are the typed results of this activity:

Already achieved	December	January	February	March	April
Decided boundary for NP area	Key issues identified	Representative membership in group	Lead contact agreed	Apply for forum status	Community engagement
Map of area agreed	11/12/12 Area designated	Group capable of becoming a forum	Prepare statement of why group is suitable to be a NF	Plan community engagement activities	Ready to notify stakeholders
Name of area agreed	Partnershi12	Vision for Neighbourhood Plan agreed		Partnershi12 activit	Art com12etition
Prepared statement of why area is suitable	Meeting for shop keepers — terms of engagement	Break Grovehill into Zones		CABE Workshop	Results event
Applied of Neighbourhood Area	Would like the church to be part of it.	Profile of community/Grovehill population completed	Core strategy examination report-discuss framework		EASTER
Group terms of reference created	Art com12etition	Core strategy examination report-discuss framework			Forum consultation period
	Schools notified				
	Publicit				
	Notify schools, radio, paper etc.				
	Engagement				
	012120rtunities		Partnershi12 activit		
	Lights turning on and Christmas carols	Partnershi12 activit	Planning Aid training on engagement 16/2/13		
	8/12/12	CABE Workshop			
	Christmas Fayre				
	22/12/12				
	CHRISTMAS				

May	June	July	August	September	Beyond September
Community engagement	Process engagement results	Neighbourhood Forum Designated	HOLIDAYS	Evidence gathered	Community Engagement
	Evidence gathering	HOLIDAYS		PartnershiQ activity	Site assessment
		Evidence gathering		Training on policy writing and assessment	method agreed
					Site assessment carried out
					Draft policies
					Prepare consultation statement
					Draft plan
					Assess draft against basic conditions
					Statutory consultation
					Submit draft plan to LPA
					Submit consultation statement
					Agree appointment of Independent Examiner
					Receive Examiners report
					Create final draft
					Referendum
					Neighbourhood Plan Made



The group meet monthly. Sub groups more regularly

Other comments to consider:

Evidence gathering:

Underpass study, usage? Alternatives?

Access routes and signage analysis

Garage Study

Population change study

List of listed buildings and conservation areas, protected trees

Find out landowners/occupiers of Henry Wells Square

Trip to New Hall for youth

Highlight quick wins and integrate into existing budgets

It is clear that further project planning work is required. It is recommended that time is allocated to review the project plan.

2012

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# GROVEHILL FUTURE

project

## PROJECT PLAN

Stage One: Organisation - achieve by end July 2012

Key points/decisions	Stepping stones	Responsibilities/ action	Support
<ul style="list-style-type: none"> <li>Terms of Reference</li> <li>Plan Area</li> <li>Group status - Neighbourhood Forum (over 21 people)</li> </ul>	<ul style="list-style-type: none"> <li>Agree Terms of Reference for Steering Group</li> <li>Define boundary for Plan Area - part or whole of Grovehill?</li> <li>Gain approval from DBC for formal area of Plan - 6 weeks consultation</li> <li>Confirm inclusivity of 21 members of Forum</li> <li>Formalise set-up and management of the Neighbourhood Planning group</li> </ul>	<p>Complete July 12</p> <p>Complete July 12</p> <p>Submit July - completed Sept 12</p> <p>Oct 12</p> <p>Submit to DBC Nov 12</p>	<p>DBC/Planning Aid</p> <p>DBC/Planning Aid</p> <p>DBC/Planning Aid</p> <p>DBC/Planning Aid</p> <p>Existing members</p> <p>Existing members/DBC/Planning Aid</p>
Check with community and stakeholders	<ul style="list-style-type: none"> <li>Agree regular Sub-group members timetable and responsibilities</li> <li>Agree how to engage and identify stakeholders</li> <li>Create PR sub-group to deal with community issues/manage website</li> </ul>	<p>Create Groups and agree members/Sept</p> <p>Existing members</p>	<p>DBC/Planning Aid</p> <p>DBC</p>
<ul style="list-style-type: none"> <li>Draft project plan</li> </ul>	<ul style="list-style-type: none"> <li>Prepare and adopt Project Plan</li> </ul>	<p>July/Sept 12</p>	<p>Planning Aid</p>

**Stage Two: Vision and aspirations– achieve by end December 2012**

Key points/decisions	Stepping stones	Responsibilities /Actions	Support
	○		
Type of plan – <ul style="list-style-type: none"> <li>• Comprehensive</li> <li>• Focussed</li> </ul>	○ Review and map main issues from earlier consultation and workshops		DBC/Planning Aid
What changes do you want to make?	<ul style="list-style-type: none"> <li>○ Identify key issues and aims for Grovehill</li> <li>○ Make an initial Neighbourhood Plan with issues and ambitions</li> <li>○ Agree format of Neighbourhood Plan document</li> <li>○ Review and refine as you go</li> </ul>		DBC/Planning Aid  DCC – 2 days ( )
Setting up the evidence base: What exists? What do you need?	<ul style="list-style-type: none"> <li>○ Collate existing data from DBC and other sources and identify gaps</li> <li>○ Prepare Financial Plan</li> </ul>	Confirm data required/sources	Planning Aid

**For REVIEW by end December**

**Stage Three: Plan preparation and production– achieve by end March 2013**

Key points/decisions	Stepping stones	Responsibilities /Actions	
Review progress to date	○ Review Project Plan	Neighbourhood Forum	DCC – 1 day
Develop detailed policies and proposals – What will deliver our aims?	<ul style="list-style-type: none"> <li>○ Review existing policies in the Local Plan – identify any policy gaps in relation to your key aims</li> <li>○ Use key issues and aims identified earlier and make a first draft of policies</li> <li>○ Develop key diagram: what to protect and what to change</li> <li>○ Check conformity with LP policies</li> </ul>	CC/JD/Planning Aid can assist	



Check financial viability of proposals	<ul style="list-style-type: none"> <li>○ Specialist input to calculate costs/values of proposed development</li> <li>○ Assess whether amount of development will pay for delivery of aims/proposals</li> </ul>		
Check draft policies and proposals with wider groups of stakeholders and community	<ul style="list-style-type: none"> <li>○ Arrange focus groups</li> <li>○ Record comments /feedback and revise</li> <li>○ Produce final policies/proposals and plan diagram</li> </ul>		DCC - 2 days
	<ul style="list-style-type: none"> <li>○ Check print/production schedule</li> </ul>		

#### Stage Four: Examination and referendum – achieve by June 2013

Key points/decisions	Stepping stones	Responsibilities/ Actions	Support
Independent examination	Submit to Council Council will appoint Examiner	Examiner report published	
Referendum		Council co-ordinates and pays for this	
Plan adoption		Council adopts Plan	
Implement and monitor plan		Neighbourhood Forum	

# the **GROVEHILL FUTURE** *project*



## WELCOME PACK INFORMATION

Thank you for your interest in joining our group, to help you get up to speed with what's been happening in readiness for the next meeting, please find enclosed.

- 1 A copy of the latest minutes
- 2 Grovehill Future Booklet, showing dates of next meeting
- 3 A diagram of "How neighbourhood planning works".
- 4 Copy of the adopted terms of reference for the group
- 5 Link to website <http://www.dacorum.gov.uk/default.aspx?page=7007>

I hope this helps to get you up to speed, however if you need any further help or assistance, please let me know.

Regards,

Jo Deacon  
Technical Assistant  
Strategic Planning & Regeneration

# the **GROVEHILL FUTURE** *project*

## **TERMS OF REFERENCE**

### **Name and Objectives**

'Grovehill Future' is the name of a neighbourhood group which has been established to promote and improve the social, economic and environmental well-being of the defined area through the production of a Neighbourhood Plan as defined by the Localism Act 2011 under the Government's Front Runner scheme. A Steering Group has been established to lead on the development of the Neighbourhood Plan (the 'Plan') and will work collaboratively with Dacorum Borough Council to achieve this aim.

### **Membership of the Steering Group**

The Steering Group (the 'Group') will consist of residents who live in Grovehill, people who work or study in Grovehill or have a business interest in the area and anyone else with an interest in Grovehill as may be agreed by the Group. In addition the Group will be supplemented by representatives of Dacorum Borough Council (DBC) and Ward Councillors (when in attendance).

The Group is open and inclusive to everyone listed above this and Members will work together for the benefit of the community. Election to the group will be automatic and registered once:-

- The prospective member or organisation representative attends 3 meetings.
- *The member continues, where possible, to attend regularly and sends apologies to the Chairman/Secretary, or in the case of an organisation a replacement representative, if unable to attend*
- Removal/Loss of voting rights from the Group will automatic if a member/organisation fails to send any apologies for 3 meetings. (The Member may still attend future meetings).

From time to time the Group will undertake an audit of the membership to ensure that members bring value to the Group in terms of the skills needed and that the Group consists of a representative range of people with an interest in Grovehill.

The Group may also co-opt further representation from any person or organisation who is likely to bring additional value to the project. Co-opted Members will not have any voting rights

The names of Members\* will be publicly available on the Grovehill Future Website, designated Notice Boards and DBC Website. The Chairman will be the 1<sup>st</sup> point of call for all enquiries. (\* By becoming a Group Member you give consent for details to be listed).

By becoming a Member you have agreed to allow any photographs taken of you as part of Grovehill Future, to be used for publicity for the group. If you wish to opt-out you must do in writing to the Chairman.

The Group may form sub-groups to undertake various aspects of the work involved in producing the Plan.

The Group will be supported by:

- Dacorum Borough Council (DBC);
- \*\*Ann Skippers, an independent planning consultant appointed by DBC;
- \*\*Planning Aid; and
- \*\*Design Council CABE.

\*\*Subject to funding and to include other expertise as available/required



## **Roles and Responsibilities of Grovehill Future**

Grovehill Future is responsible for managing the Plan with the support of DBC. DBC under the terms of the Front Runner programme will manage their allocated £20,000 grant. Grovehill Future will be responsible for managing any funds they obtain through their activities.

### **The Local People on the Steering Group will:**

- Identify and define the neighbourhood area applicable to the Plan.
- Work with DBC to identify and justify the future development needs of the area.
- Work with DBC to develop policies to inform the future development and use of land in the area.
- Work together to draw up the Plan and any revisions as a result of the engagement or consultation process.
- Prepare, and regularly review, a project plan and delivery programme for the Plan.
- Liaise with DBC, keeping the Council appraised of the progress of the Plan.
- Ensure the Plan is developed through an effective programme of engagement and communication with the local community, local businesses, DBC, adjoining areas and third parties as necessary.
- Ensure that any proposals and policies in the Plan are viable and can reasonably be expected to be delivered within the Plan period.
- Have regard to national and local planning policy, European Union obligations and Human Rights requirements as appropriate.
- Conduct any necessary sustainability or other viability assessment necessary to support the Plan.
- Support the referendum process by seeking consensus and helping to secure community endorsement of the Plan.

### **The Council Representatives on the Steering Group will:**

- Support the Group throughout the process, providing professional planning advice and any relevant evidence to aid the development of the plan, ensuring that the Plan conforms to national and local policy so as to be found sound at examination and advising the Group as necessary.
- Work with the Group and the local community to establish the future development needs of the area.
- Work with the Group to develop policies to guide the future development and use of land in the area.
- Work with the Group to ensure there is effective engagement with the local community throughout the plan making process.
- Help to ensure that any other relevant statutory bodies or parties as necessary are involved in the plan making process.
- Support the Group in accessing training to ensure all parties are equipped to make the relevant decisions around the plan making process.
- Advise on any necessary Sustainability Appraisal and Appropriate Assessment to be carried out on the Plan.
- Arrange with the Group for the examination of the Plan to be carried out.
- Support the arrangements for the referendum of the Plan.
- Ensure that the Group is kept abreast of the budgetary implications of the project.

## **Responsibilities of Members of the Steering Group**

All members of the Group, individually and collectively, will ensure that the probity of the Group and the plan making process is open and transparent.

All members of the Group must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the Group. This may include membership of an organisation, ownership of interest in land (directly or indirectly) or a business or indeed any other matter likely to be relevant to the work undertaken by the Group.

All members will ensure that there is no discrimination in the plan making process and that it is an inclusive, open and transparent process to all groups in the local community and those wishing to undertake development or be involved in the process.

Members will treat each other, and anyone supporting the Group, with respect and dignity, allowing members to air their views without prejudice and interruption. Members must respect the needs and concerns of the community they are planning for.

If a member's behaviour or conduct is detrimental to the aims of the Group, a meeting will be held to discuss the matter and the individual's membership terminated.

## **General Matters**

The Terms of Reference may be subject to review during the life of the project and relevant amendments will be made following recommendations and subsequent agreement by the Group in conjunction with DBC.

The Group will meet regularly, usually on a four weekly cycle or more frequently as otherwise required. The meetings will be generally open to members of the public and publicised in advance in the local area and on the Grovehill Future website. The meeting's agenda and any papers will usually be publicised three working days in advance of the meeting. Meeting notes and minutes of decisions taken will be made available to the public on request and be available through the Group's website.

The Group will appoint a Chair and Deputy Chair from amongst its members. The Chair (or Deputy Chair in his/her absence) will call and chair meetings, act on behalf of Grovehill Future and represent it externally, have the authority to take decisions on urgent matters between meetings of the Group. The Chair and Deputy Chair should be elected annually, or as required and may stand for a total period of no longer than three years in any five year period.

A quorum for each meeting shall be **six** of the voting members of the Group.

Only Steering Group members have voting rights. Decisions are made by a simple majority of the members present and voting with the Chair having a casting vote.

The Group will report its findings and progress to DBC at key points specified within the project plan.

For Group funds raised through their activities the Group will provide a minimum of two signatories on the Group's bank account or other financial transactions for the project. A Treasurers report will be required at each meeting. The overall budgetary management for the £20k allocated to DBC remains DBC responsibility.

If Grovehill Future at any time no longer wishes to be designated a *Neighbourhood Forum* it may, by a simple majority vote of its members, chose to opt out. It must give notice to DBC and provide a statement setting out details of its wishes and this statement will be publicly available.

DBC reserve the right to withdraw Grovehill Future's formal designation as a neighbourhood forum if it considers that the organisation or body is no longer meeting its designated purpose.

Dated 16<sup>th</sup> July 2012,  
(amended 3<sup>rd</sup> December 2012)