

Harpenden Neighbourhood Plan

Stage 1 Engagement Report (Draft)

on behalf of Harpenden Town Council

May 2017

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DRAFT

Introduction

As part of the process for bringing forward the Harpenden Neighbourhood Plan, a public engagement exercise on the key issues for the area was undertaken between 20 March and 18 April 2017.

The engagement was promoted through:

- Town Council website
- Coverage in local media
- Leaflet distributed to all households in the Harpenden Neighbourhood Plan area
- Drop-in sessions at 3 locations within Harpenden
- Hardcopy and online questionnaires

Events were held on the following dates:

- Wednesday 29 March (4-8pm) at Batford Memorial Hall, Tallents Crescent, AL5 5BS.
- Wednesday 5 April (4-8pm) at Park Hall, Leyton Road, AL5 2LX.
- Tuesday 11 April (4-8pm) at Kinsbourne Common Hall, Luton Road, AL5 3QE.

Around 150 residents attended the drop-in sessions. The drop-in sessions consisted of information engagement boards, including a board for each of the Neighbourhood Plan themes to allow people to leave comments and a questionnaire that each attendee had the chance to complete. Comments left on the boards consisted of 'hopes and fears' relevant to each Neighbourhood Plan theme and can be found in the appendix to this document.

The events were staffed by members of the Harpenden Neighbourhood Plan Steering Group and consultants from Nexus Planning. At the close of the engagement period a total of 2,162 responses had been received via the online and hardcopy questionnaires.

Respondents were asked for their opinion on key issues across the following 5 key themes:

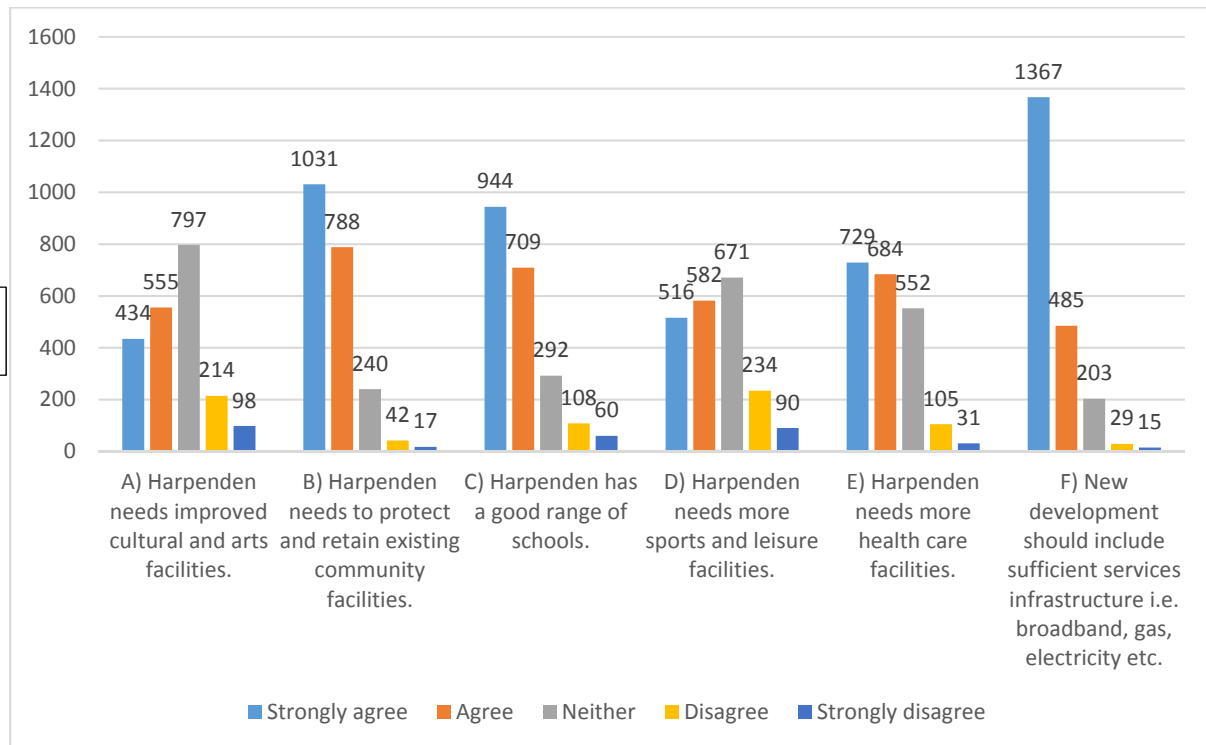
1. Social infrastructure and community facilities
2. Transport and Movement
3. Environment Sustainability and Design
4. Employment and Retail
5. Housing

The questions focused on what improvements are needed under each theme and what should be considered in the emerging Neighbourhood Plan.

The responses from the questionnaires have been analysed with the findings set out below under each of the relevant themes.

Social Infrastructure and Community Facilities

Responses can be found summarised in the chart and table below.



- Just under half of respondents (47%) agreed/strongly agreed that Harpenden **needs improved cultural and arts facilities**. A further 18% 'neither agreed nor disagreed'.
- A large proportion of respondents agreed/strongly agreed (86%) that Harpenden needs to **protect and retain existing community facilities**.
- Over three quarters of respondents (79%) agreed/strongly agreed that Harpenden has a **good range of schools**.
- Just over half of respondents (53%) agreed/strongly agreed that Harpenden needs **more sports and leisure facilities**. A further 32% 'neither agreed nor disagreed'.
- More than two thirds of respondents (68%) agreed/strongly agreed that Harpenden needs **more health care facilities**. Only 6% of respondents disagreed with this statement.
- The majority of respondents (85%) agreed/strongly agreed that **new development should include sufficient services infrastructure** i.e. broadband, gas, electricity etc.

	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree	
	No	%	No	%	No	%	No	%	No	%
Harpenden needs improved cultural and arts facilities.	434	21	555	26	797	38	214	10	98	5
Harpenden needs to protect and retain existing community facilities.	1031	49	788	37	240	11	42	2	17	1
Harpenden has a good range of schools.	944	45	709	34	292	14	108	5	60	3
Harpenden needs more sports and leisure facilities.	516	25	582	28	671	32	234	11	90	4
Harpenden needs more health care facilities.	729	35	684	33	552	26	105	5	31	1
New development should include sufficient services infrastructure i.e. broadband, gas, electricity etc.	1367	65	485	23	203	10	29	1	15	1

Comments received regarding the social infrastructure and community facilities in Harpenden included the need for more **secondary school places** to be made available to enable all pupils to attend school locally (215 respondents). The need for **improved health facilities** and in particular access to local GP's was also frequently mentioned (104). Other issues that emerged included better **utilisation of the Red House** for medical purposes (53), general improvements to the **current infrastructure** in Harpenden (51) and the desire to see improvements to the **swimming pool** facility (45). A more detailed list of comments received is set out below.

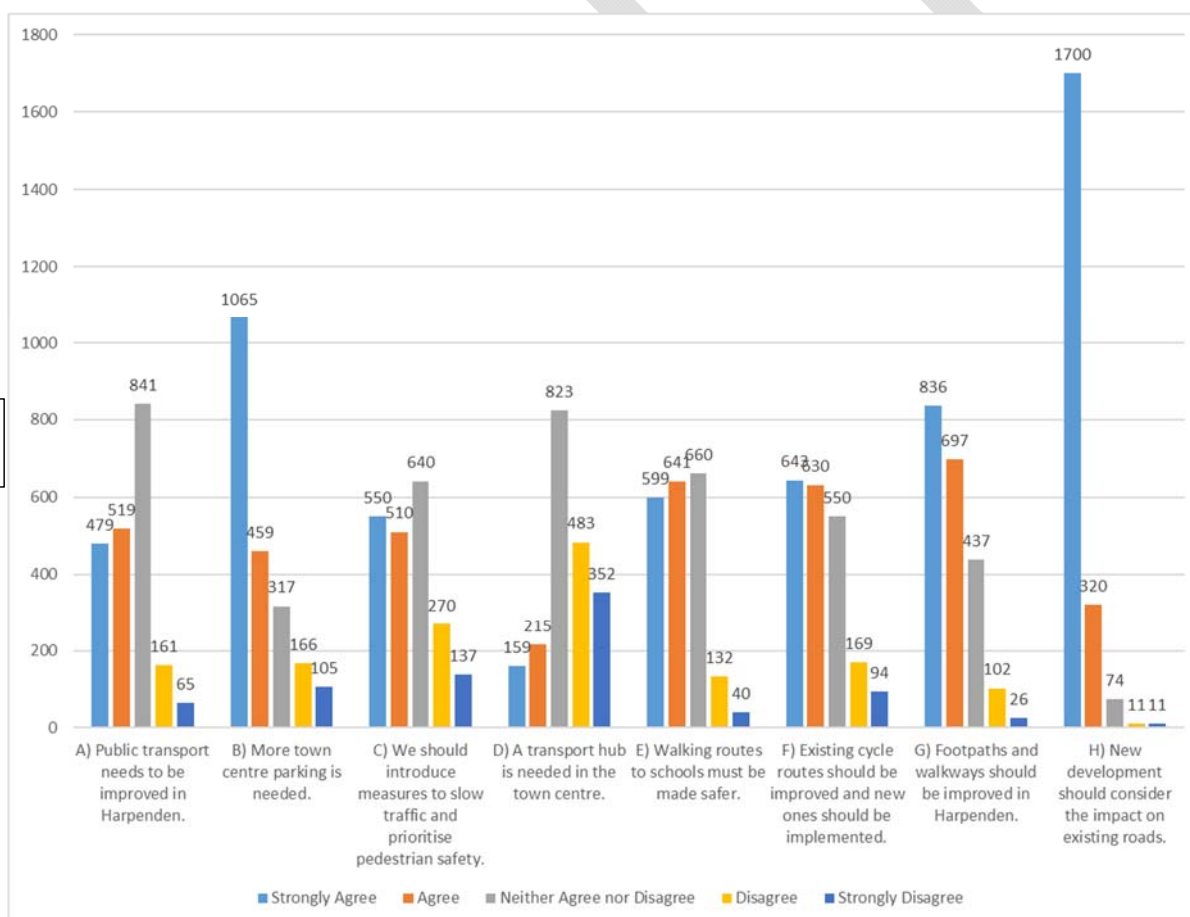
Comment	No.
More schools / school places are needed in Harpenden	215
Improved healthcare facilities / easier access to GP surgeries necessary	104
The Red House needs to be utilised	53
General infrastructure improvements would be necessary as currently under strain	51
Improvement required to the swimming pool	45
Parking issues within Harpenden need to be resolved	43
Sports facilities require upgrading	38
Road infrastructure and congestion to be considered	34
Good Schools within Harpenden	34
Improvement to community facilities required	28

Children should be able to attend local schools	24
Children's play areas / equipment need improvement	22
Cinema wanted in Harpenden	20
The new school should be in an alternative location	16
Refurbishment needed of the Public Hall	15
Theatre wanted in Harpenden	15
Support for the new sports and cultural facility	14
Facilities for teenagers wanted	13
Improvement needed to arts and culture facilities in Harpenden	12
Infrastructure generally under strain	12
Provision needs to be made for healthcare for the elderly	10
Internet speed needs to be quicker	10

Comments mentioned less than 10 times have not been included in this table.

Transport and Movement

Responses can be found summarised in the chart and table below.



- Just under half of respondents (48%) agreed/strongly agreed that **public transport needs to be improved in Harpenden**. A further 41% 'neither agreed nor disagreed'.
- Just under three quarters of respondents (72%) agreed/strongly agreed that **more town centre parking is needed**.

- Half of respondents (50%) agreed/strongly agreed that **measures should be introduced to slow traffic and prioritise pedestrian safety**. A further 30% 'neither agreed nor disagreed'.
- Over one third of respondents (41%) disagreed/strongly disagreed that **a transport hub is needed in the town centre**. A further 41% 'neither agreed nor disagreed'.
- Over half of respondents (60%) agreed/strongly agreed that **walking routes to schools must be made safer**.
- Over half of respondents (61%) agreed/strongly agreed that **existing cycle routes should be improved and new ones should be implemented**.
- Just under two thirds of respondents (73%) agreed/strongly agreed that **footpaths and walkways should be improved in Harpenden**.
- The vast majority of respondents (95%) agreed/strongly agreed that **new development should consider the impact on existing roads**.

	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree	
	No	%	No	%	No	%	No	%	No	%
Public transport needs to be improved in Harpenden.	479	23	519	25	841	41	161	8	65	3
More town centre parking is needed.	1065	50	459	22	317	15	166	8	105	5
We should introduce measures to slow traffic and prioritise pedestrian safety.	550	26	510	24	640	30	270	13	137	7
A transport hub is needed in the town centre.	159	8	215	11	823	41	483	24	352	17
Walking routes to schools must be made safer.	599	29	641	31	660	32	132	6	40	2
Existing cycle routes should be improved and new ones should be implemented.	643	31	630	30	550	26	169	8	94	5
Footpaths and walkways should be improved in Harpenden.	836	40	697	33	437	21	102	5	26	1
New development should consider the impact on existing roads.	1700	80	320	15	74	3	11	1	11	1

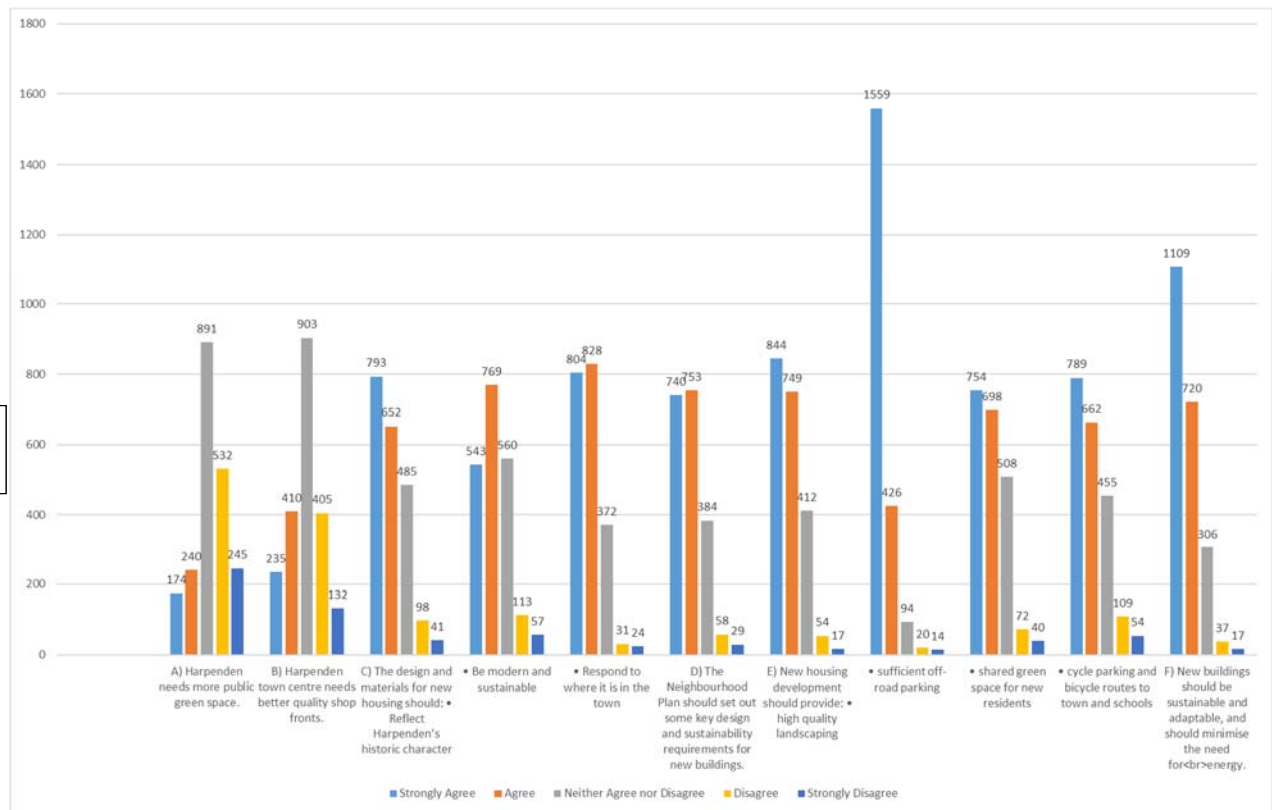
Comments received regarding transport and movement in Harpenden included the need for **improved road infrastructure** and the current and future levels of **congestion** to be considered when thinking about new development (100 respondents). It was felt that there is a need for **maintenance** to be carried out on both **roads** (92) and **pathways** (84). **Parking** was mentioned in several contexts, respondents stated that parking issues in general when parking in Harpenden (58) need to be addressed, it was further mentioned that additional parking is required in the town centre (59) as well as at the station (46). A more detailed list of comments received is set out below.

Comments	No.
Road infrastructure and congestion to be considered	100
Roads in need of maintenance	92
Pathways in need of maintenance	84
Additional town centre car parking is needed	59
Impact of new development must be taken into consideration (generally)	58
Parking issues need to be resolved	58
Parking at the station is difficult	46
Safer cycling routes should be a priority	41
Buses need to be more frequent / extended hours	39
What is a transport hub?	39
Walking should be encouraged	38
Improvements to public transport are required	33
On street parking causes issues in Harpenden (buggies, wheelchairs, access etc)	29
Parking changes should be more affordable	27
New / extended cycle routes needed	27
Traffic calming measure are needed	26
A multi storey car park is required at the station	25
Cycling should be encouraged	24
Improved train services needed	24
Walking routes need to be made safe	24
Speed bumps should be removed / unsafe	22
School drop off impact on congestion	21
Commuters parking on residential streets is an issue	19
20mph should be introduced on more residential roads	18
Multi storey car park needed	18
Bypass needed	17
Concerns regarding impact on traffic of the new school	17
Poor access to the station	17
Issues of speeding in Harpenden	16
The town centre should be pedestrianised	15
Public transport needs to be more affordable	14
Car use should be discouraged	14
Pedestrian crossings needed	14
Harpenden benefits from good public transport	13
Cyclists on pathways cause issues	12
Narrow pathways are dangerous	12
Difficult to reach other towns by public transport	12
Park and ride scheme should be implemented	12
Street lighting hours should be extended	12
Free parking required for town centre	10

Comments mentioned less than 10 times have not been included in this table.

Environment, Sustainability and Design

Responses can be found summarised in the chart and table below.



- Only 20% of respondents agreed/strongly agreed that Harpenden **needs more public green space**. A further 43% 'neither agreed nor disagreed'.
- Just under one third of respondents (31%) agreed/strongly agreed that Harpenden town centre **needs better quality shop fronts**. A further 43% 'neither agreed nor disagreed'.
- Respondents were asked to consider the design and materials for new housing:
 - Over two thirds of respondents (70%) agreed/strongly agreed that new development should **reflect Harpenden's historic character**.
 - Three quarters of respondents (75%) agreed/strongly agreed that new development should be **modern and sustainable**.
 - Over three quarters of respondents (79%) agreed/strongly agreed that new development should **respond to where it is in the town**
- Over three quarters of respondents (76%) agreed/strongly agreed that the Neighbourhood Plan should set out key design and sustainability requirements for new buildings.
- Respondents were asked what of the following new housing development should provide:
 - Over three quarters of respondents (77%) agreed/strongly agreed that new development should provide **high quality landscaping**
 - The vast majority of respondents (94%) agreed/strongly agreed that new development should provide **sufficient off-road parking**

- Over two thirds of respondents (70%) agreed/strongly agreed that new development should provide **shared green space for new residents**
- Similarly, over two thirds of respondents (70%) agreed/strongly agreed that new development should provide **cycle parking and bicycle routes to town and schools**
- Over three quarters of respondents (82%) agreed/strongly agreed that **new buildings should be sustainable and adaptable, and should minimise the need for energy.**

	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree	
	No	%	No	%	No	%	No	%	No	%
Harpenden needs more public green space.	174	8	240	12	891	43	532	26	245	12
Harpenden town centre needs better quality shop fronts.	235	11	410	20	903	43	405	19	132	6
The design and materials for new housing should: Reflect Harpenden's historic character	793	38	652	32	485	23	98	5	41	2
Be modern and sustainable	543	37	769	38	560	27	113	6	57	3
Respond to where it is in the town	804	39	828	40	372	18	31	2	24	1
The Neighbourhood Plan should set out key design and sustainability requirements for new buildings.	740	38	753	38	384	20	58	3	29	1
New housing development should provide: high quality landscaping	844	41	749	36	412	20	54	3	17	1
sufficient off-road parking	1559	74	426	20	94	4	20	1	14	1
shared green space for new residents	754	36	698	34	508	25	72	3	40	2

cycle parking and bicycle routes to town and schools	789	38	662	32	455	22	109	5	54	3
New buildings should be sustainable and adaptable, and should minimise the need for energy.	1109	48	720	34	306	15	37	2	17	1

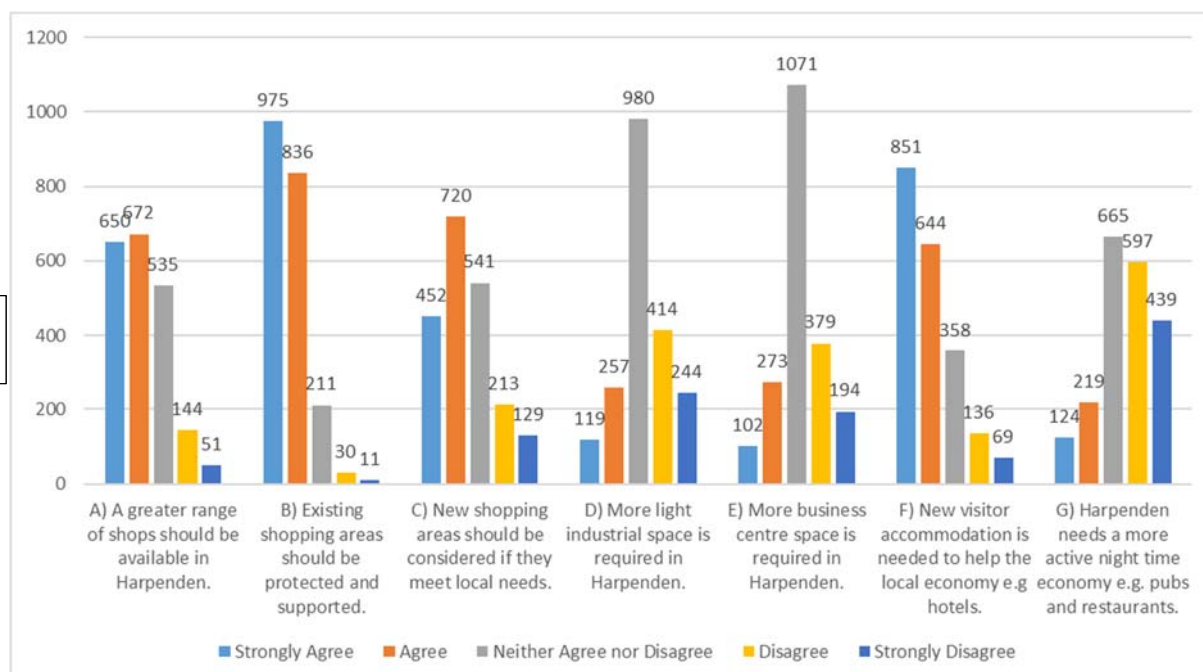
Comments received regarding environment, sustainability and design in Harpenden included the need **for sufficient parking to be provided as part of any new development** (75 respondents). The desire to ensure that the **character of Harpenden** is retained was stated by 69 respondents. With regards to **green space** in Harpenden a number of different comments were received stating that green spaces must be protected (67), there is currently a good amount of green space (60) and that current green space should be maintained (18). A more detailed list of comments received is set out below.

Comments	No.
Enough (off-street) parking needs to be provided for new developments	75
The village character of Harpenden needs to be retained	69
Green spaces need to be protected	67
Harpenden currently has a good amount of green space	60
Road infrastructure and congestion to be considered	51
Available school places need to be considered	51
New development should be sustainable	49
Infrastructure concerns regarding new development	40
Affordable housing needed in Harpenden	28
Increased health facilities required	27
No new housing needed in Harpenden	24
Modern architecture should be considered	19
Safer cycling routes should be a priority	19
Appearance of shop fronts should be considered	19
Current green space should be maintained	18
Lower rents/rates needed for shops/businesses to survive	16
Parking at the station is difficult	16
A large proportion of housing is being demolished and replaced by large houses	14
Harpenden is already full	12
New developments in Harpenden are bland	12
Better variety of shops wanted	11
Additional town centre parking is needed	11
Less charity shops in the town centre	10
Children's play areas should be improved	10
Walking should be encouraged	10

Comments mentioned less than 10 times have not been included in this table.

Employment and retail

Responses can be found summarised in the chart and table below.



- Just under two thirds of respondents (65%) agreed/strongly agreed that a **greater range of shops should be available in Harpenden**. A further 26% 'neither agreed nor disagreed'.
- The majority of respondents (88%) agreed/strongly agreed that **existing shopping areas should be protected and supported**.
- Over half of respondents (57%) agreed/strongly agreed that **new shopping areas should be considered if they meet local needs**.
- One third of respondents (33%) disagreed/strongly disagreed that **more light industrial space is required in Harpenden**. A further 49% 'neither agreed nor disagreed'.
- Less than one third of respondents (29%) disagreed/strongly disagreed that **more business centre space is required in Harpenden**.
- Over two thirds of respondents (72%) agreed/strongly agreed that **new visitor accommodation is needed to help the local economy e.g hotels**.
- Half of the respondents (50%) disagreed/strongly disagreed that Harpenden needs a **more active night time economy e.g. pubs and restaurants**.

	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree	
	No	%	No	%	No	%	No	%	No	%
A greater range of shops should be available in Harpenden.	650	32	672	33	535	26	144	7	51	2

Existing shopping areas should be protected and supported.	975	47	836	41	211	10	30	1	11	1
New shopping areas should be considered if they meet local needs.	452	22	720	35	541	26	213	10	129	6
More light industrial space is required in Harpenden.	119	6	257	13	980	49	414	21	244	12
More business centre space is required in Harpenden.	102	5	273	14	1071	53	379	19	194	10
New visitor accommodation is needed to help the local economy e.g hotels.	851	41	644	31	358	17	136	7	69	3
Harpenden needs a more active night time economy e.g. pubs and restaurants.	124	6	219	11	665	33	597	29	439	21

Comments received regarding employment and retail in Harpenden stated that there are already plenty of **restaurants** in Harpenden (141 respondents). The need for replacement **visitor accommodation** was also frequently mentioned (139). With regards to retail, the need for lower rents/rates was stated by 110 respondents, with a further 91 requesting that **fewer charity shops** are in the town centre. Respondents also stated that they would prefer **fewer coffee shops** (78), **estate agents** (40) and **hairdressers** (38) are located in Harpenden. A more detailed list of comments received is set out below.

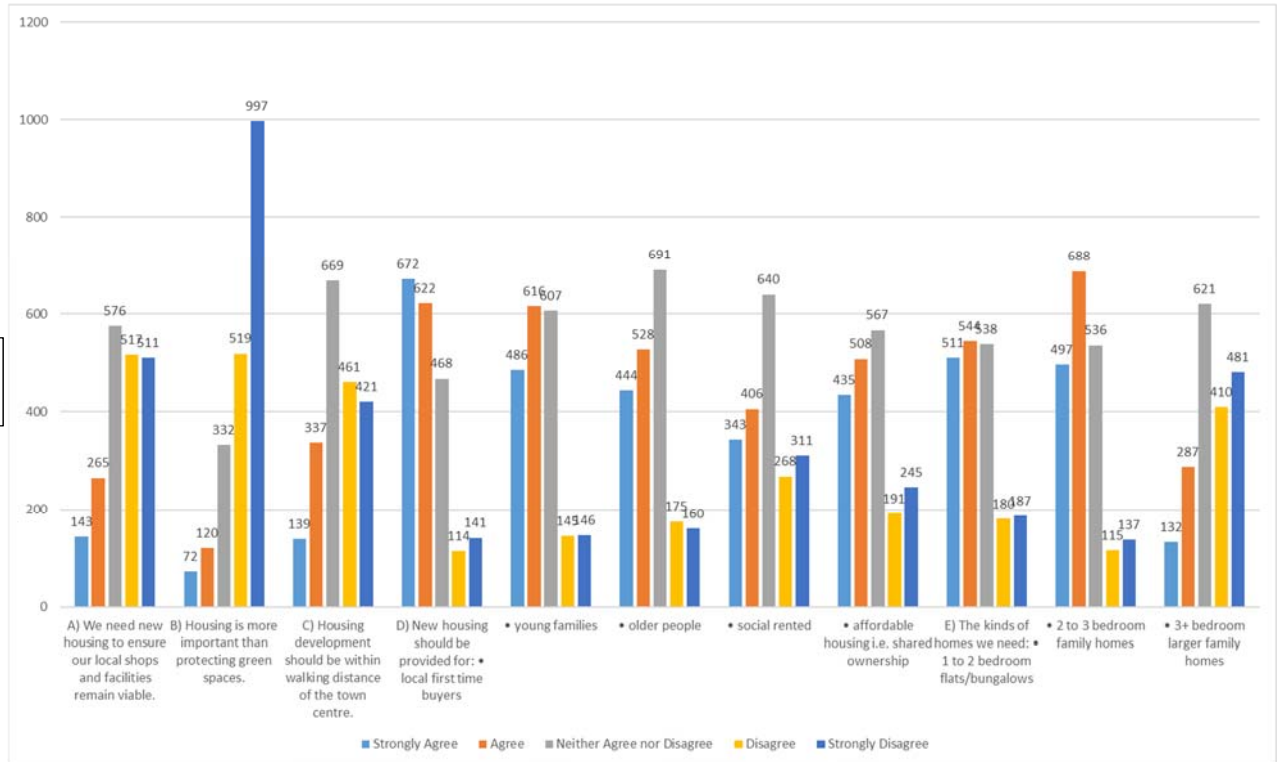
Comments	No.
Already plenty of restaurants in Harpenden	141
Visitor accommodation is needed within Harpenden	139
Lower rents/rates needed for shops/businesses to survive	110
Fewer charity shops in the town centre	91
Already plenty of pubs in Harpenden	88
Less coffee shops required in the town centre	78
Better variety of shops wanted	73
Hotel replaced with residential	60
Independent shops should be encouraged in Harpenden	60
Less estate agents needed	40
Less hairdressers needed	38
Hardware shop required in Harpenden	34
Clothing shops wanted in Harpenden	33
Hotels not viable, shouldn't be replaced	28

Available parking is an issue in the town centre	27
Better quality restaurants wanted	26
Shoe shops wanted	25
Local employment should be encouraged	21
Market forces will decide what is viable	20
No chain shops wanted within Harpenden	20
Affordable shops needed	18
Store selling household items wanted	16
Less fast food outlets in the town centre	16
Retain the village character of Harpenden	16
Respondents travel elsewhere to shop	15
Hotel is missed	13
Less beauty salons needed	13
No additional shopping areas are required	13
Cinema wanted in Harpenden	11
Industrial space is being converted into residential	10
Retain the pharmacy in Southdown	10

Comments mentioned less than 10 times have not been included in this table.

Housing

Responses can be found summarised in the chart and table below.



- Just over half of respondents (51%) disagreed/strongly disagreed that Harpenden **needs new housing to ensure our local shops and facilities remain viable**. A further 29% 'neither agreed nor disagreed'.
- Just under three quarters of respondents (74%) disagreed/strongly disagreed that **housing is more important than protecting green spaces**.
- Under half of respondents (44%) disagreed/strongly disagreed that **housing development should be within walking distance of the town centre**.
- Respondents were asked who new housing should be provided for:
 - Just under two thirds of respondents (64%) agreed/strongly agreed that new housing should be provided for **local first time buyers**
 - Over half of respondents (55%) agreed/strongly agreed that new housing should be provided for **young families**
 - Just under half of respondents (48%) agreed/strongly agreed that new housing should be provided for **older people**
 - Over a third of respondents (38%) agreed/strongly agreed that new housing should be social rented. A further 33% 'neither agreed nor disagreed'.
 - Just under half of respondents (48%) agreed/strongly agreed that new housing should be **affordable housing** i.e. shared ownership.
- Respondents were asked what kind of homes we need:

- Over half of respondents (54%) agreed/strongly agreed new homes should have **1 to 2 bedroom flats/bungalows**
- Over half of respondents (60%) agreed/strongly agreed new homes should have **2 to 3 bedroom family homes**
- Less than a quarter of respondents (22%) agreed/strongly agreed new homes should have **3+ bedroom larger family homes**

	Strongly Agree		Agree		Neither Agree nor Disagree		Disagree		Strongly Disagree	
	No	%	No	%	No	%	No	%	No	%
We need new housing to ensure our local shops and facilities remain viable.	143	7	265	13	576	29	517	26	511	25
Housing is more important than protecting green spaces.	72	4	120	6	332	16	519	25	997	49
Housing development should be within walking distance of the town centre.	139	7	337	17	669	33	461	23	421	21
New housing should be provided for:										
• local first time buyers	672	33	622	31	468	23	114	6	141	7
• young families	486	24	616	31	607	30	145	7	146	7
• older people	444	22	528	26	691	35	175	9	160	8
• social rented	343	17	406	21	640	33	268	14	311	16
• affordable housing i.e. shared ownership	435	22	508	26	567	29	191	10	245	13
The kinds of homes we need:										
• 1 to 2 bedroom flats/bungalows	511	26	544	28	538	27	180	9	187	10
• 2 to 3 bedroom family homes	497	25	688	35	536	27	115	6	137	7
• 3+ bedroom larger family homes	132	7	287	15	621	32	410	21	481	25

Comments received regarding the social infrastructure and community facilities in Harpenden included the need for more **secondary school places** to be made available to enable all pupils to attend school locally (129 respondents). The need for improvements to **infrastructure** in general before new development commences was stated by 90 respondents. Other issues raised included the

need for affordable homes to be available (77), consideration should be made for road improvements and the current level of congestion (75) and a further 75 respondents stated that they felt no new homes should be built in Harpenden at all. A more detailed list of comments received is set out below.

Comments	No.
Available school places need to be considered	129
Infrastructure concerns regarding new development	90
Affordable housing needed in Harpenden	77
Road infrastructure and congestion to be considered	75
No new housing needed in Harpenden	75
Green spaces need to be protected	75
Appropriate dwellings to be available for those wishing to downsize	74
There's enough expensive, overly large houses in Harpenden	70
Increased health facilities required	63
Parking issues need to be resolved	61
The village character of Harpenden needs to be retained	54
Smaller houses are needed in Harpenden	41
A balance of housing is needed in Harpenden	40
Young people are forced to move out of Harpenden due to house prices	39
Affordable housing needs to be available for local people	36
A diverse population is needed in Harpenden	36
Harpenden is already full	36
Housing needs to be available for young families	34
First time buyers need to be able to buy in Harpenden	29
Housing is too expensive	27
Housing being taken up by those moving out of London	22
Social rented housing needed	22
New development ideally within walking distance	20
Properties in Harpenden are being over extended	19
Urban sprawl should be discouraged	18
Currently enough housing to support the shops and facilities	17
A large proportion of housing is being demolished and replaced by large houses	17
Housing needs to be available for key workers	17
Bungalows are being demolished and replaced with large houses	16
Accommodation for the elderly is needed	16
Development should be on brownfield sites	15
An improved train service is needed to cope with an increase in population	14
Bungalows needed	13
Some green space will need to be built on	12
3 bedroom properties wanted	11
New builds need to include appropriate parking	11
Public transport needed if development is away from the centre	10

Comments mentioned less than 10 times have not been included in this table.

End of responses

STAGE 1 ENGAGEMENT REPORT - APPENDIX

Harpenden Neighbourhood Plan – Engagement 1 “hopes and fears”

In addition to the survey undertaken as part of Engagement 1, the Harpenden Neighbourhood Plan Steering Group sought the “hopes and fears” of local residents at the three engagement events held in the Neighbourhood Plan Area. Attendees were asked to provide this information for each key theme in the Neighbourhood Plan. The tables below include the hopes and fears of local residents, as shared at the three engagement events in Batford, Harpenden Town Centre and Kinsbourne Common. These are taken from post-it notes and the text is not altered. While the response rate was lower than the primary survey, this process allows some further understanding of residents’ views.

Batford Memorial Hall

Wednesday 29th March 2017

Social Infrastructure and Community Facilities	
Hopes	Fears
More adequate provision of infrastructure	Basic utilities will not be able to cope with expansion

Transport and movement	
Hopes	Fears
Parking	
Need more commuter parking to reduce on-street parking in residential areas	
Adequate parking	
Parking is like building roads, it leads to more cars! But parking should be improved particularly towards the north end of town	
Far more parking associated with new build than SACD min	
Congestion / traffic flow	
Reduce traffic	Impact from traffic at new secondary school
The Station Road congestion was brought about by giving planning consent for a school in the old library. i.e. self-inflicted by planners and local councillors	Continued traffic chaos as Luton Airport grows
Need a major effort to reduce ‘the school run’. My generation walked to local schools. Now the kids sit in a car and are fat!	A bypass to the north of Harpenden. Traffic flow on Lower Luton Road is horrific at weekday rush hour. I presume much of it is Luton/Hatfield/WGC and vice versa. This will only get worse when a) New school is built at the bottom of Common Lane and b) Proposed new industrial/office estate is built near Luton Airport
	Interesting to see plans are in place for a new school at Lower Luton Road. No consultation has been done with local residents that are directly affected. No planning application has been lodged. The safety of students walking along the Lower Luton Road and considerable increase of traffic have (hopefully) been fully addressed. So far no evidence of that
	The more roads you provide, the more car traffic will result but to some extent it self regulates. I’m against a by-pass – because where you put it urban development will spread up to it

	Fears that unmanaged congestion will progressively overtake the town. A number of factors can potentially contribute to this
Walking / cycling	
More bicycle routes, including better routes	
Pedestrian safety is clearly a priority and should be the number one consideration when planning any new systems	
Other	
Rothamsted Park to be preserved	

Employment and retail	
Hopes	Fears
Retail	
The number of charity shops (13!) and Estate Agents and hairdressers make up a large percentage of retail. Harpenden shops are becoming less and less diverse	Not enough diversity in retail uses. No hardware, no odds & ends shops. Clothes shops are expensive
The growth of e-retail has seen an explosion in home delivery and customer collect. Plans should encourage provision of walkable collection points – probably involving the ability to park and collect	Loss of retail in favour of restaurants
Loss of varied size units for companies of all sizes	
Retail is not the only source of employment	
Should include that in Southdown – co-op supermarket and the only hardware shop in Harpenden	
No need for new shopping (in fact, have to work to keep all current shops viable).	
Employment	
Business space – I don't know. A hub – to some extent the Skew Bridge pub has something like it – their Tuesday 'computer friendly' gatherings	Businesses driven out by property development
	Some concern that ring fencing Rothamsted may overload development into other areas of town

Environment, sustainability and design	
Hopes	Fears
Green spaces	
Keep green spaces we love	
No real need for more green space – we do well enough as it is	
Keep green space and allotments	
More allotments	
Design	
	Its whole character will be degraded by increased development, increased traffic, and increased demand for car parking. The Marquis Ford area, an attractive rural boundary to the town will be flattened by the new access road to the (badly sited) new school
Sustainability	
	Sustainability will be ignored

Housing	
Hopes	Fears
Retain balance character. Encourage affordable housing	Enough homes for first time buyers including key workers as rents are high
Yes to 1 and 2 bed units for first time buyers. Yes to fairly intensive use of the available land. Yes, as necessary, to go upwards rather than outwards and ideally near the town centre to reduce the need to drive into the already congested High Street	Overwhelmed by incomers (like post-war London overspill but for which there was a reason) – encouraged by London based estate agents advertising “move out of congested London to leafy Herts”. Hope that a level off of birth rate and Brexit will reduce the apparent future demand
Pleasant place for all to live, not just the wealthy	The Neighbourhood Plan should complement the Local Plan and key developments in housing (and associated infrastructure) should be addresses through this route
Need housing that people can afford i.e. 3 to 4 times average national salary	Dies as luxury flats trump all commercial property

DRAFT

Park Hall

Wednesday 5th April

Social Infrastructure and Community Facilities	
Hopes	Fears
Sports and Leisure	
New leisure centre looks great (time for a positive comment!)	Late night pub/bar music venues causing litter and anti-social activities, concern is new music / bar in Station Road (Old Post Office)
Main swimming pool should be bigger. Can there be a provision for seating at the poolside	Larger heated pool please
More youth clubs – facilities for secondary aged children	Cultural hub should reflect Harpenden's heritage – including a drop-in centre for using local archives
New sports/leisure complex really good news for the town	500 seating for new theatre is too large
Pool, gym and hall redevelopment is good	The leisure centre hall is meant to have seating for 500 – surely this is much too large
Could the new leisure centre include space for a local museum / art display as well as opportunities for local theatre / music productions	Why not work with Rothamsted conference centre. Great idea – along the same lines as shared use of Uni of Herts sports facilities
Hockey pitch	
Existing public hall – to become useful community space and not apartments	
All weather 3G pitch for football	
New arts centre – yes.	
Bigger library located in the new cultural centre, bring it all together	
Transport	
Resurface Salisbury Avenue	Improve our roads before spending all this money on more leisure facilities
Multi storey – yes	What about the traffic/parking implications
	Please maintain the roads – the potholes are terrible
Education	
The new secondary school is essential. Harpenden children being placed in St Albans is unacceptable	Herts County Council has taken too long with plans for new secondary school. With the addition of new homes on green belt land next to Bloomfield Road, will we be assured of timely infrastructure to accommodate additional school children?
Additional schools required for any new housing are built in a timely fashion	Fear the location of school as proposed ignores traffic impacts. Seems undeliverable
New secondary school is essential. Can't understand why this is taking so long	
Health	
The pharmacy serving the whole of Southdown (which has many elderly residents) is retained	Consolidate doctor's surgeries into 1 building, fill with appropriate services, bloods, asthma, day surgeries etc. With 1 building and appropriate parking and public transport. Raise tax to pay for proper services
Development of Harpenden Memorial Hospital into a health and wellbeing centre – as well as providing existing services (e.g. blood clinics)	Excellent idea to consolidate doctor's surgeries and additional services
Elderly care facilities. Day care centre	Local A&E's are a thing of the past. I hope I never need one
Visitor accommodation	

We need a hotel of B&B for people to stay in when they visit Harpenden. Also it would be nice if land could be used by community groups instead of for housing etc. e.g. scouts/guides/leisure	Tourists – visitors. How can we encourage people to visit when there is almost nowhere to stay (loss of two hotels recently, less of guests houses in 1990's)
Harpenden now has very limited rooms for people visiting – a hotel is needed	
Hotel – yes.	
Hotel!	
Work with Rothamsted to provide a hotel	
Appearance of Harpenden	
Please can we have another road sweeper as one can't cope. Also, station approach is appalling full of rubbish in the grounds of Bornfield and elsewhere	
Road sweepers get lost on route from St Albans. Drain cleaners too. St Albans is better looked after	
How about the public learning to be tidy with their rubbish – bin it	

Transport and movement	
Hopes	Fears
Traffic calming	
Speed cameras on the Lower Luton Road	Please not an attempt at a 20mph limit.
20 mile per hour limit to reduce air pollution and accidents	Please don't slow the traffic any more than it already is. Educate pedestrians!
	Make the Lower high Street pedestrian priority with a 5mph speed limit
	20mph zones yes. Speed bumps no
Public transport	
Hopper develops and grows its routes	Station approach entrance/exit and main station car park entrance/exit are both dangerous at peak times. Needs to be looked at
Terrible drop off zone at station. Tiny entrance / exit, 6pm train = 15 min queue to leave	Buses are so expensive it is cheaper to drive and park in St Albans for my family, I would get the bus if it was cheaper to reduce traffic
Better train service	The station is at saturation level. Because of the configuration, access is very congested. It really cannot take more commuters and the layout of the centre makes it difficult if not impossible to solve that
A cheap, frequent bus to St Albans	Station capacity is challenged at peak times - - will only get worse. Can take a long time to get out and platforms are really full in the morning
Encourage use of public transport	
More community buses taking shoppers up the hills from centre	
Parking	
We need multi-storey car park	Decent improved car-parking in car parks i.e. double storey
Train car park is a mess, not enough spaces.	Multi storey car park at station and Bowers Way
East side station car park access points are unsafe – needs an overhaul. Hope for an improvement	Too many people, not enough car parks, nor enough traffic wardens to enforce.
Support development for multi-storey parking on both station car parks including going over the railway including designed entry and access roads	Commuters should be encouraged to park at station. This means more parking there but ait must be at a price most people will pay. Not

	keen on additional parking elsewhere in town as this will encourage people to use cars more
More taxi ranks / parking required to stop them illegally parking in residential areas	There is not enough parking for the station – unless you are at the station by 8am there are no spaces
Lots more parking needed – I can walk in now but not forever – It stops me shopping in Harpenden – How about instead of a new leisure centre	Need to improve management of on-street parking – too many permit areas are empty of cars during the day. Need a strategic parking plan. Redevelop public halls site as a multi-storey car park
Introduce sever parking control via wardens	More car parks
Stop parking on major roads i.e. Station Road and the like	More parking is needed for the town. Why not an extra storey at station and Bowers Way
It is essential to have additional car parking with second level parking at Bowers Way car park and Amenbury Lane car park	Is there a possibility of building a multi-storey car park on Bowers Way site? 5 mins from the station and the shops, position good away from the main road
Land being so expensive, could more parking be built above/below ground e.g. station car park and Amenbury Lane	Limited parking spaces taken up by huge cars – which have made short very environmentally damaging journeys
More parking	
More parking will only encourage more traffic	
A second tier on Bowers Way	
SADC stopped larger car park @ station, should we be grateful?	
Multi storey car park at the station	
Parking for town employees (inexpensive)	
Stop builders vehicles blocking pavements driving pedestrians onto the road, especially if they have pushchairs	
Definitely more car parking is needed in the town	
More parking set aside for environmentally friendly cars	
More parking at reasonable charges	
Pressure please on Network Rail to provide a double storey car park at the station to ease parking in residential areas elsewhere	
National rail must be required to provide more parking at the station	
Walking / cycling	
Routes created so that more children can walk / cycle to school	Cycling is a brilliant activity. For the vast majority of people cycling will never be the way they get to the High Street
Improved cycle paths around Harpenden	Child dying if a zebra crossing is not put at the junction of St Nicholas school and Rothamsted Avenue / Church Green – Red Brock Road causes confusion
A safe integrated network of cycle routes	Encourage motorists to stop when pedestrian lights tell them. Ensure cyclists are charged when jumping lights (frequently!)
Public need to be encourage to walk and cycle – cycle paths could be useful if space can be found for them	Do not pedestrianise Bowers Way, you will kill the shops and cause loss of parking spaces
Many footpaths too narrow or non-existent (e.g. Ox Lane and Walkers Road)	Cyclists still use roads even when special pathways and signage are created for them – please restrict further special cycle paths
I agree that better crossing of the A1081 to the common would be good	No to any thoughts of pedestrianisation of the Lower high Street, it will kill off the High Street
Walking route from Crabtree to station please	
Boris bikes in centre of Harpenden	

Congestion / traffic flow	
New development will bring centre to a standstill without major infrastructure (which I support)	Keep the traffic flowing through the town
Traffic flows will increase with new secondary school on Lower Luton Road. New houses north of Harpenden. Therefore a bypass is required before any development	The new school is badly placed. Lower Luton Road is too busy already. Are you going to build the bypass. Move the school to Wheathampstead
Introduce more one way systems in the narrow roads and lane	500 homes at the end of Amenbury Lane is ridiculous given the pressure already on Ambrose Lane. It's a rat run already
Introduce rush hour traffic lights	
Bypass town centre of Batford	
Not sure slowing traffic will help at high traffic times	
Maintenance	
Potholes and pavements need repairing esp pavement on Crabtree Lane either side of the railway bridge	Bloody awful road markings. Destruction of pavements by builders – charge a levy prior to all building. Before and after photos taken
Pavements (and roads actually) desperately in need of repair. So many pot holes and uneven pavements. We should pay for this before new sports facilities which only serve a few	
Promote more road maintenance and new developments	
Other	
We need an update on the Red House development. What is going to happen to this site	

Employment and retail	
Hopes	Fears
Retail	
Small shopping areas in Batford, Southdown and North Harpenden would decrease car traffic in Harpenden and have no great effect on the High Street	Too many charity shops! Other independent retailers cannot compete due to charities having no stock of staffing costs rents only charities can afford
Good mix of independent shops retained	There are lots of shops and not enough parking
My son would like a much bigger "shaken Cow". Take that as a vote for somewhere young teens can go and meet	Lower business rates so that there can be more independent shops. The variety is declining year by year
I consider a problem to be high rents in Harpenden. Sadly a town centre can't easily be revitalised unless rents can be forced down and new shops able to try opening, but not any more charity shops	No more restaurants, cafes of food or takeaway shops, Harpenden already has far too many. No more charity shops – again far too many
Could business rates be made more affordable for independent shops, rather than chains	Need for hardware and electrical stores in town centre
No to new shopping areas as this would kill the High Street	There is nothing wrong with having coffee shops that bring footfall to the High Street
Build shopping facilities for basic provisions in the new development at the north end of Harpenden	Because of high rents – many of our independent shops are going. Very sad as it is these shops that give our town character
Although we don't need anymore, I think charity shops serve a useful purpose in helping items get reused rather than throw them away and probably useful for those not on bigger salaries	The cost and ease of parking is essential for a thriving High Street
The retail world as we know it is declining, fact! Because of on-line shopping. But the high Street is still the hub of the community, we should allow more health, leisure and arts uses	Lower business rates to allow independent shops to flourish and to encourage more to move to Harpenden

The current standard of a certain percentage of shop frontages (A1 use) should be relaxed	Do we really need two of the same coffee shops in the centre of town (Costa)
Encourage more independent shops	
What can be done about high rents charged by absentee landlords	
Support local shopping areas as well as town centre shops. Encourage independent shops	
Employment	
Good to protect employment sites. More business space would be great to encourage people to live and work in the town and strengthen our town economy	What is not said here is that a very large number of workers are commuters needing to use the trains. More population will only increase these numbers
It would be good to encourage more home working or occasional commuting to live in Harpenden – decrease the dormitory effect and ease pressure on the station	
No need for a business space but a hub may be useful	

Environment, sustainability and design	
Hopes	Fears
Green spaces	
Preserve small woodland areas within the town	More care of verges and green areas. More effort to remove litter particularly near take away and fast food outlets
Keep the common and green spaces – encourage small green spaces, grass verges, gardens, play areas and allotments	Sacrifice green belt when necessary BUT plan properly with appropriate infrastructure. Too many golf clubs – plenty of available land. This would remove loss of genuine green belt
Keep green corridors all through the town	No building on green belt land
Retain the commons	No building on green belt. Harpenden is full
Keep common and green places and spaces	Preserve green belt
Probably not more green spaces but protect the existing ones and no intrusion into the green belt over and above those proposed in the District Plan	More green spaces? Nonsense, we have more green space than any nearby town. Our common stretches right into the town centre
Nickey Line is vastly improved thanks to volunteer efforts – feels safer but a night time safe walking route from Harpenden is needed	Small green spaces, including verges should continue to be part of new developments
Design	
Need a survey of existing housing / streets and identify architectural features e.g. Art Deco, Modernist etc which are not in the conservation Area	Implement plans in Red House building before it falls down – already in a very sorry state
	The Red House. What is happening? Not more housing I hope
Sustainability	
New developments are truly environmentally friendly – very efficient housing, walking/cycling routes to town, local facilities	
Provide gas supply to the remote areas within the Plan boundary	
Really energy efficient housing and other buildings for lower costs and environmental impact	
Sustainability is about planning for future ways of working (from home), energy efficiency of old and new property	
Energy efficiency important for all buildings. Encourage solar panels – maybe some	

neighbourhood schemes to reduce costs for individual house owners	
Other	
Provide more post offices and letter boxes generally	Further growth of the Airport is a big fear
	We should welcome the fact we have an excellent airport as conveniently situated for Harpenden
	Prevent aircraft noise and routing problems from Luton Airport

Housing	
Hopes	Fears
Tenure	
Need more social and affordable housing. Mixed community. Somewhere for our children to live	When my children grow up they won't be able to live here if they want to stay in Harpenden. Totally unaffordable for normal people/ave. earners
First time buyers and more social housing	No one bedroom flats
Affordable housing for all the workers needed to support our aging community	No one bedroom flats. Old people need to have room for visitors. Young people need storage space / computer space
I hope my son will be able to get a starter home / flat in Harpenden if he chooses to live here	
We need more affordable housing for key workers and first time buyers. Not everyone needs/wants a 6 bedroom, 6 bathroom mansion.	
Need more small housing units with gardens. So many houses have been extended / enlarged, there are few smaller units left. No more luxury flats!	
The town needs more social housing – if necessary on green belt land or the outskirts of town	
Agree we need proper social housing (council housing association properties) for people who work in Harpenden. Affordable housing should be affordable for lower/middle income people – not high earners who commute to London	
“Young” people in their 40s still have to live with parents as rents are excessive for those with ordinary jobs	
Council / housing association properties, NOT 5 bed £1m houses. For local residents (Not Luton/St Albans)	
More apartments for first time buyers	
Downsizing	
Not all retired people only want 1 or 2 bedrooms when they downsize. Put a reasonable percentage of 3 bed flats	
Housing for older residents within walking distance of the town centre	
Additional housing enables retired people who want to move out of large family houses to move to more suitable, convenient locations	
More 3 bedroom, small garden houses for retirees to downsize	
More sheltered/retirement housing reserved for those over set ages. Can these be reserved for	

people moving from family homes in Harpenden. Is that possible / legal?	
Not all older people want to move to apartments. Please provide smaller properties with small gardens (near town centre)	
More apartments for older people wanting to downsize	
Infrastructure	
No issue with more housing provided matched with infrastructure	So many of the facilities are being knocked down for yet more expensive housing. Two hotels removed, now Pan autos and Jewsons going, as well as public halls. Less facilities for a town this size is not good
No point in encouraging young families to Harpenden when the local schools cannot seem to cope at the moment	Harpenden cannot cope with any more housing, Harpenden is gridlocked.
We need the infrastructure, schools, hospitals, GPs, roads parking etc before more housing is built	Housing development in the last 30 years has pushed Harpenden beyond capacity for all services. There must be no new development without clear and deliverable sustainable services to match
No new housing without planning for infrastructure roads, parking, schools	Growing too big for the infrastructure, prefer to support creation of new towns for planned expansion
Harpenden is full. Infrastructure is creaking now	Less 4 and 5 bed houses, more 1 and 2 bed
Vital that any new housing should be within walking distance of shops / schools etc/ Too much traffic in Harpenden already	Infrastructure as it exists is overstretched – more houses in the town will make the town grind to a halt
	We really can't cope with lots more housing and the people and cars that go with it. We are full up and out infrastructure is groaning as it is
	Infrastructure cannot cope with major new housing developments
	What about doctors, dentists, schools to cope with all the extra people. Parking must be included with any homes. Roads are incredibly busy
Green spaces	
No further intrusion on the green belt beyond those identified by the District Plan	No more housing on the green belt
If locals don't want town to expand into fields, lets build higher	
Build on brownfield sites with parking	
Other	
Need to engage with District regarding strategic allocations. North East Luton road preferred, only site with a road access	

Kinsbourne Common

Tuesday 11 April 2017

Social Infrastructure and Community Facilities	
Hopes	Fears
That great kids facilities like the LX can be expanded and funded, to continue in its path.	Schools (curious site inaccessible to 500 new homes around Bloomfield Road). But medical services already compromised by fewer Doctors and higher aging population.
Sustainable development essential to have a growing population	

Transport and movement	
Hopes	Fears
Pavement along Luton Road maintained so can be used by cyclists and runners. Work with Bedfordshire for when it becomes Bedfordshire.	State of pavements, cars parking on pavements, walking-running. Pavement along main Luton Road very poor and overgrown- how to run in road.
Hope weight restriction for B653 (Lower Luton Road) can be reinstated. Possible traffic calming- chicanes or similar.	Concerns over heavy traffic at all hours of day along Lower Luton Road (B653).

Environment, sustainability and design	
Hopes	Fears
Hope these green spaces continue to be protected and valued.	That Harpenden won't have the ability to adapt and grow because people don't want things to be built.

Housing	
Hopes	Fears
	St Alban's plan for housing!
	That I won't be able to get a house/flat in Harpenden when I come back after all of my education.
	No new smaller houses for young families or 'downsizers'. Young families and downsizers don't all want flats, they still want a 'house' and garden and parking.