



Hemel Garden Communities (HGC) Delivery Statement

Creating a greener, more connected New Town

January 2026

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Hemel
Garden
Communities

Versions of this document were published in:

- July 2023 alongside the SADC Regulation 18 Local Plan consultation;
- October 2023 alongside the DBC Regulation 18 Local Plan consultation;
- September 2024 alongside the SADC Regulation 19 Local Plan consultation;
- October 2024 alongside the DBC Regulation 19 Local Plan consultation;
- November 2024 alongside SADC Local Plan submission and
- March 2025 alongside the DBC Local Plan submission.

Each version included an updated position on the HGC workstreams.

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

Any questions regarding this HGC Delivery Statement should be sent to the Hemel Garden Communities Communication and Engagement Lead
hello@hemelgardencommunities.co.uk

For more information please contact the Councils at:

Strategic Planning Dacorum Borough Council The Forum, Marlowes Hemel Hempstead HP1 1DN	Planning Policy St Albans City and District Council St Peter's Street St Albans AL1 3JE
Telephone: 01442 228000	Telephone: 01727 866100
Email: strategic.planning@dacorum.gov.uk	Email: Planning.Policy@stalbans.gov.uk
Website: www.Dacorum.gov.uk	Website: www.stalbans.gov.uk



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Purpose of Document

The Hemel Garden Communities (HGC) Delivery Statement is an overview document to support the draft Local Plans for both Dacorum Borough Council (DBC) and St Albans City and District (SADC). The document also provides full details on the HGC Programme workstreams.

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

The role of the Delivery Statement, is to set out in more detail the work undertaken to support the HGC planning policies within the Local Plans. It explains the background, context, policy, governance and progress on the HGC Programme and how it aligns with the Local Plans' processes and other related strategic programmes.

The HGC Delivery Statement sets out the next steps for these workstreams, as part of the HGC Programme.

This document has been updated and published at both Regulation 18 and Regulation 19 consultation stages for DBC and SADC, and with the DBC Regulation 22 submission. This version (V.7) has been produced to accompany both draft HGC Framework & Transformation Supplementary Planning Document and draft HGC Stewardship & Placemaking Supplementary Planning Document consultations in early 2026.



Figure 1 Hemel Garden Communities: A vision for 2050
Source: Emerging HGC Transport Vision & Strategy, Image by DK-CM

What is Hemel Garden Communities?

The Hemel Garden Communities (HGC) Programme is an ambitious proposal which will transform and grow Hemel Hempstead and create attractive, sustainable new neighbourhoods to its north and east by 2050.

Collaborating as a partnership St Albans City and District Council (SADC), Dacorum Borough Council (DBC), Hertfordshire County Council (HCC), Hertfordshire Futures (Formerly Hertfordshire Local Enterprise Partnership (Herts LEP) and the Hertfordshire Enviro-Tech Enterprise Zone, known as Hertfordshire Innovation Quarter (Herts IQ), are working together, alongside stakeholders and landowners.

The HGC Programme area covers the town of Hemel Hempstead, within the borough of Dacorum, as well as proposed Growth Areas straddling both Dacorum and St Albans district to the north and east of the town and wider movement routes beyond. The partnership is working to develop a strategic approach to ensure the homes, employment opportunities and new infrastructure is transformative to the whole town of Hemel Hempstead and the wider area.

The Hemel Garden Communities Mission Statement:

'Supported by the Town and Country Planning Association (TCPA) Garden City Principles, Hemel Garden Communities (HGC) will take the best of the New Town heritage into the 21st Century. This includes over 11,000 homes, 10,000 jobs, and with Hertfordshire Innovation Quarter (Herts IQ) at its heart, anchoring the transformation of Hemel Hempstead and the wider area.'

Garden Town Status

In November 2018, a Hemel Garden Communities bid was submitted to the Ministry for Housing, Communities and Local Government (MHCLG). The bid was prepared by the three authorities, alongside Hertfordshire LEP, Herts IQ and The Crown Estate. The bid was successful and Hemel Hempstead was awarded 'Garden Town' status to develop HGC. The HGC Programme looks beyond the emerging Local Plan period to a longer timeframe of 2050.

The HGC proposal is recognised by Government and a grant was awarded in 2019 to help develop garden communities of the future.

Where is Hemel Garden Communities?

The Hemel Garden Communities Programme area has been defined through work on the HGC Spatial Vision.

The programme area map shows the area of influence of the Hemel Garden Communities programme which includes:

- The existing Hemel Hempstead Town Centre Opportunity Area and whole town of Hemel Hempstead, including strategic sites at Polehanger Lane and Land at Shendish Manor and Fairfields;
- The proposed Growth Areas to the north and east of the town which falls within both Dacorum and St Albans Local Authority land boundaries. This includes the permitted schemes at Spencer's Park and Marchmont Farm (Further information on page 36);
- The employment areas of Maylands Business Park and the proposed employment land which forms part of the Hertfordshire Innovation Quarter (Herts IQ)* and is located to the East of Maylands Business Park;
- Two Waters Opportunity Area.

*Hertfordshire Innovation Quarter (Herts IQ) is an Enterprise Zone and was developed by a partnership team led by Hertfordshire Futures, together with Hertfordshire County Council, St Albans City and District Council, Dacorum Borough Council, and innovation partners Rothamsted Research, BRE and the University of Hertfordshire.

Herts IQ has sites in Maylands Business Park and Hemel Hempstead, including Land East of Hemel Hempstead within the HGC growth area (which falls within the SADC administrative area).

Herts IQ also includes innovation and start-up space on the BRE (Building Research Establishment Group) campus in Watford and Rothamsted Research in Harpenden.

HGC Programme Area Map

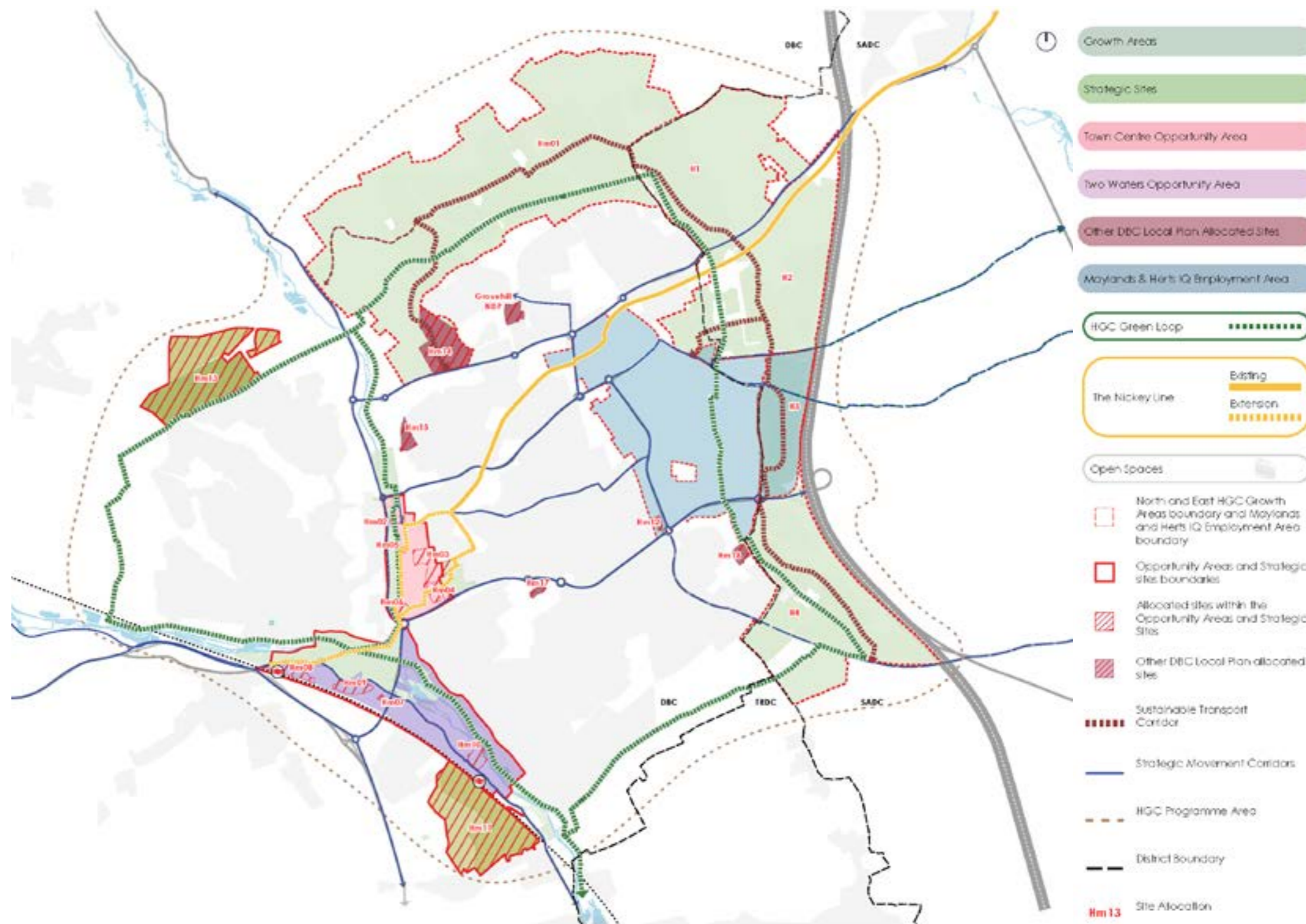


Figure 2 Hemel Garden Communities – Programme Area



HGC Charter (2018)

The HGC Charter was developed to set out the vision and aspirations for Hemel Hempstead. The document defines 9 guiding principles for the town's transformation, identifying aspirations for high quality, innovative design, and for the key studies and improvements. The principles, detailed overleaf were written in accordance with Town and Country Planning Association's (TCPA) Garden City Principles.

The Key Themes within the HGC Charter are:

Place and Design: HGC will respond to the pressing issues of social inclusion and climate change, provide economic opportunities, and take advantage of new and emerging technologies.

Engagement: HGC will be developed through a partnership of existing and new communities, public agencies and the private sector.

Delivery: The timely delivery of homes and supporting infrastructure will build communities, support a high quality, sustainable and inclusive place.

The Charter led to the identification of 9 guiding principles

The HGC Charter informed the HGC Spatial Vision (2021), which is introduced on the next page.



Figure 3 9 guiding principles, HGC Charter (2018)

HGC Charter can be accessed here:

<https://www.hemelgardencommunities.co.uk/media/adpohoaw/hemel-garden-communities-charter.pdf>



HGC Spatial Vision (2021)

Following agreement of the HGC Charter and granting of Garden Town status, work progressed to develop a Spatial Vision for the Hemel Garden Communities Programme area. The Spatial Vision was published in 2021 and builds upon the defined the key 9 principles established within the HGC Charter.

The Spatial Vision is a high-level document that provides a series of aspirations for the future of HGC. The HGC Spatial Vision builds on the strengths of Hemel Hempstead and the wider area to provide a locally specific narrative and framework to guide the transformation of Hemel Hempstead and its strategic growth. The document is an overarching document, which will guide all other masterplanning and design work for HGC.

The Spatial Vision is organised into four thematic pillars. Each pillar reinforces the aspirations to promote healthy lifestyles and respond to the climate crisis, which are the two overarching themes of the Spatial Vision. These are introduced overleaf. Each of these pillars includes an illustration (which will be used throughout this document) and Spatial Principles, supported by contextual information, further guidance and precedents.

The document has been shaped through activities and events engaging local communities, including public competitions, input via the Hemel Garden Communities social media accounts, a virtual public workshop held on Zoom, and councillor involvement from the partner authorities (Dacorum Borough Council, St Albans City and District Council and Hertfordshire County Council).

Spatial Vision Pillars



Pillar 1
A Green
Network



Pillar 2
Integrated
Neighbourhoods



Pillar 3
Self-sustaining
Economy



Pillar 4
Engaged
communities

Overarching themes



Respond to the
Climate Crisis



Healthy Lifestyles

The four pillars of the Spatial Vision are:

Pillar 1 - Green network: To help us move around and live in a healthy and sustainable way.

Pillar 2 - Integrated Neighbourhoods: To make our communities safe, walkable, well-designed and connected.

Pillar 3 - Self-sustaining Economy: To create a vibrant and diverse local jobs market, supported by innovative and sustainable industries, with thriving high streets and local centres.

Pillar 4 - Engaged communities: to ensure local people, their heritage and culture, shape the town's future.

The HGC Planning Policies and the site allocations have been drafted utilising the four pillars as a framework, to ensure the policies align with the HGC Spatial Vision. This document will utilise these symbols representing the pillars and overarching themes throughout.

HGC Spatial Vision can be accessed here:

<https://www.hemelgardencommunities.co.uk/media/3hknvayj/hemel-garden-communities-spatial-vision.pdf>

The HGC Vision:

"Hemel Garden Communities will be home to inclusive, integrated neighbourhoods, connected by a green network, and thoughtfully designed places with engaged communities, all underpinned by digital connectivity, a self-sustaining economy and pioneering green technology driven by Hertfordshire Innovation Quarter."

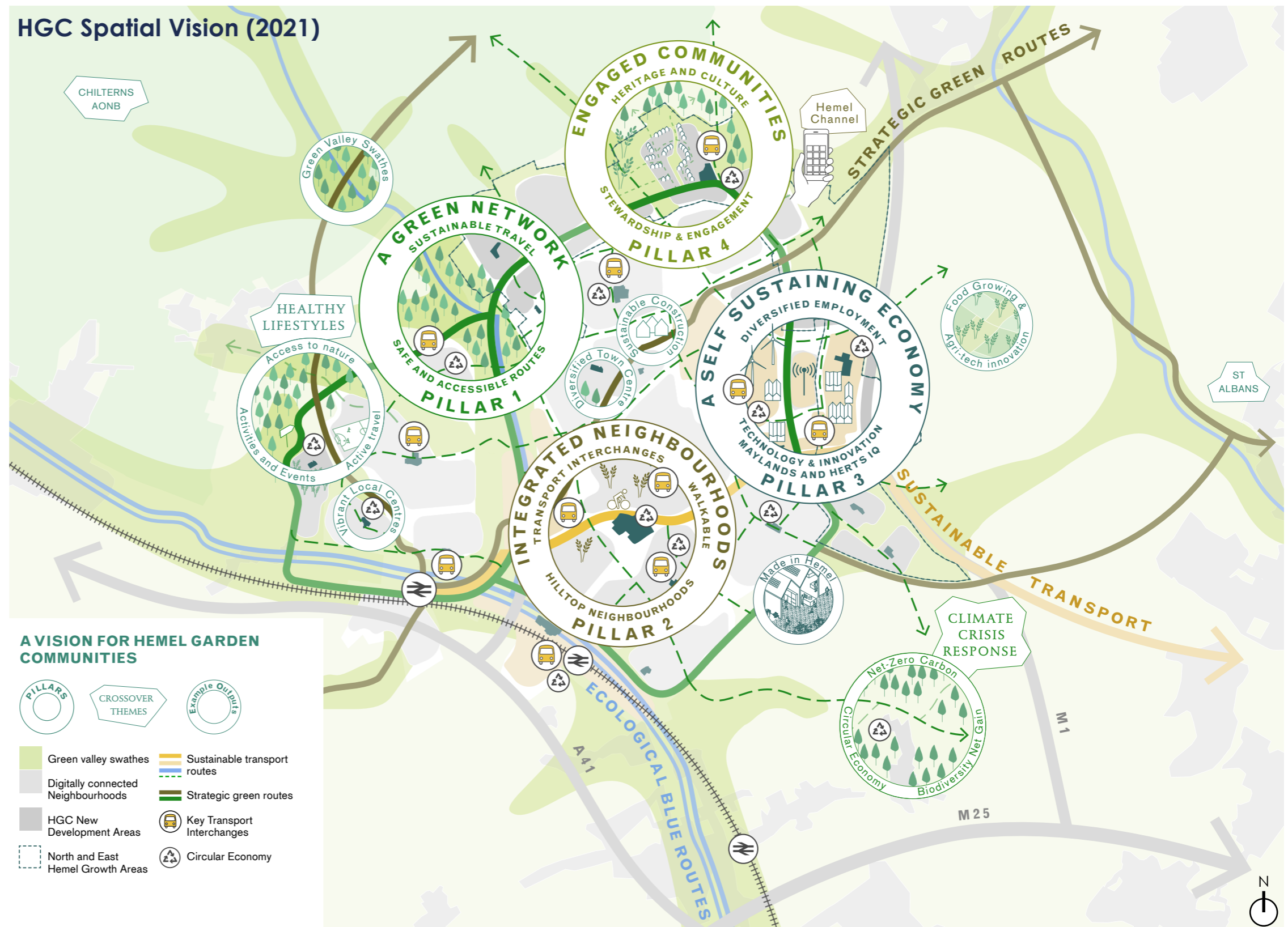


Figure 4 A vision for Hemel Garden Communities
Source: HGC Spatial Vision, DK-CM

Hemel Garden Communities: Spatial Vision at a glance



Pillar 1 - A Green Network

- New green spaces including country and district parks, sports pitches, tree planting
- Improvements to existing green spaces to maximise their biodiversity and leisure functions
- Local journeys network supporting a shift from cars to active and sustainable travel modes
- Starting in the new Hemel Garden Communities 60% of journeys will be by active and sustainable ways to travel by 2050
- Starting in the existing Town of Hemel Hempstead 40% of journeys will be by active and sustainable ways to travel by 2050



Pillar 2 - Integrated Neighbourhoods

- Up to 11,000 new homes
- High quality mixed-use tenure homes and housing types that are genuinely affordable
- Sustainable neighbourhood layout and design
- New local centres supported by a vibrant range of facilities, services, shops, play areas and green spaces; accessed by active travel routes and public transport



Pillar 3 - A Self-sustaining Economy

- 10,000 jobs with around 6,000 new high quality jobs within Herts IQ, 2,000 new jobs within new Local Centres and further job creation
- Hemel Hempstead Town Centre & Local Centres upgrades
- Investing in circular economy, local produce, talent and businesses



Pillar 4 - Engaged Communities

- Engaging communities to help shape the future
- Heritage and Culture
- Social value
- Stewardship

Supported by Overarching Themes:



Healthy Lifestyles

- High quality homes and neighbourhoods
- Active travel
- New and improved green spaces
- New play and leisure facilities
- Locally grown food



Climate Resilience

- High quality homes
- Stewardship
- Sustainability
- Energy efficient layout
- Biodiversity Net Gain
- Net Zero Carbon

Governance Structure

Hemel Garden Communities has a formal governance structure which includes representatives from key authorities and partners. It is essential to have clear structures and processes for making decisions. This is to ensure there is accountability, transparency and responsiveness as the HGC Programme progresses. The Hemel Garden Communities Governance structure is set out in Figure 5 overleaf.

Partners



The HGC partners are Dacorum Borough Council, St Albans City and District Council, Hertfordshire County Council, Hertfordshire Futures (Formerly Herts LEP) and Hertfordshire Innovation Quarter. As a demonstration of the commitment from the partners on the Hemel Garden Communities programme, an agreed Memorandum of Understanding (MoU) and mission statement were approved in 2020, alongside a revised governance structure. The HGC Memorandum of Understanding provides a high-level commitment to collaborate on strategic issues. The Partner Steering Group meets every six weeks.

Key Stakeholders



The partners are supported by the key stakeholders. Included in this group are individuals, groups, organisations or businesses that have a particular interest in the development of Hemel Garden Communities. This includes relevant specific stakeholders as well as other consultation bodies, as derived from national legislation and defined in the Local Authorities' Statement of Community Involvement (SCI).

The Crown Estate and other strategic landowners, as well as National Highways, are examples of major stakeholders, whose involvement is key to the delivery of the HGC Programme and are among those represented in the HGC Stakeholder Steering Group, as part of the governance structure. The HGC Stakeholder Steering group meets on a 6-weekly basis.

HGC Delivery Board

Hemel Garden Communities Delivery Board leads on work related to the programme and has an independent chair, Bob Lane OBE. Key Elected Members, representing the three local authorities and Chief Officers sit on the Delivery Board and steer the programme.

Councillor Engagement

The primary route for councillor engagement is via the HGC Councillor Review Group, which is a wider forum of Members that have been selected to provide valuable input and shape the programme, including Lead members for their respective Local Authorities.

HGC Programme Team

The Hemel Garden Communities programme team is led by the Programme Director and oversees the day to day requirements. The HGC Programme team is made up of officers from the three authorities. Further details of the roles entailed in this is set out in the HGC Programme Team structure chart in Appendix 2.

Sub-groups

The work of the programme team is supported by sub-groups, which support the delivery and coordination of the programme and are focused on different aspects. The sub-groups comprise of officer representatives from the HGC partners (Dacorum Borough Council, St Albans City & District Council, and Hertfordshire County Council) and wider, relevant stakeholders.

These sub-groups include but are not limited to: the Framework Plan; Transport; Green Infrastructure; Health and Wellbeing; and Communications and engagement sub-groups. Further working groups, such as the Transport Working Group, support the wider sub-groups.

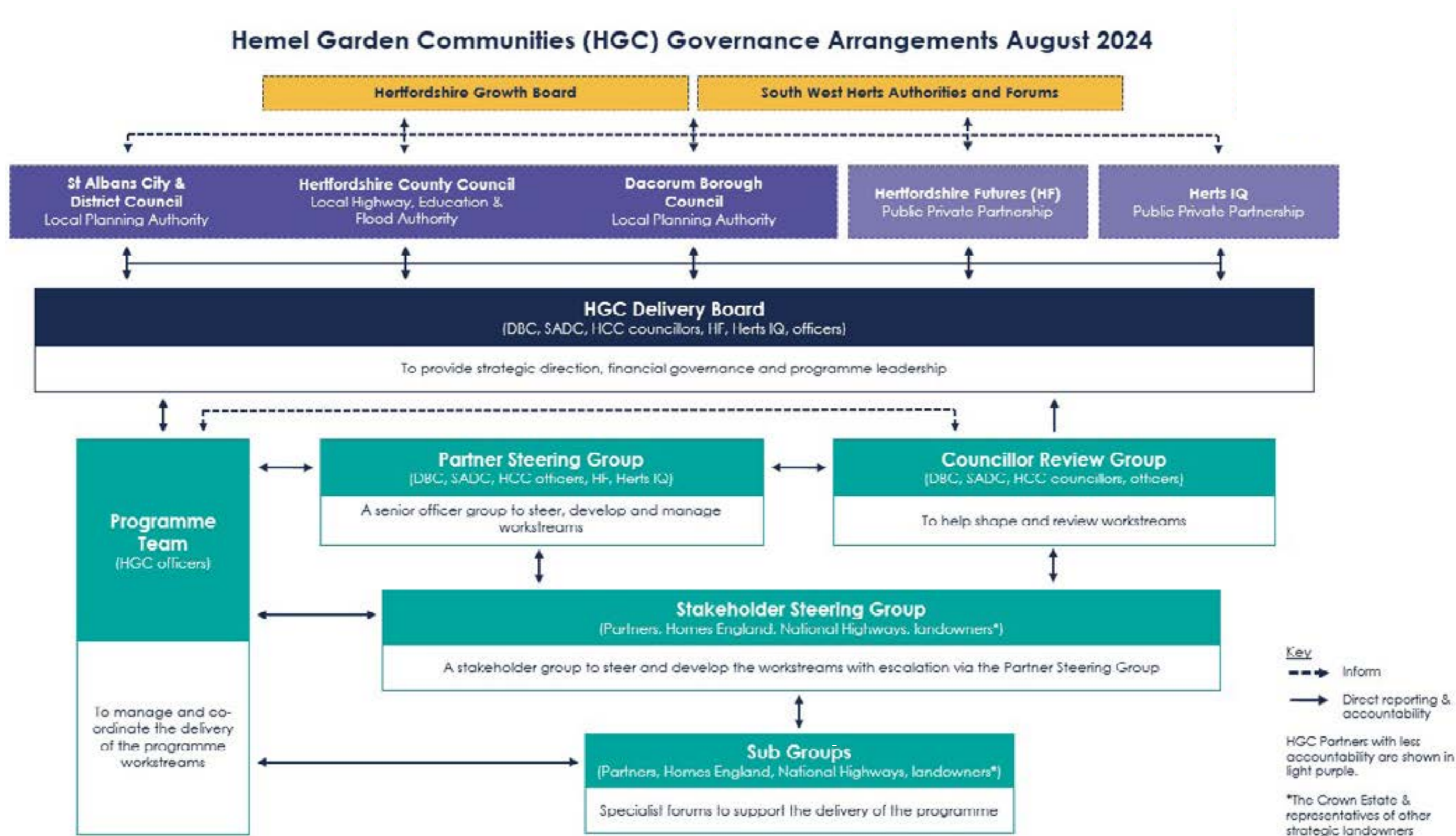


Figure 5 HGC Governance Arrangements - August 2024



HGC Communications and Engagement Strategy

The Hemel Garden Communities Communications and Engagement Strategy has been designed to provide guidance for all communications and engagement carried out through the HGC Programme. The aim is to build an ongoing relationship with existing and future communities, partners and stakeholders, to ensure that the development process is as collaborative as possible. There will be an inclusive approach, to endeavour to include hard-to-reach groups and all ages.

The Communications and Engagement Strategy recognises that different levels of public participation will be appropriate at different stages of the programme delivery.

Since being awarded Garden Town Status in 2019, HGC has carried out various activities in collaboration with stakeholders and the community. Through this engagement HGC have collaborated with local interest groups, stakeholders and local residents to inform a vision for future plans.

A specialist communications forum, the HGC Communications Sub Group, established through the HGC governance structure and representing the key partners, is overseeing the delivery of the Communications & Engagement Strategy and maintains and updates the full Stakeholder List.



Strategic Design Code Workshop Part 2 (March 2025)



Councillor Review Group Showcase (September 2024)

Engagement in 2024/25

Hemel Garden Communities (HGC) continues to actively engage with people across all audience groups—including local councillors, residents, and community groups—to share updates on the HGC Programme and gather valuable feedback to help shape our proposals.

In September 2024, the HGC Programme Team hosted a Councillor Showcase session to present the latest progress of the programme to elected members. To support the development of the HGC Supplementary Planning Documents (SPDs), workshops were held in November 2024 and in May 2025. These sessions brought together partners, members, and key stakeholders to explore the purpose of the SPDs and content for both the Framework & Transformation SPD and the Stewardship & Placemaking SPD.

Building on this collaborative approach, the Stewardship Advisory Group (SAG) was formed in early 2025. This group includes representatives from community organisations across Dacorum and St Albans District and has met several times throughout the year. The insights and feedback from the Stewardship Advisory Group have been a valuable addition in shaping the Stewardship & Placemaking SPD and informing the plans to encourage meaningful community involvement in the future.



Stewardship Advisory Group (February 2025)

Audience

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

These include, but are not limited to:

- Key partners (Dacorum Borough Council, St Albans City and District Council, Hertfordshire County Council, Hertfordshire Futures (Formerly Herts LEP))
- Elected Members (Councillors)
- Homes England
- The Crown Estate and other landowners
- Adjacent councils (Three Rivers District Council, local Parish and Town Councils representing the areas adjacent to the programme area)
- Members of Parliament
- Stakeholder Forums such as Quality Review Panel, Community Review Panel, Youth Panel
- Developers, registered providers, housing associations
- Infrastructure providers, utility companies
- Health providers
- Environmental groups
- Local residents and resident associations
- Community, voluntary, faith groups
- Disability groups
- Active travel users including walkers, cyclists and horseriders
- Education, skills groups
- Local businesses and associations
- Arts, culture and heritage groups
- Leisure and tourism groups
- Press/media
- Wider stakeholders identified within the specific needs of the programme



Figure 6 Diagram capturing Stakeholders, Partners and Community



Strategic Design Code Workshop (February 2024)



HGC attend the Dacorum Climate Action Network Event (March 2025)



HGC attended UKREiF in May 2025, joining Invest Hertfordshire who support businesses to invest, grow and export, creating jobs and opportunities.



HGC attended the Generation Dacorum Careers Fair, asking young people to provide feedback on shaping school design and leisure facilities (September 2025)

Between 2024 - 2025, the HGC team continued its series of aspirational site visits, designed to explore best practice in UK housing, neighbourhood design, and innovative stewardship models. Members of the team also joined the TCPA study tour to Cornwall.

These visits aim to inform and inspire the development of Hemel Garden Communities (HGC) by learning from successful examples across the country. Sites were selected based on a range of criteria aligned with the Garden Community principles, focusing on developments that share similar ambitions to HGC.

Notably, Highfield Park Trust and Whitehill & Bordon stood out for their impressive and well-established approaches to stewardship, offering valuable insights into long-term estate management and engagement.

Houlton, Rugby (Photos 1, 2 and 3)

A sustainable new urban extension in Rugby, delivering over 6,000 new homes, new primary schools, a new secondary school, new employment space, community facilities and green infrastructure.

The scheme, on the site of the old Rugby Radio Station, is centered on creating a vibrant new community, with a community hub at its heart and an award-winning secondary school.

Highfield Park Trust, St. Albans (Photo 4)

A charity set up in 1996 to manage 82 acres of park land following the closure and redevelopment of 2 mental health

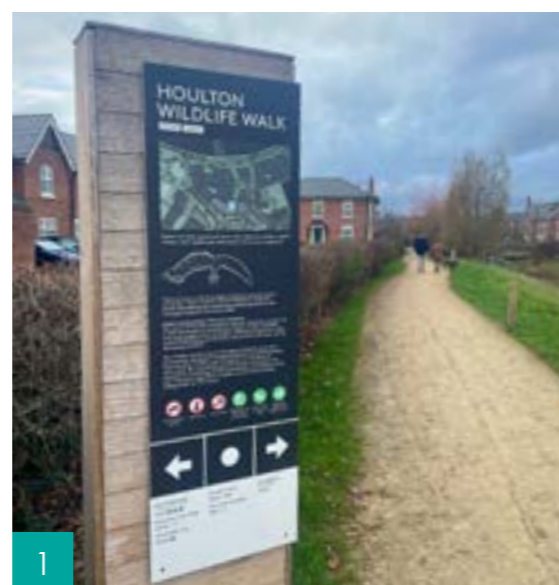
hospitals into an 800-home site. Received an initial endowment of £2million from the Department of Health, which it has invested and sustained. It has a range of income streams and an active calendar of community engagement/participation with teams of local volunteers.

Whitehill & Bordon, Hampshire (Photo 5)

Around 3,350 new homes and a similar number of jobs, with new schools, facilities and green infrastructure are being delivered on former Ministry of Defence land. Whitehill and Bordon Community Trust, a registered charity, has been set up to focus on creating the new community, through engagement and events, while the Land Trust maintains the green infrastructure and the country park.

Cornwall TCPA Study Tour

The [TCPA study tour](#), explored sustainable and large-scale new developments in Cornwall including **West Carclaze Garden Village (6)**, **Nansladen (7)** and **Langarh Garden Village**.



1



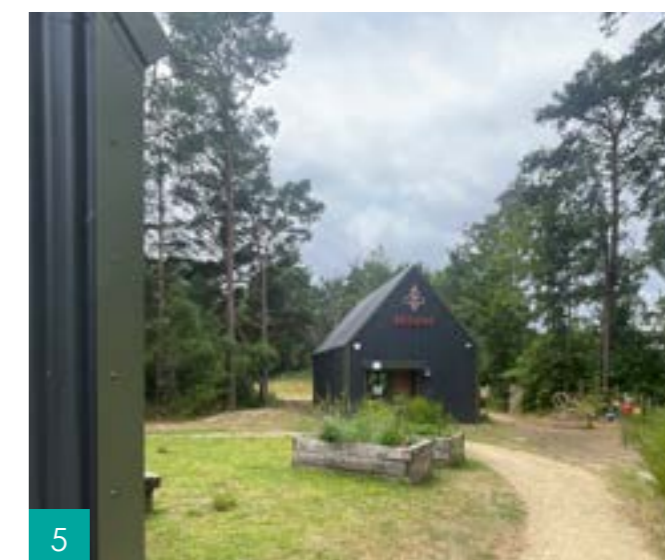
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3



4



5



6



7

Hemel Hempstead Transformation

The HGC Programme Area is founded on a bold ambition: to deliver transformative growth as a catalyst for wider socio-economic, cultural, and environmental change. Transformation is not limited to physical infrastructure; it encompasses people, place, and systems through embedding healthier lifestyles, behaviour change, climate resilience, enhancing biodiversity net gain and social inclusion, and enabling the long-term stewardship of community assets.

The transformation of Hemel Hempstead will be achieved by: investing in infrastructure, facilitating behaviour change and modal shift, delivering green and blue networks, community assets to strengthen identity, improving quality of life, and creating a more connected, inclusive and resilient town for current and future residents.

The HGC transformational garden town bid (2018) set out this ambition clearly: "to deliver infrastructure growth as a catalyst to support wider socio-economic and environmental transformation across the town".

Challenges of Transformation

Delivering transformation elements such as major transport corridors, country parks, green networks and the expansion of Maylands Business Park at Hertfordshire Innovation Quarter (Herts IQ) presents challenges.

These include:

- Land assembly to secure sites for strategic infrastructure.
- Coordinated delivery of infrastructure connecting across multiple sites.
- Forward funding or grant support to enable early delivery.
- Cross authority commitment to align priorities and resources.
- Clear governance for pooled funds, project management, and accountability.

To address these challenges and support delivery, framework and transformation objectives were established in the Framework & Transformation SPD.

Framework & Transformation Objectives

The Framework and Transformation Objectives are presented in the F&T SPD, and within Figure 7 opposite.

F&T Objectives	Spatial Vision links
'One Place' - A 'One Place' delivery approach enabling transformation across the Programme Area through high quality placemaking standards, social inclusion and effective delivery of development, infrastructure and funding.	<ul style="list-style-type: none"> • A Green Network • Integrated Neighbourhoods • Self-Sustaining Economy • Engaged Communities
Governance and Community - An adaptable governance structure, that is led by the partners' shared vision for placemaking, delivery and implementation.	<ul style="list-style-type: none"> • Overarching Vision
Placemaking - Creating cohesive communities through engagement and placemaking activities to maximise social value benefits, together with inclusive partnerships that support local community organisations and stewardship bodies (e.g. Sunnyside Rural Trust, The Box Moor Trust, The Blue Tangerine Federation, Earthworks).	<ul style="list-style-type: none"> • Engaged Communities



Figure 7 HGC Framework & Transformation Objectives

Delivering capital projects

As part of the HGC Programme, capital projects delivering improvements to the existing town are a key part of realising the 'Garden Town Vision'.

Work has already begun on a series of initiatives to transform Hemel Hempstead and these projects are starting to set out a pathway for change, enhancing existing infrastructure. More details can be found on the following pages:



Nickey Line Resurfacing (2021-23)

The Nickey Line is the former Harpenden to Hemel Hempstead railway branch line (closed in 1979) and provides a popular local leisure footpath and cycleway. The work has involved the resurfacing of the route around Hunters Oak and the Swallow Fields development connecting to Maylands Business Park (2021) and the link from Queensway through to Redbourn Road (2023).



Grand Union Canal Towpath Surface Improvement (2023)

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



Figure 8 Phase 2 Resurfacing on the Nickey Line (2023)



Figure 9 Resurfacing improvements to the Grand Union Canal (November 2023)



Figure 10 Solar Panel installations



Figure 11 Parklet scheme example including seating, planting and cycle parking



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

Hemel Garden Communities have led a group-buying scheme for solar panels, battery storage and EV charging points. The Solar Together Hertfordshire initiative gives homeowners the chance to pay a more competitive price for installation, from pre-approved installers. The innovative scheme builds on four years of the highly successful Solar Together programme across the UK, which has resulted in more than 10,200 installations to date and helped avoid over 130,000 tonnes of lifetime carbon emissions.



Parklet Scheme (2022 - ongoing)

The early stages of a parklet scheme is underway. The parklets seek to promote social interaction, health and wellbeing and integrated neighbourhoods for both existing communities and future communities. A pilot project is currently under design and discussions. It will incorporate play, seating, bicycle parking and planting.



Figure 12 Emerging concept design for Quietway



Buncefield Quietway (2021 - ongoing)

Hertfordshire County Council are leading on The Quietway which will comprise a new cycling and walking that will run north-south route from south of the A414 Breakspear Way, along Buncefield Lane to Three Cherry Tress Lane Junction to the Nickey Line in the north. This will provide residents with a number of safety improvements which include: a new signal-controlled pedestrian and cycle crossing on the A414 between the petrol stations, bus stop relocation, new wayfinding signage, lighting and a shared used pathway for pedestrians and cyclists. The Buncefield Quietway forms part of the HGC Green Loop as set out in the key projects map.

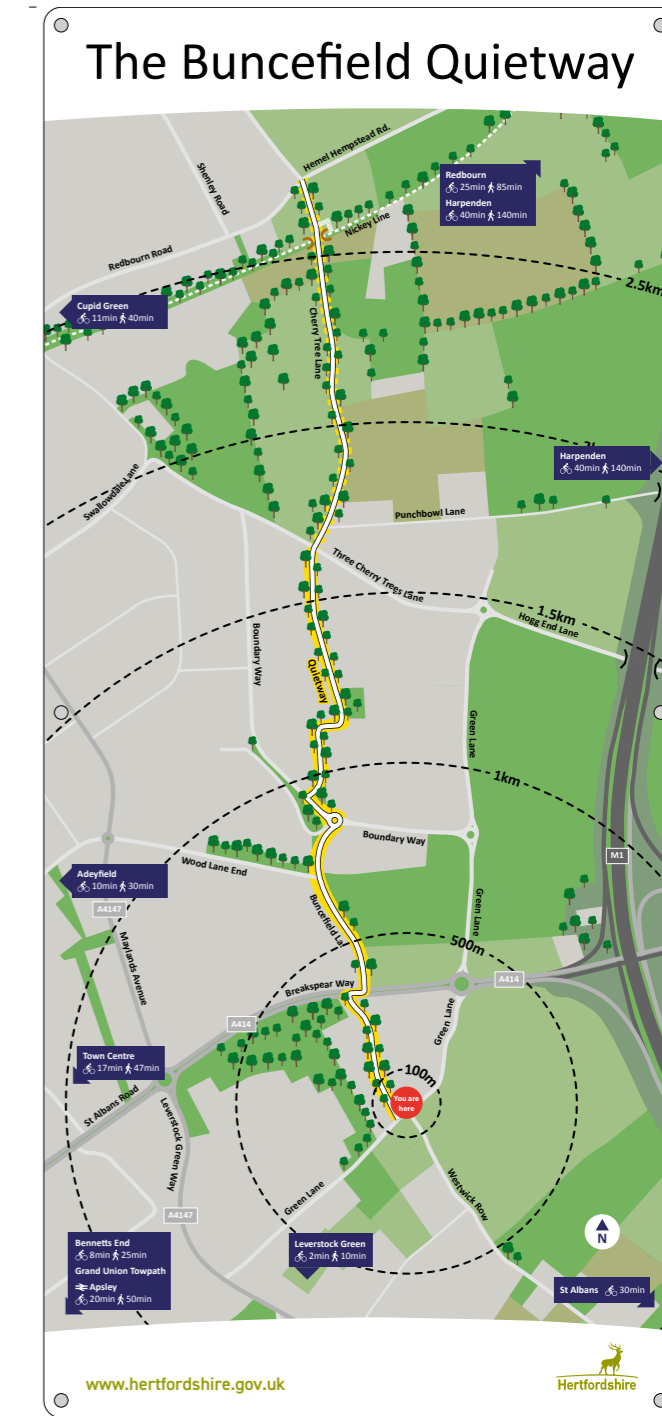


Figure 13 The Buncefield Quietway improvements

NATIONAL POLICY CONTEXT

The Garden Communities Programme

Hemel Hempstead was dedicated a 'Garden Town' as part of the Government's Garden Communities Programme in 2019. The Garden Communities programme is a national programme supporting house building across the Country in 47 towns and villages from Cornwall to Carlisle and will deliver over 300,000 homes, up to 90,000 of which will be affordable.

The programme seeks to promote the development of well-designed, sustainable new communities, holistically planned and guided by a set of principles to help create vibrant, mixed-use, characterful areas where people can live, work and play for generations to come.

Through the programme the Government have provided capacity funding to local authorities to enable them to progress plans to help to deliver the homes and infrastructure needed for both neighbouring communities and future residents. Additionally, the Government has provided early capital funding projects that will help to transform the town, ahead of any proposed growth.

The national agenda for homebuilding, the development of New Towns and continued support for Garden Towns has been heightened since the change in Government in July 2024. In July 2024, the government confirmed this through

the Policy Statement on New Towns and in September 2024 more details were published about the New Towns Taskforce that will help to enable delivery. The press release also identified key priorities including: agreeing principles and standards that must be met to provide good quality places; exploring new ways to attract future funding and investment; and finding practical solutions to remove barriers that will unlock the delivery of new towns.

TCPA Garden City Principles

Alongside the wider national garden communities programme, the Town and Country Planning Association (TCPA) have been championing garden towns and the success of the previous Garden City model in delivering successful communities and specifically high quality places.

'A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities'

The TPCA identify the Garden City Principles as a framework for the delivery of Garden Communities. TPCA's work provides guidance to approach the barriers, opportunities and practical solutions necessary to make new Garden Cities a reality.

NPPF and National Design Guidance

The NPPF, updated in December 2024, outlines the government's planning policies for England. A core principle is that creating high-quality, sustainable buildings and places is essential to the planning process. The framework stipulates that poorly designed developments should be refused planning permission, particularly if they do not align with local design policies or national guidance. Local planning authorities are encouraged to develop their own design guides or codes in accordance with national principles.

National guidance comprises two documents that provide practical approaches to creating "beautiful, enduring, and successful" places.

National Design Guide (NDG): This guide identifies 10 characteristics of well-designed places, covering aspects such as context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan.

National Model Design Code (NMDC): This code offers local planning authorities a framework for creating their own design codes, providing detailed parameters based on the 10 characteristics outlined.

2025/2026 Key Developments

Following a 2024 consultation, the government proposed minor updates to the NDG and NMDC for Spring 2025 to support housing targets. The government also proposed clarifying policy language by focusing on "well-designed" rather than "beauty" in some sections of the NPPF. When local codes are not available, the National Design Guide and NMDC are used as important considerations in planning decisions.

At the time of publication, the Government is consulting on a new National Planning Policy Framework, and wider planning reforms are underway; consequently, further updates to the NPPF may occur.



Figure 14 The Ten Characteristics of well-designed places, The National Design Guide (2021)

Active Travel England

In 2022, the Government published active travel guidance for local authorities. The Government wants walking, wheeling and cycling to be the natural first choice for shorter journeys, or as part of longer journeys across the country. In June 2023 it was announced that Active Travel England would be a statutory consultee on all planning applications for 150 dwellings, mixed-use or commercial developments with a floor space of 7,500m² or more, where the overall area of the development is 5 hectares or more.

The primary actions for local authorities in regard to active travel are required to:

- Develop Local Cycling and Walking Infrastructure Plans (LCWIPs)
- Develop and implement Travel Demand Management Plans
- Plan for and improve active travel infrastructure
- Promote behaviour change to enable active travel

This will be essential for achieving HGC's active travel mode share targets by 2050.

Sport England

Sport England is a body of government responsible for growing and developing grassroots sport and getting more people active across England.

Sport England is working to keep movement, sport and physical activity central to the lives of everyone through a combination of National Lottery funding and grant-in-aid from the Department for Culture, Media and Sport, which classifies us as a non-departmental government body.

Active Design guidance seeks to help create environments encouraging people to be more physically active in their daily lives. It achieves this by incorporating principles like walkable communities, connected cycling routes, and the co-location of facilities to make healthy choices the easiest and most practical option, principles aligned with HGC Spatial Vision.

The foundation principle of 'Activity for all' is supported by the remaining principles which are brought together under the three themes of 'Supporting active travel', 'Active, high-quality places & spaces' and 'Creating & maintaining activity'.

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/activedesign>

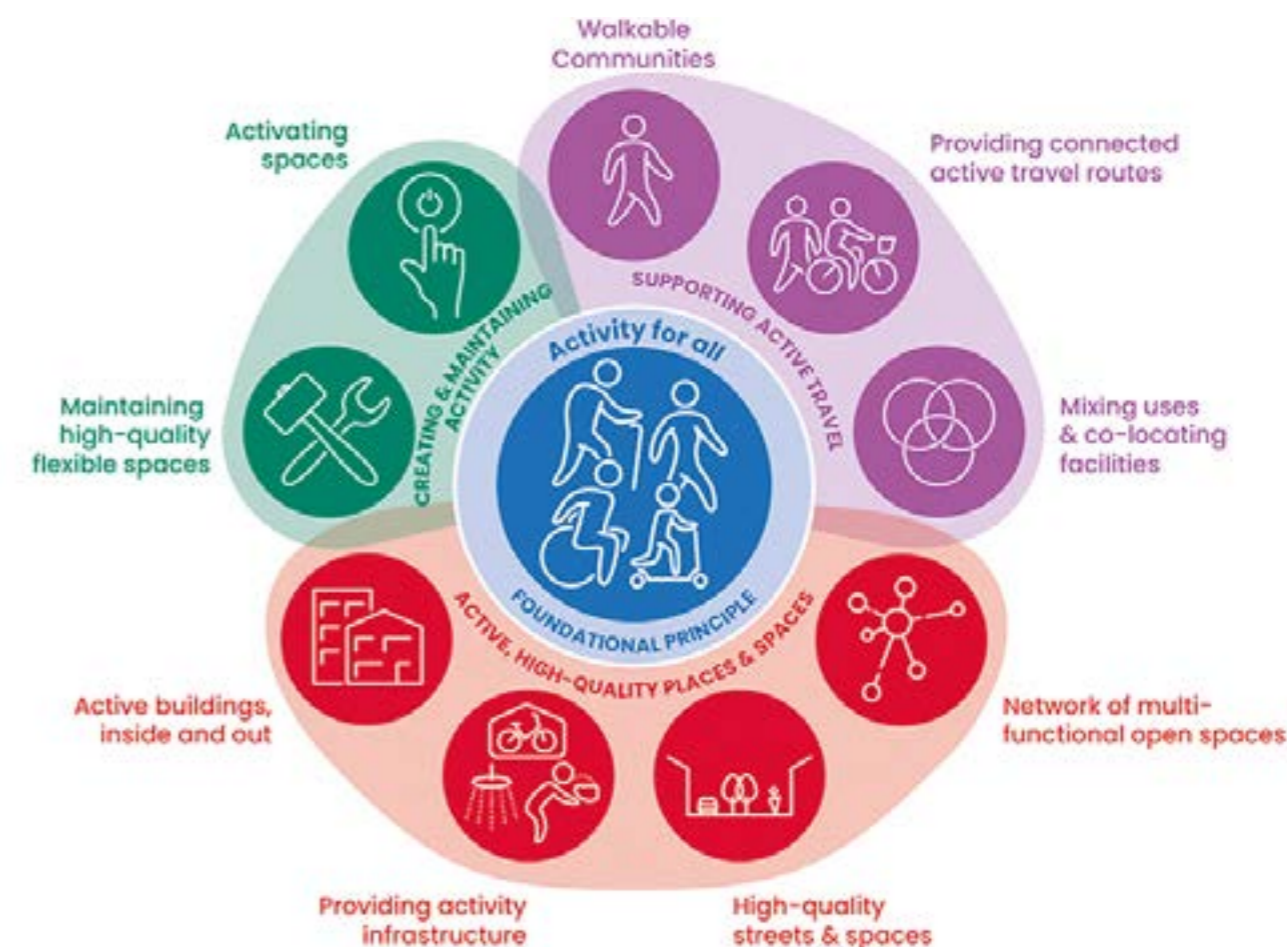


Figure 15 Sport England Active Design Principles

Local Planning Context

The draft SADC Local Plan and draft DBC Local Plan are the formal process of progressing the plans for Hemel Garden Communities within local planning policy documents.

There are a number of key documents and strategies that contribute to the local planning policy context for HGC and these are:

- The draft Dacorum Borough Council Local Plan and draft St Albans City & District Council Local Plan's evidence and strategies (many of which inform the Local Plan process) including the Strategic Sites Design Guidance and the Chilterns Beechwoods Special Area of Conservation Mitigation Strategy;
- Hertfordshire County Council policy and strategies including Local Transport Plan 4 (LTP4), which seeks to accelerate the transition from a largely car-based approach to sustainable transport.; Other key HCC documents include the Service Provision and Place-Making Guide and HCC Place & Movement highway planning and design guidance;
- Work on emerging South West Hertfordshire Joint Strategic Plan for (SW Herts JSP) and its related evidence base, which will now inform the emerging Spatial Development Strategy;
- The Hemel Garden Communities workstreams; and
- Other stakeholder and statutory consultee strategies.

Spatial Development Strategy - Emerging

Since 2018, the five local authorities within South West Herts, supported by Hertfordshire County Council, have been progressing a Joint Strategic Plan on a voluntary basis. This was being prepared within existing legislation that governs the preparation of Local Plans.

The Government has recently made it clear that they want to formalise requirements for the preparation of strategic plans and ensure they are rolled out to cover the whole of England. These plans are referred to as Spatial Development Strategies (SDS).

High level requirements for SDSs were set out with the Devolution White Paper (December 2024) and formalised through the Planning and Infrastructure Bill (April 2025). The Planning and Infrastructure Bill received Royal Assent in December 2025, becoming the Planning & Infrastructure Act 2025, which formally introduces SDSs as a statutory planning tier across England.

Regulations to elaborate SDS requirements covering content, governance, consultation are due early 2026. Secondary legislation setting out more detailed requirements for SDSs is expected also.

This legislation makes it clear that Government expects a single SDS to be prepared for each strategic area. Work on Hertfordshire's two emerging JSPs (South West Herts and North East Central Herts) will feed into the SDS.

Devolution and Local Government Reorganisation

In December 2024, the Government published the English Devolution White Paper which sets out proposals for major changes to the way local government is structured and run.

Hertfordshire currently operates under a 2-tier system:

- Hertfordshire County Council providing countywide services such as social care, highways, and education
- 10 district and borough councils (including SADC and DBC) delivering local services (e.g. planning, leisure, housing, waste collection).
- The Government's ambition is for:
- Devolution - Extend mayoral, elected leadership to every area through "Strategic Authorities."
- Local government reorganisation (LGR): replace all two-tier systems, like Hertfordshire's, with single-tier unitary authorities.

Devolution means transferring powers from central government to local leaders - via Strategic Authorities led by elected Mayors - who will have control over strategic areas such as housing, transport, economic growth, climate, skills, and public safety.

A number of options were put forward in Hertfordshire's interim submission to government in March 2025. The final proposals, outlining three unitary models (two-unitary, three-unitary, and four-unitary authorities), were jointly submitted by all 11 councils on 28 November 2025.

Public engagement took place in September 2025, informing the development of these options. A government consultation based on the submission began in early February 2026, running for approximately seven weeks.

It is anticipated the Minister will make the final decision of form of the new Authority(s) in summer 2026. Elections for the new shadow authorities (New Unitary Authority(s)) are anticipated in May 2027, before full responsibilities are taken on by the new authority(s) in 2027.

For more information please visit:

<https://www.hertfordshire-lgr.co.uk/>

HGC Planning Policy Framework

The draft Local Plans Policies surrounding Hemel Garden Communities have been developed in collaboration with the HGC Programme team and the SADC and DBC Local Plans teams.

The HGC Local Plan policies have been developed to be mirrored within the SADC and DBC Local Plans. The policies have been developed within the context of the Hemel Garden Communities (HGC) Programme area with reference to the Growth Areas and sites, and the wider transformation of the existing Hemel Hempstead urban area.

The policies have been developed to support that transformation, setting out an overarching policy that relates to the HGC Spatial Vision and Charter. The policy then leads on to a series of place principles which sets out how this will be delivered. This is followed by a set of site specific policies, which sit within site allocations, in each respective Local Plan.

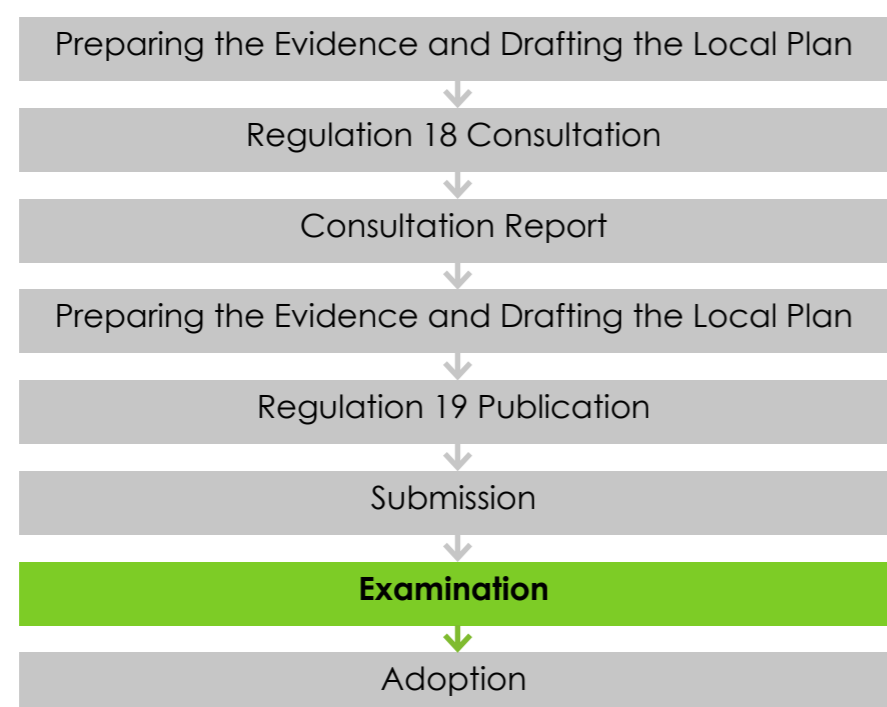


Figure 16 Developing a new Local Plan: The Process. This Delivery Statement has been published to support the submission HGC Framework and Transformation Supplementary Planning Document (Spring 2026)

HGC Planning Policy Framework

The Local Plans' Policies surrounding HGC Programme Area have been developed in collaboration with the HGC Programme team and the SADC and DBC Local Plan teams.

The HGC Local Plan Growth Areas policies have been developed to be mirrored within the SADC and DBC Local Plans. The policies have been developed within the context of the Hemel Garden Communities (HGC) Programme Area with reference to the Programme Area and sites, and the wider transformation of the existing Hemel Hempstead urban area.

The policies have been developed to support that transformation, setting out an overarching policy that relates to the HGC Spatial Vision and Charter. The policy then leads on to a series of place principles which sets out how this will be delivered. This is followed by a set of site specific policies, which sit within site allocations, in each respective plan.

Policy LG2 (SADC) / HGC1 (DBC) Transformation of Hemel Hempstead

This policy sets out housing targets (relevant to each District), jobs target, and the need for development to be planned in accordance with the HGC Spatial Vision and Charter using the four 'pillars' (Green network, Integrated neighbourhoods, Self-sustaining economy, and Engaged Communities). This policy includes a map that sets out the key projects for transformation of Hemel Hempstead.

Policy LG3 (SADC) / HGC2 (DBC) HGC Place Principles

This policy establishes a series of place principles, under the four key pillars from the HGC Spatial Vision, to enable the delivery of growth and transformation. This policy includes a number of targets such as green infrastructure provision, active travel modal shift targets, urban design standards, employment mix, infrastructure delivery, and the requirements for masterplans and design codes.

DBC Policy HGC2 is two-fold, outlining place principles for the DBC Growth Area Hm01, and separately for the other DBC sites within the Programme Area.

Site specific policies (SADC /DBC)

The site-specific policies will sit within their respective authorities plans.

Site Allocations: H1, H2, H3, H4 (SADC)

For the SADC Local Plan, these are located within Part B of the Local Plan. Policies are set out for each of the SADC following sites: North Hemel Hempstead (H1); East Hemel Hempstead (North)(H2); East Hemel Hempstead (Central) (H3); and East Hempstead (South) (H4).

Site Allocations: Hm01 (DBC) and Hm02 to Hm17

For the DBC Local Plan, the single growth area allocation North Hemel (Hm01) sets out requirements for the land North of Hemel Hempstead, followed by other DBC site allocations Hm02 to Hm17.

Hemel Garden Communities DRAFT Supplementary Planning Documents (SPDs)

The emerging policies within the SADC and DBC Local Plans identify two Supplementary Planning Documents (SPDs) focused on Hemel Garden Communities: HGC Framework & Transformation SPD, and HGC Stewardship & Placemaking SPD.

Emerging drafts are finalised for public consultation in Spring 2026, followed by updating, endorsement and adoption.

These documents take their lead from the emerging Local Plans' policies, as well as from the extensive HGC Evidence Base documents presented in this Delivery Statement. The SPDs will provide detailed guidance on developer requirements, including setting design standards for new development (i.e. Must Haves and Should Haves from the Strategic Design Code).

The spatial scope of the SPDs extends across the entire HGC Programme Area, including the existing town of Hemel Hempstead and the designated Growth Areas. It provides guidance on both strategic delivery requirements and detailed, site-specific considerations.

Specifically, the HGC Programme Area covered within the SPDs comprises:

- **The HGC Growth Areas:** DBC Local Plan Allocation Hm01 North Hemel Hempstead and SADC Local Plan Allocations H1 North Hemel Hempstead, H2 East Hemel Hempstead North, H3 East Hemel Hempstead Central and H4 East Hemel Hempstead South;
- **Strategic Sites:** DBC Local Plan Allocations Hm11 Land at Shendish Manor and Fairfield and Hm13 Polehanger Lane;
- **Town Centre Opportunity Area sites:** DBC Local Plan Allocations Hm02 Civic Centre; Hm03 Hemel Hempstead Hospital; Hm04 Paradise; Hm05 Market Square; Hm06 Riverside and Town Centre Opportunity Area windfall sites;
- **Two Waters Opportunity Area sites:** DBC Local Plan Allocations Hm07 Symbio Site, Whiteleaf Road; Hm08 Hemel Hempstead Station Gateway; Hm09 National Grid 339-353 London Road; Hm10 Apsley Mills Retail Park and Two Waters Opportunity Area windfall sites; and,
- **Other sites** which fall outside the above categories: DBC Local Plan Allocations Hm12 Kier Park; Hm14 Marchmont Farm; Hm15 Old Town; Hm16 Site to the south of Green Lane; Hm17 Jarman Park and windfall sites.

Framework & Transformation (F&T) SPD

The F&T SPD has been prepared in accordance with the Councils' adopted and emerging policies and guidance. It builds upon the HGC evidence base and the St Albans City and District Council and Dacorum Borough Council draft Local Plan policies. The strategy has been developed to support the delivery of the objectives relating to 'One Place', Governance and Community, and Placemaking.

Stewardship & Placemaking (S&P) SPD

The S&P SPD examines different Stewardship options, which are set out in the SPD. The analysis identifies that there are two strong models that score well across each criteria, however, there is more certainty with the CSS Stewardship Hubs model, due to the expertise and work to date of Greenbelt and CSS supporting a national, visionary delivery model. This model aligns with the HGC Umbrella Stewardship Body model and SPD strategy.

Local Planning Context

Spencer's Park Phase 2 (4/02539/16/MOA, 21/01517/RES)

Spencer's Park Phase 2 (see no.2 on overleaf plan) sits within both the Dacorum and St Albans district boundaries (although the majority of the site lies within the former) and has outline planning permission. It connects the town, Maylands Business Park, Nickey Line and North and East of Hemel Hempstead Growth Areas and is adjacent to proposed strategic green routes, offering significant potential to contribute to active and sustainable travel.

Outline permission of up to 600 homes, a primary school, a local centre and up to 7,500m² of employment uses, landscaping, and infrastructure works including new roundabout access off Three Cherry Trees Lane was granted in 2019 (4/02539/16/MOA). A reserved matters application with details for 276 dwellings was granted in 2021. (21/01517/RES). There is a reserved matters application for Spencer's Park Phase 2 East reference (DBC 24/01157/RES and SADC 5/2024/0927) which was submitted for consideration in May 2024. Spencer's Park will also include a community orchard and the largest Homes England Modern Methods of Construction (MMC) pilot which contribute to the HGC Programme's food growing and green economy objectives, respectively.

Marchmont Farm (19/02749/MOA)

Marchmont Farm (no.1 on overleaf plan) is owned by Homes England and was identified in the 2018 Hemel Garden Communities bid to MHCLG as falling within the HGC red line boundary and forming early delivery of the wider HGC proposals.

As the gateway to the main HGC new development area, Marchmont Farm must maximise the potential for sustainable and active travel north-south between the town and the North Hemel Growth Area.

The application was considered again by the Council's Development Management Committee on 3 July 2025. The Committee resolved to approve the application, subject to the completion of a section 106 Agreement which is progressing. The application is for 19/02749/MOA: Outline planning for up to 350 dwellings, land for 5 gypsy & traveller pitches. Vehicular access from A4147, public open space including extension to Margaret Lloyd Park and associated landscaping, infrastructure and drainage. It included detailed approval for access arrangements (Revised Scheme: Emergency Access Link to Laidon Square)'.

Within the HGC Programme Area there are two further sites with permission: **Land West of Hemel Hempstead** (no.3, overleaf plan) and **Land adjacent to the Manor Estate** (no.4, overleaf plan).

Dacorum Borough Council Site Allocations (Regulation 19, 2024 and Regulation 22, 2025)

Within the HGC Programme Area, two strategic sites (shown in pink in Figure 17) are recommended for allocation in the DBC Local Plan:

Land at Shendish Manor and Fairfield's

The existing site of grassland and golf course is promoted for 500 homes, (including elderly care units, a new primary school, a new local centre (plaza) including provision for a health centre, a community hub with a multi-use village hall, on-site SANG, and new pedestrian/cycle links.

Land at Polehanger Lane

The site currently in agricultural use is promoted for 750 homes, a new primary school, new community square, sustainable transport hub, flexible events space within the SANG, public open space, on site SANG, and 5ha of separate land for Biodiversity Net Gain. Primary access into the development would be served by a new roundabout along Berkhamsted Road (with traffic improvements), with potential for a secondary/ emergency access off Polehanger Lane.

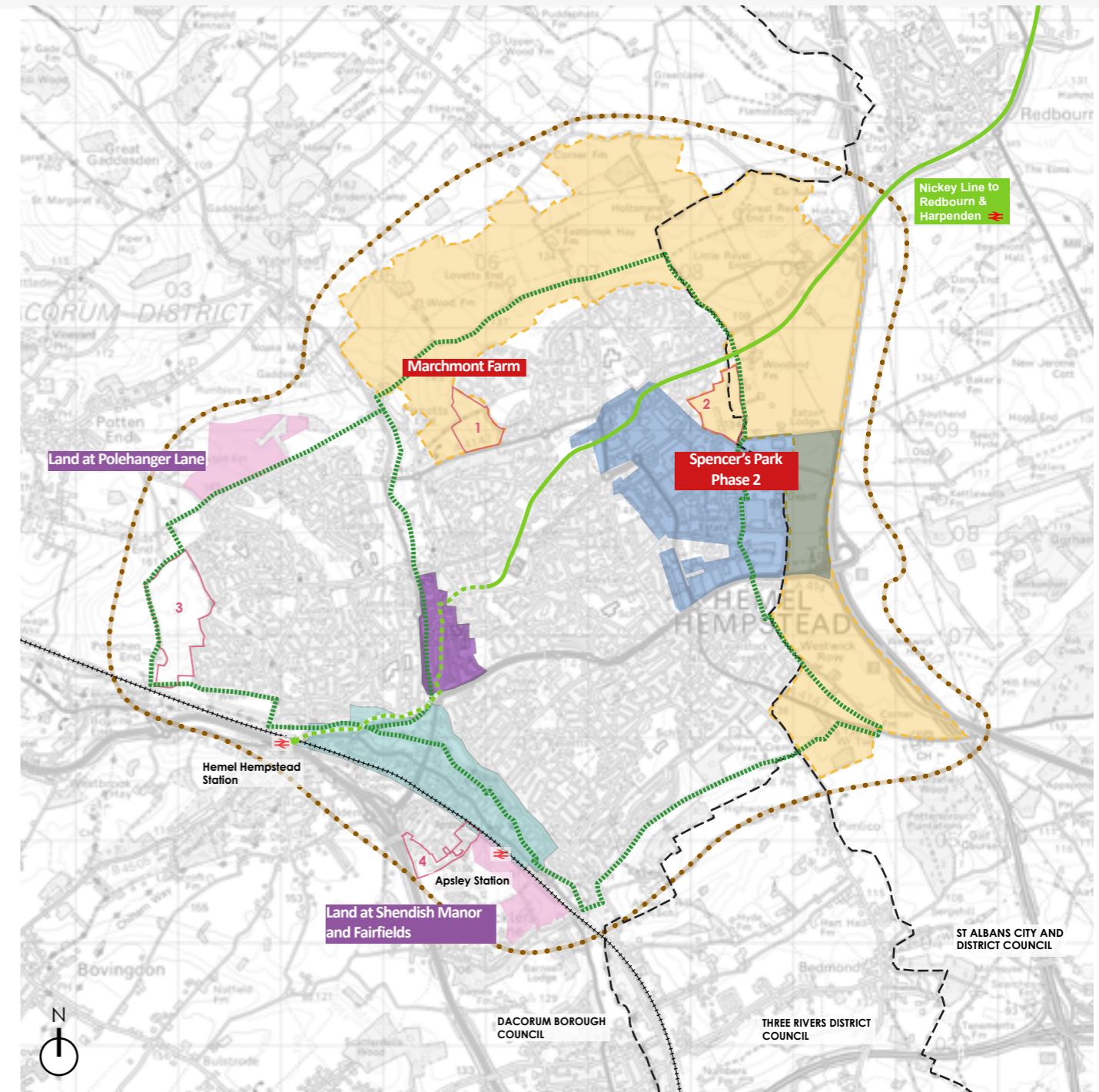
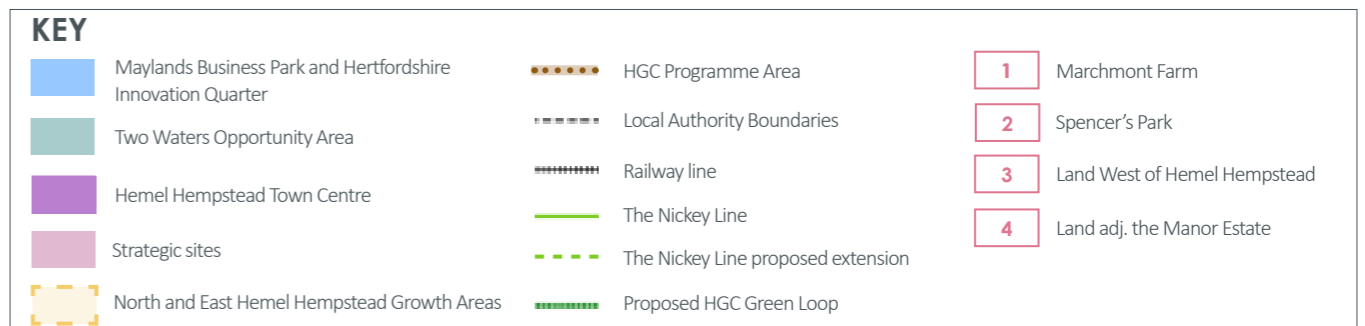


Figure 17 Location of permitted schemes: Spencer's Park Phase 2 and Marchmont Farm



Local Planning Context - continued

North Hemel Hempstead (Site Allocation H1 in SADC)

Significant progress has been made to date through the PPA process for North Hemel Hempstead (H1 in SADC). The EIA Scoping Opinion application (5/2025/0645) was submitted in March 2025 and a formal scoping opinion was issued on 23rd May 2025. Pigeon and Bloor plan to submit an outline planning application in Early 2026. Delivering approximately 1,500 homes, local centre, a primary school, sports pitches, Suitable Alternative Natural Greenspace (SANG) and forming the eastern interface with Hm01 North Hemel Hempstead (in DBC, 5,000 homes), enabling delivery of the Northern Sustainable Transport Corridor (NSTC) and connectivity to Redbourn Road and the wider Sustainable Transport Network.

Land East of Hemel Hempstead (Site Allocations H2-H4 in SADC)

(5/2025/1964 SADC and 25/02916/
MOA DBC)

<https://www.stalbans.gov.uk/land-east-hemel-hempstead-application-520251964>

The Crown Estate submitted the Outline Planning Application for Land East of Hemel Hempstead for up to 4,000 new homes, 53 ha of employment land and a range of supporting facilities, services and infrastructure in November 2025.

This is a cross-boundary application that falls within both St Albans City and District Council and Dacorum Borough Council's administrative boundaries. Each Local Planning Authority will assess the part of the application that falls within their administrative boundary, with St Albans District Council acting as the Lead Planning Authority. The site is designated as "Allocations H2, H3 and H4" in the St Albans City and District Council Draft Local Plan 2041.

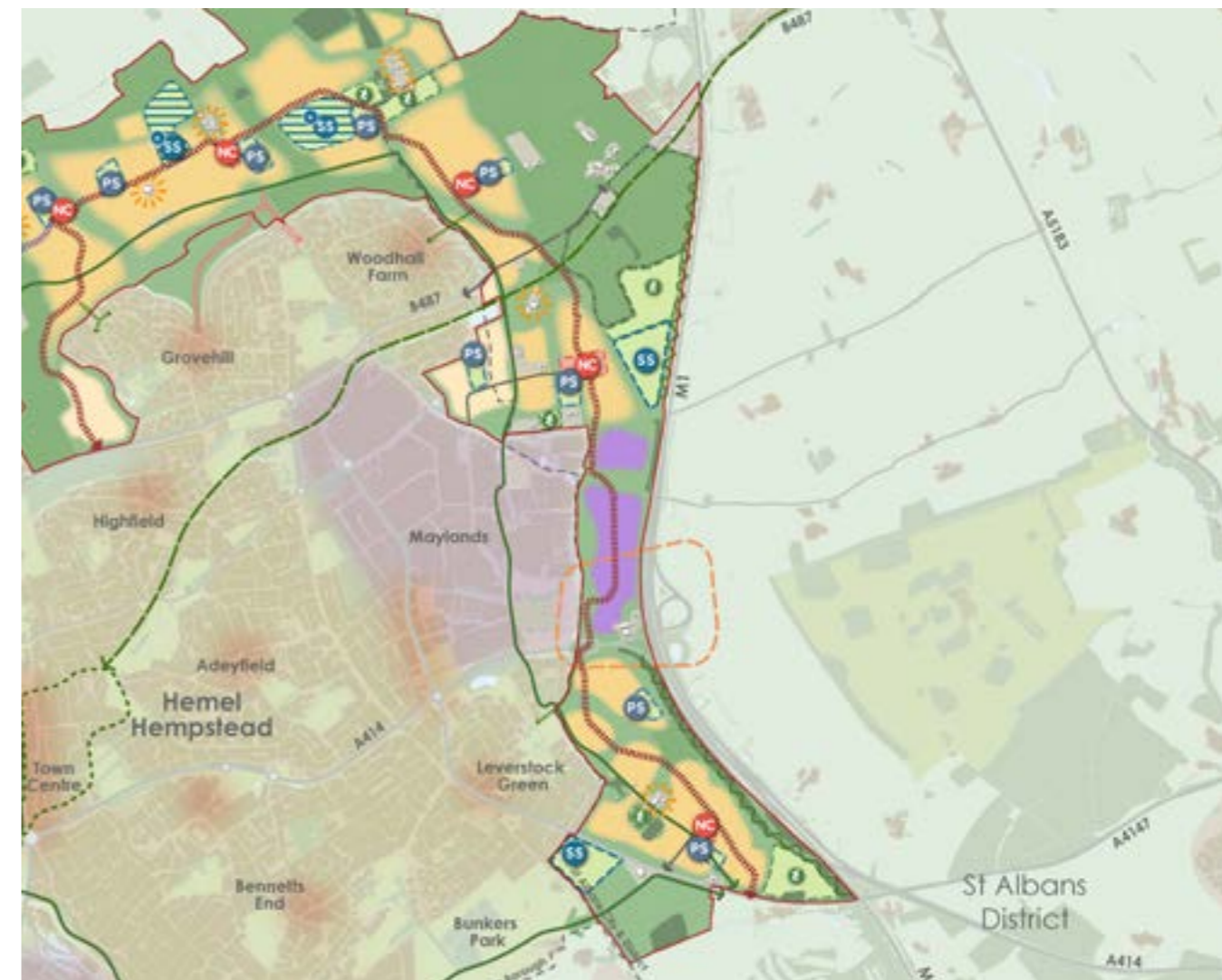


Figure 18 Location of North Hemel (SADC H1) and of Land East of Hemel Hempstead (SADC H2, H3 and H4)

HGC Evidence Library – Key Workstreams

Hemel Garden Communities Programme Area sites are part of ambitious plans to transform Hemel Hempstead with the provision of sustainable growth. To support the planning and delivery process several workstreams and studies have been undertaken to support and provide evidence for Hemel Garden Communities. The following section of the document sets out the work carried out to date regarding the Hemel Garden Communities Programme, at the point of Early 2026.

The multiple documents are collectively referred in this document as the **HGC Evidence Library**. The workstreams and evidence have helped to inform the draft Local Plan policies, and will inform emerging and future planning applications. The evidence has also helped to inform the preparation and content of the Framework and Transformation Supplementary Planning Document (SPD).

The following pages set out the documents forming the HGC Evidence Library. Some of the workstreams have been developed specifically as part of the Local Plans evidence base, such as for example, the North Hemel Hempstead Landscape Assessment. Further detail on key workstreams, and emerging workstreams has been provided.

All workstreams support the ambitions of the HGC Spatial Vision and wider policy context, as well as seek out best practice to help create the highest quality outcome. All Hemel Garden Communities guidance should be treated as a material consideration to guide the quality of development and infrastructure requirements.

As HGC is a 25+ year project, to 2050, workstreams and documents will continue to develop, in alignment with the Local Plans processes, and further engagement and consultation.



The Hemel Garden Communities 'H' is made up of the icons explained overleaf and represents the programme's vision and aims

Spatial Vision Pillars



Pillar 1
A Green
Network



Pillar 2
Integrated
Neighbourhoods



Pillar 3
Self-sustaining
Economy



Pillar 4
Engaged
communities

Overarching themes



Respond to the
Climate Crisis



Healthy Lifestyles

Supporting



Diversity



Connectivity



Agri-tech



Environment



Innovation



HGC Health & Wellbeing Strategy

This Health & Wellbeing strategy integrates health into the Hemel Garden Communities programme, supporting its vision to enable communities to lead healthy behaviours as they live, learn, work, play and interact.

Status: Published (2025) - HGC Website

HGC Socio-Economic and Demographic Study

This study fed into HGC's inputs into the Dacorum Borough Council and St Albans City and District Local Plans, and is intended to help guide investment planning and management.

Status: Published (2024) - DBC / SADC

HGC Higher Education Study

The study focuses on the need and opportunities to secure a higher education presence in Hemel Hempstead, focusing particularly on future employment land development on the East Hemel Central site, which is part of Hertfordshire Innovation Quarter.

Status: Published (2024) - DBC / SADC

HGC Nickey Line Vision & Strategy

This document sets out the vision for the Nickey Line, a 7 miles (12km) long disused railway line that has been utilised as a walking and cycling route since 1985. The HGC Nickey Line Vision & Strategy has fed into the Document A3 Delivery Transformation, as part of the Framework & Transformation SPD.

Status: Published (2025) - DBC / SADC
See F&T SPD (Document A3)



Maylands Masterplan Plus

Maylands Business Park is a significant and prestigious employment site in Hemel Hempstead, first designated as part of the New Town 75 years ago. The Maylands Plus Masterplan seeks to set out a short and long-term vision for the Maylands Business Park, for over the next 20 years.

Status: Endorsed (2025) - DBC / SADC

Hertfordshire Innovation Quarter Vision

The Vision has been reviewed and updated for Herts IQ, in light of changes since it was designated as an Enterprise Zone in 2017, including economic changes post Covid-19 and an updated evidence base including the South West Herts economic study and HGC Socio-economic and Demographic Study.

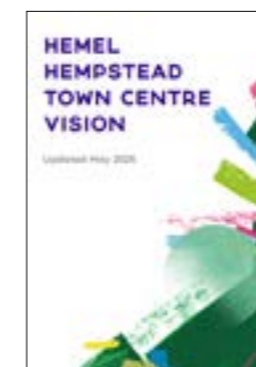
Status: Complete (2025)

Hemel Hempstead Town Centre Vision

The vision aims to transform the area into a safe, vibrant, and sustainable, mixed-use hub. Key goals include enhancing accessibility, integrating high-quality housing, and providing diverse retail, leisure, and green spaces.

Status: Published (2025) - DBC

Hertfordshire Innovation Quarter Vision



Hemel Place Strategy

Hemel Place Strategy

The Hemel Place strategy is ongoing stream of work to promote the town as a destination for business activity and as a place where people will want to live, work and visit, and provides a basis to attract inward investment and secure funding for infrastructure.

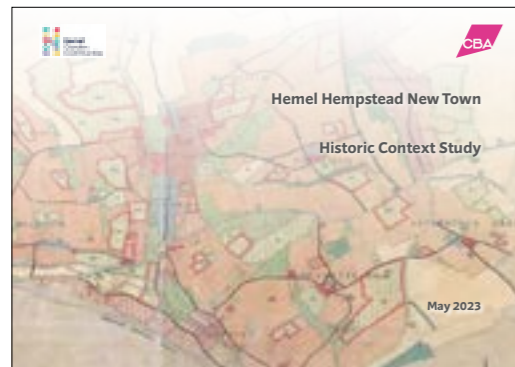
Status: Ongoing



HGC Heritage Impact Assessment

The HGC Heritage Impact Assessment prepared by Essex Place Services on behalf of the Local Authorities, sets out detailed work and assessment regarding historic and archaeology and provides recommendations for the site allocations Hm01 (DBC) and H1 - H4. (SADC)

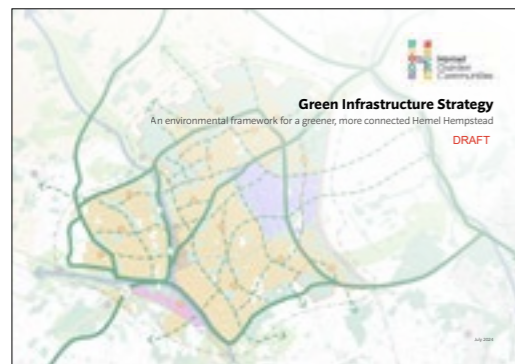
Status: Published (2025) - DBC / SADC



Hemel Hempstead New Town - Historic Context Study

The Historic Study provides an understanding of Hemel Hempstead's historic development and character as a whole, to inform a stronger contextual response through future masterplanning.

Status: Published (2025) - DBC / SADC



HGC Green Infrastructure Study

The Green Infrastructure Strategy provides an environmental framework for provision of multifunctional, varied, connected, accessible and distinctive green infrastructure to help create a greener, more connected Hemel Hempstead.

Status: Published (2025) - DBC / SADC



North Hemel Landscape Assessment

The North Hemel Hempstead Landscape assessment considers, from a landscape and visual perspective, the potential for development on land to the north and north-east of Hemel Hempstead, as part of the Hemel Garden Communities programme, and assesses at a high level the likely landscape and visual effects of that development.

Status: Published (2025) - DBC / SADC



Local Centres Study

Local Centres Study identifies opportunities for improvements in the existing local centres in Hemel Hempstead.

Status: Analysis Stage Complete



HGC Strategic Design Code

The Strategic Design Code was published as part of the Regulation 19 for both Local Plans. Since, the Strategic Design Code has been expanded to other allocations within the HGC Programme Area, and now forms part of Book B for the Framework & Transformation SPD.

Status: As part of Book B for the F&T SPD.



HGC Potential Modal Shift

This report summarises the key findings related to opportunity for sustainable travel, and the resulting potential for the HGC growth area, Hemel Hempstead and Dacorum, and a high-level assessment of potential interventions.

Status: Published (2025) - DBC / SADC

Hemel Hempstead Transport Study (HHTS)

The HHTS has been updated, to 2026, and published alongside the draft Framework & Transformation SPD.

Status: Published (2024) Updated (2026) - DBC

Various Transport Modelling

Evidence supporting the SADC and DBC Local Plans, including COMET Modelling.

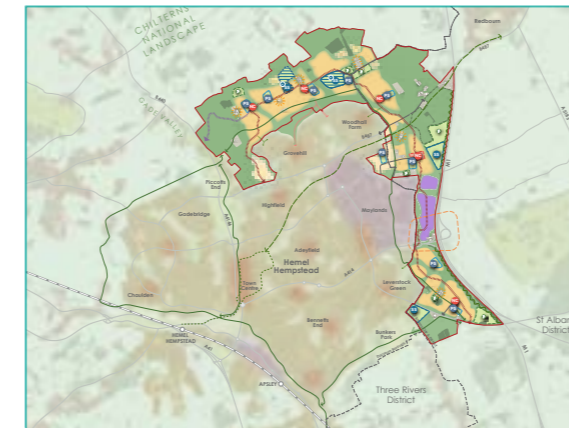
Status: Published DBC / SADC

Emerging Transport Workstreams

Ongoing work on transport related workstreams including :

- DBC Local Cycling Walking Infrastructure Plan (LCWIP)
- HGC Behaviour Change & Parking Strategy;
- Hertfordshire Essex Rapid Transit scheme
- Cycle Hire Scheme.

Status: All emerging



Concept Framework Plan

The Concept Framework Plan identifies the main components of the planned growth of Hemel Hempstead. It shows the main connections, neighbourhoods, land uses, facilities and open spaces that are essential for achieving the policy and transformation objectives and is included in the Draft Local Plans.

Status: Published DBC / SADC

Framework Plan Story

The HGC Framework Plan Story document sets out how the HGC Growth Areas can deliver up to 11,000 new homes over many years, along with business space, parks and green spaces, schools, healthcare facilities and other local services.

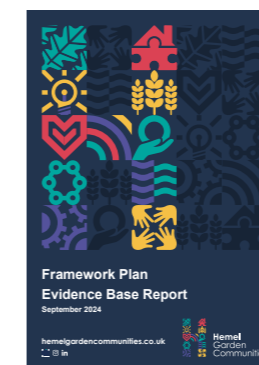
Status: Published DBC/SADC



Framework Plan Technical Evidence

The HGC Framework Plan is based on technical and masterplanning work, which is set out in the technical evidence base report and supporting appendices.

Status: Published DBC / SADC



Status: Complete

Timeline: 2021- 2025

Document Category: Suite of evidence documents:
Strategy & Technical



Lead: HGC with Framework Plan Steering Group (Sub-group)

Purpose

The purpose of the Framework Plan is to provide a single, holistic spatial and infrastructure framework for the Programme Area, with a detailed focus on North and East of Hemel Hempstead Growth Areas. It provides a strategic outline of infrastructure requirements for the HGC Growth Areas and the wider town of Hemel Hempstead, with regard to the growth and transformation objectives.

The Framework Plan has been developed through the Framework Plan Steering Group (Sub-group) which includes the HGC Partners, David Lock Associates, and key strategic landowners (The Crown Estate, Pigeon, Bloor, Kitewood homes).

The Framework Plan draws on best practice in masterplanning and is guided by the TCPA Garden City principles, the HGC Charter and the HGC Spatial vision.

The Framework Plan seeks to test the capacity of the site and any reasonable options to deliver around 11,000 homes and 10,000 jobs along with other relevant and/or emerging policy requirements including appropriate standards of open space, sustainable drainage, biodiversity net gain, Suitable Alternative Natural Greenspace (SANG), primary and secondary schools, and transport and highways and active and sustainable travel.

The Concept Plan was updated in 2025 with revised Sustainable Transport Corridor (STC) alignment in the north east area, amended to bring more of the development area within 400m. Whilst one secondary school site is required for the Hm01 Growth Area, two are shown to allow flexibility in future masterplanning of the area.

The Framework Plan also included a supporting viability assessment for the North and East Hemel Hempstead Growth Areas (excluding Marchmont Farm and Spencer's Park) and infrastructure for the wider programme area.

Consultation to date on the Framework Plan has included technical stakeholder workshops relating to green and blue infrastructure, access and movement and community wellbeing; The Councillor Review Group; a Community Review Panel and an independent Quality Review Panel held by Design South East.

Relevance to Planning Policy

- The Framework Plan is a suite of evidence documents which form part of the Local Plans evidence bases to support the anticipated growth of around 11,000 homes within the Growth Areas and additional homes within Hemel Hempstead
- In March 2022, the emerging draft Framework Plan was taken to an Independent Design Review Panel. The series of recommendations have steered the ongoing work as well as the emerging policies
- The documents include:
 - **The Concept Plan** - Summarises the HGC Framework Plan (Scenario D Rev. K, July 2025) and included within the Local Plan Reason Justification.
 - **HGC Framework Plan Story Report** - Tells the story of the Framework Plan.
 - **HGC Framework Plan Evidence Document** - Technical document which sets out constraints and considerations in shaping the Framework Plan. Includes the HGC Spatial Vision Principles.
 - **Accompanying Infrastructure Schedule & Viability** - which is being updated to the most up-to-date version for submission.

Next steps

- Further development of the HGC Infrastructure schedule and viability assessment alongside the Local Plans' Infrastructure Delivery Plans (IDPs) and other HGC workstreams, including North Hemel Infrastructure Phasing & Delivery Strategy.
- Finalise strategic design guidance for the Framework Plan area /Growth Areas - developed as part of the *HGC Framework & Transformation* Supplementary Planning Document (SPD).

Growth Areas' Land Ownership

The HGC Growth Areas to the north and east of Hemel Hempstead, part of HGC Programme Area, cover approximately 1,066 hectares.

A significant portion of the site, particularly to the east of Hemel Hempstead and in the north-west, is owned by a single landowner, The Crown Estate. The remainder is held by multiple landowners, with key strategic landowners and site promoters including Pigeon, Bloor, and Kitewood.

The Framework Plan, Concept Plan, and other key workstreams outlined in this document have adopted an “ownership blind” approach to assessing the site’s capacity and the distribution of land uses, greenspace and infrastructure.

Further work being undertaken by HGC includes development of a site assembly strategy and the establishment of a Developers Forum to foster collaboration and coordination among landowners and developers.

This forum was established to help inform planning and delivery strategies, ensuring a holistic approach to the development, timely delivery of infrastructure, and, where necessary, cost-sharing arrangements.

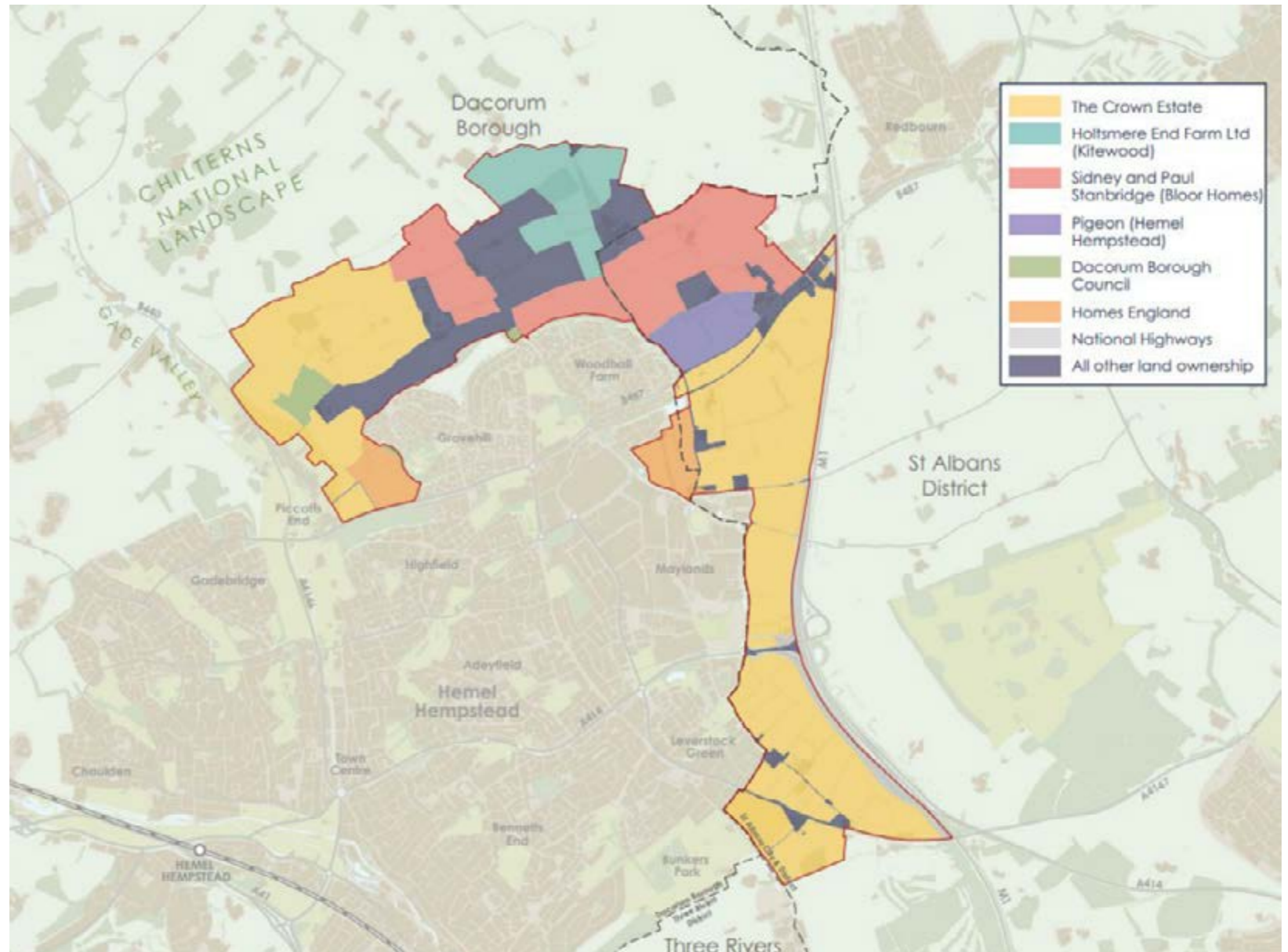


Figure 19 Landownership

Framework Plan Update (2025)

Since the Framework Plan Scenario D Rev. J (July 2024), further technical work undertaken has resulted in Scenario D Rev. K (shown opposite) with the following elements of the Framework Plan updated:

1. STC alignment in the northeast including STC /Redbourn Road proposed junction (SADC) The updated alignment still ensures that the north-south tree line is preserved, with access to the west side of this feature.

2. STC alignment in the northeast (DBC) to enable STC within 400m of new dwellings. HCC's Highways Place & Movement Planning & Design Guidance (PMPDG) sets out requirements for development to be no more than 400m from bus stops. It also includes multiple references to a requirement for "high-frequency, reliable passenger transport provision including supporting infrastructure". The route allows for flexibility for future masterplanning to refine and optimise the alignment considering constraints.

3. It was confirmed through DBC Local Plan Reg.19 consultation that one secondary school site should be identified within the first phase of Hm01 (DBC) at North Hemel Hempstead and be capable of being available for delivery early in the development, on land that is deliverable and in the ownership of a willing, engaged landowner. It is likely that only one of the two sites in Hm01 (DBC) is required as a result. The Indicative Concept Framework Plan Scenario D Rev. K opposite still shows two sites, however one will be able to be re-purposed once the secondary school location is confirmed.

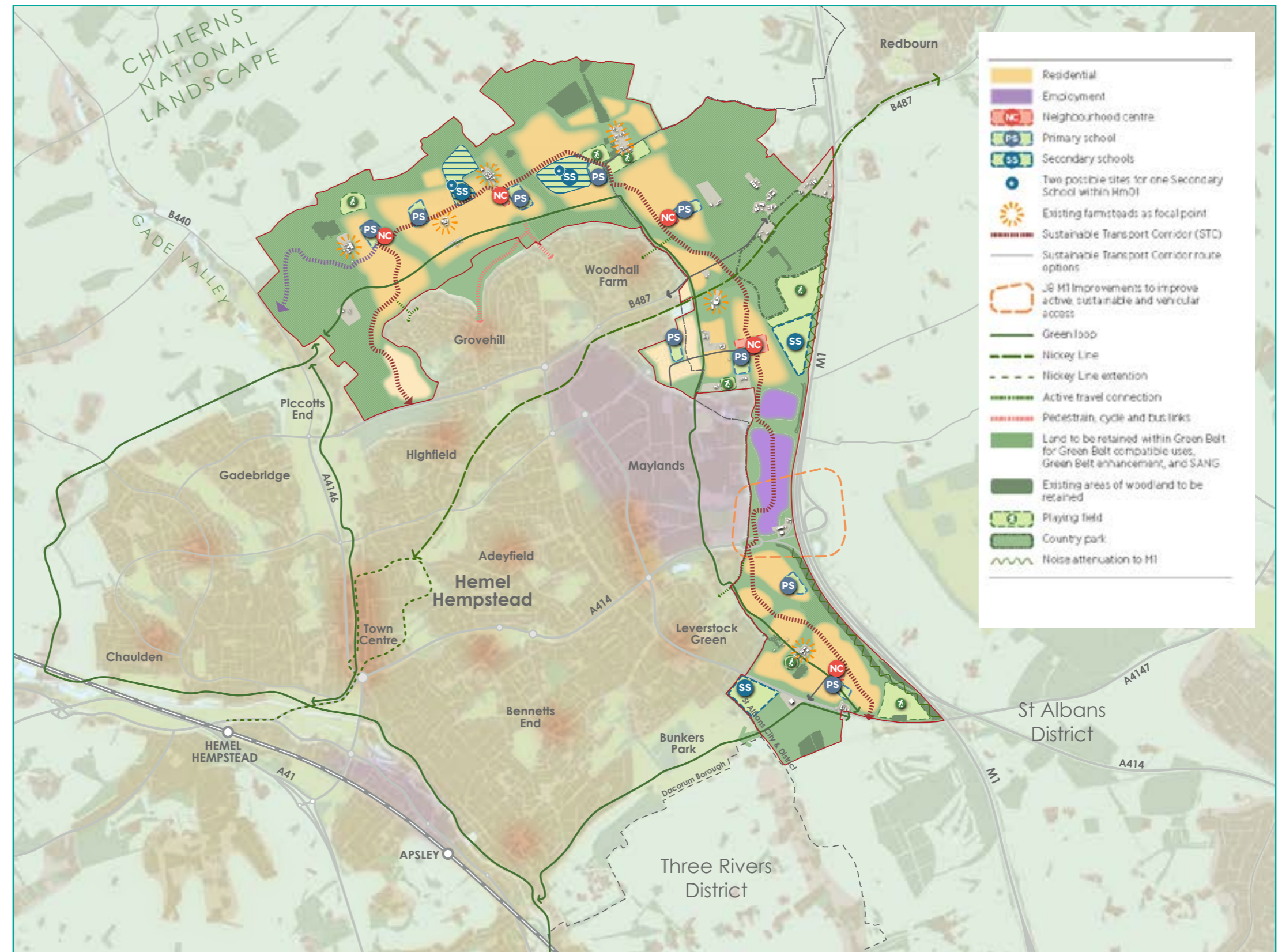


Figure 20 HGC Concept Framework Plan - Revision K - July 2025

Status: Draft

Timeframe: 2024 - 2026

Document Category: Supplementary Planning Document

Lead: HGC with DBC and SADC Local Plans Teams.



Purpose

Building on the joint HGC draft SADC and DBC Local Plan policies, evidence base and HGC workstreams, the purpose of Framework & Transformation SPD is:

- To define what is meant by transformation of Hemel Hempstead;
- To identify the quality that needs to result from transformation - both in relation to new development, and to the existing town assets;
- To identify the infrastructure that will ensure comprehensive transformation - including key partners involved; and
- To define how to ensure delivery of the comprehensive transformation (and define possible delivery mechanisms).

The transformation of Hemel Hempstead involves several factors including but not limited to physical, social, economic and cultural aspects. Hemel Garden Communities and the wider programme area will be the catalyst for comprehensive and inclusive transformation to benefit existing and future residents.

Scope

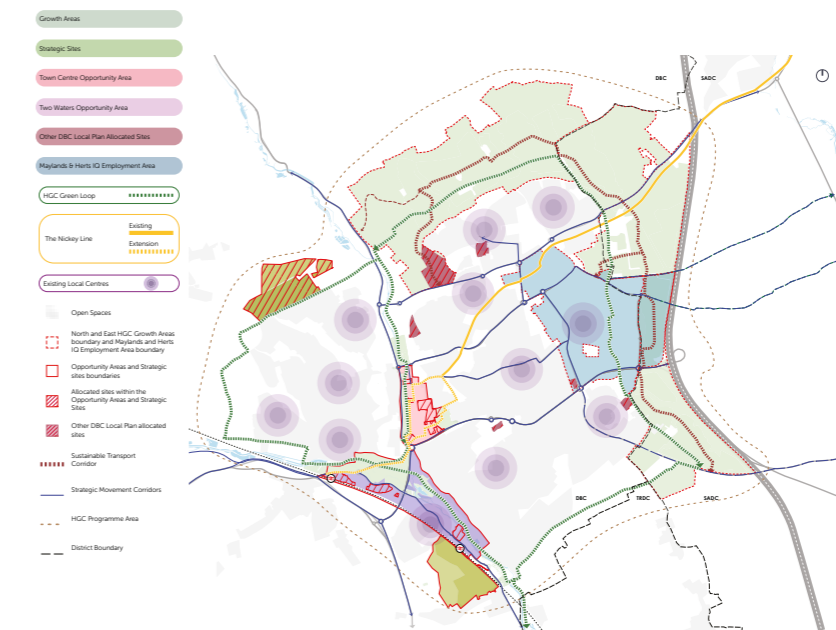
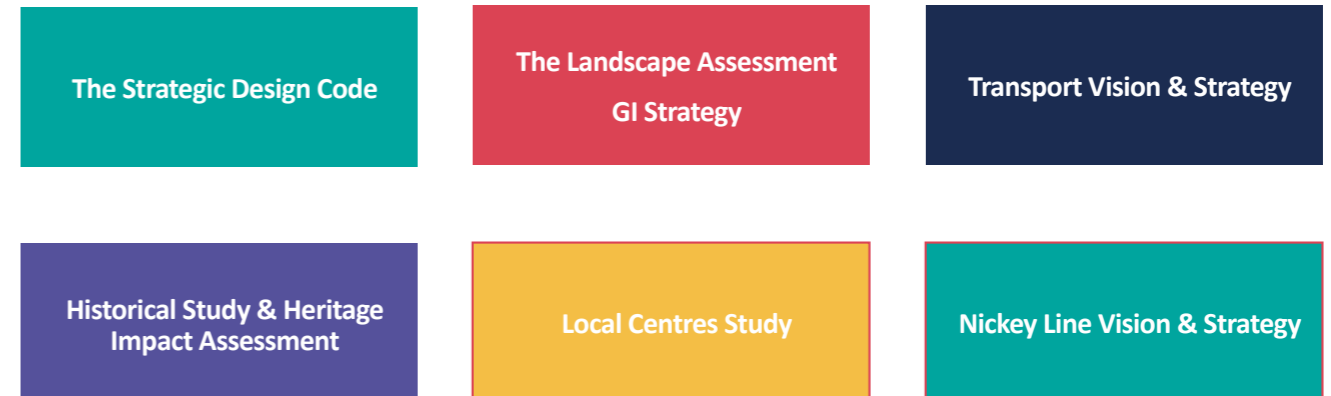
The Framework & Transformation SPD covers:

- The HGC Delivery and Implementation Strategy, including Infrastructure Mitigation, Phasing, Funding, Monitoring, and Site-Specific Delivery Strategies. (F&T SPD A2).
- Guidance for Delivering Transformation, including Transformational Guidance for the delivery of Strategic Green Corridors; the HGC Green Loop and improvements to and extension of the Nickey Line. (F&T SPD A3).
- Strategic design coding for HGC Framework Plan Growth Areas (DBC & SADC) (F&T SPD B1).
- Strategic design coding for Hemel Hempstead Town Centre and Two Waters, with references to Maylands Opportunity Area (DBC) (F&T SPD B3-B5).
- Strategic design coding for Polehanger Lane and Shendish Manor & Fairfields strategic sites in DBC (F&T SPD B2).

Next steps

The Draft Framework & Transformation SPD will be considered at a 6 week Public Consultation in February/March 2026. Subject to approval, the aim would be for it to be adopted alongside the Local Plans for Dacorum Borough Council and St Albans City and District.

Key Workstreams which inform the SPD:



HGC Programme Area (F&T SPD January 2026)



SPD Stakeholder Workshop (November 2024)

HGC Transport Vision & Strategy

The HGC Transport Vision and Strategy (TV&S), endorsed by Hertfordshire County Council Cabinet in July 2024, sets out HGC's approach for the long-term growth and transformation of Hemel Hempstead to ensure the existing town, can be developed as a successful, integrated, well-connected place with a sustainable movement network.

The vision recognises that whilst the transport network will need to continue to cater for vehicle trips there is a need and opportunity to improve passenger transport and walking and cycling routes to give people a real choice in how they travel, particularly for shorter trips.

The TV&S adopts a 'vision and validate' approach. Achieving travel demand reduction and modal shift is also central to HCC Local Transport Plan 4 (LTP4), where Policy 1 establishes the Transport User Hierarchy with vulnerable road users such as pedestrian and cyclists to consider first, that should apply both to the scheme design process and the formulation of transport strategy.

The TV&S aims to reduce car dependency by promoting multimodal transit and prioritising walkability and cycling infrastructure. The Hemel Hempstead Transport Study (HHTS) identifies key transport challenges, which are addressed through measures like improving bus services and creating dedicated cycling routes. The LCWIP sets out infrastructure improvements to support cycling and walking, informed by public consultations and route assessments.

To read the summary of the HGC Transport and Vision Strategy please visit:

[HGC Transport Vision & Strategy Executive Summary 2024](#)

HEMEL GARDEN COMMUNITIES 2050 TRANSPORT VISION & STRATEGY IN BRIEF

MODE SHARE OBJECTIVE


40%

of all person trips from/to/within Hemel Hempstead should be by active and sustainable travel modes

60%

of all person trips from/to/within the new Hemel Garden Communities neighbourhoods should be by active and sustainable travel modes


User Hierarchy



HGC 2050 Transport Vision

"By 2050, Hemel Hempstead will be a place where walking, cycling and public transport are the natural choice for local journeys, for residents and visitors alike. A place where at least 40% of all person trips from/to/within Hemel Hempstead, and 60% of all person trips from/to/within new Hemel Garden Communities neighbourhoods, will be undertaken by sustainable modes of travel.

An innovative place, fit for the future, where high-quality transport networks prioritise local journeys and support decarbonisation. Well-connected neighbourhoods and employment areas will strengthen the local economy and promote sustainable growth and investment."



Status: Draft

Timeframe: 2024 - 2026

Document Category: Supplementary Planning Document

Lead: HGC with DBC and SADC Local Plans Teams



Purpose

Ensuring that new communities integrate with those that are already established, is key to the successful growth of Hemel Hempstead. It is also essential that any assets and infrastructure created can be used and enjoyed by all and also well-maintained and managed for generations to come. A clear strategy is therefore needed, and the Draft Stewardship and Placemaking Supplementary Planning Document (SPD) sets out the guidance to achieve this for the whole of the Hemel Garden Communities Programme Area. This ensures an equitable approach throughout the town, so that the development sites delivered are aligned in their approach to stewardship and placemaking, creating a strong sense of community and the foundation to deliver transformation supported by sustainable investment, into the future.

Stewardship has been a key consideration since the designation of Garden Town status for Hemel Hempstead in 2019. It is referenced in both the HGC Charter and the subsequent HGC Spatial Vision, which set out the defining principles for the programme.

Delivering a successful stewardship approach for HGC presents a number of opportunities and challenges including Hemel Hempstead's large-scale Growth Areas, which span two local authorities, multiple landowners and key employment sites like Maylands Business Park and Herts IQ, as well as wider strategic sites and Hemel Hempstead's New Town legacy.

Through wide-ranging consultation it has been established that a single overarching Umbrella Stewardship Body, potentially delivered through a Stewardship Hub approach, is the most effective way to deliver the Hemel Garden Communities Stewardship and Placemaking approach across the whole Programme Area, and potentially beyond. It incorporates the Growth Areas, as well as further developments across the town, including opportunity areas, smaller sites allocations and windfall sites. It could also expand to support further sites across Dacorum and St Albans District.

The Draft Stewardship and Placemaking SPD proposes that the Umbrella Stewardship Body/Stewardship Hub should be set up as a not-for profit Company Limited by Guarantee with the opportunity to take on charitable status. A strong, resilient, accountable and transparent structure is key to its success and it will be embedded in the community through representatives on its Board of Directors.

To help with the setup and resourcing of the Umbrella Stewardship Body/Stewardship Hub, developer contributions will be secured through site allocations across the Programme Area and grants/funding sought.

A comprehensive Business Plan and sustainable, mixed income model is fundamental to enable the Umbrella Stewardship Body/Stewardship Hub to manage the highs and lows of economic cycles and costs to residents. To facilitate ongoing financial sustainability, it will draw on a range of mixed income generation, which may include service charges, endowments, revenue-generating assets and more innovative commercial initiatives such as community micro-grids, or community data trusts/apps.

Next steps

The Draft Stewardship and Placemaking SPD will be considered at a 6 week Public Consultation in February/March 2026. Subject to approval, the aim would be for it to be adopted alongside the Local Plans for Dacorum Borough Council and St Albans City and District.



Figure 21 Stewardship in Hemel Hempstead Source: Image by DK-CM

Status: Emerging Final Draft - Published alongside Regulation 19

Timeframe: 2022-2024

Document Category: Strategy & Technical

Lead: HGC with Green Infrastructure Sub-Group



Purpose

The purpose of the Hemel Garden Communities Green Infrastructure Strategy is to provide an environmental framework for provision of multifunctional, varied, connected, accessible and distinctive green infrastructure to help create a greener, more connected Hemel Hempstead.

The strategy sets out an ambitious vision of what can be achieved. The vision is for a 'Green Network' that aims to bring together existing and new places in and around the town through: A network of green routes, travel and places that support healthy lifestyles, biodiversity, climate resilience environmental sustainability and the wellbeing of local communities.

This vision is broken down into a series of strategic themes, aims and key moves (delivery programmes), which form the structure for the Green Infrastructure Strategy.

Relevance to Planning Policy

- Earlier Stage 1 work carried out reviewed background evidence work setting the importance of "Why do we need GI?". As a result the Green Network pillar has been integrated into the Place Principles and site specific policies.
- The programme of work has produced a detailed evidence base (building on the Stage 1). Stage 1 key outputs include the strategy which is organised through 6 guiding themes; a set of design guidelines to inform the design of different green infrastructure features and a delivery plan with proposals for delivery improvements to Green Infrastructure.
- The work was informed by stakeholder and Councillor workshops; a Community Review Panel (held in October 2023); and a Quality Review Panel (November 2023 - February 2024).
- The strategy informed the Joint HGC Local Planning Policy and the Site Allocation Policies for SADC and DBC.

Next steps

- The final draft forms part of Local Plans Regulation 19 evidence base and consultation.
- The strategy will be part of the Framework Plan & Transformation SPD that will integrate multiple HGC workstreams.
- Close working and coordination with other evidence and work including the Infrastructure Delivery Plans (IDPs) which form part of the Local Plans processes and other HGC workstreams
- Co-ordinate GI investment and management over the short, medium and longer term to 2050 and beyond
- Continued partnership approach for delivering projects with partners and stakeholders.

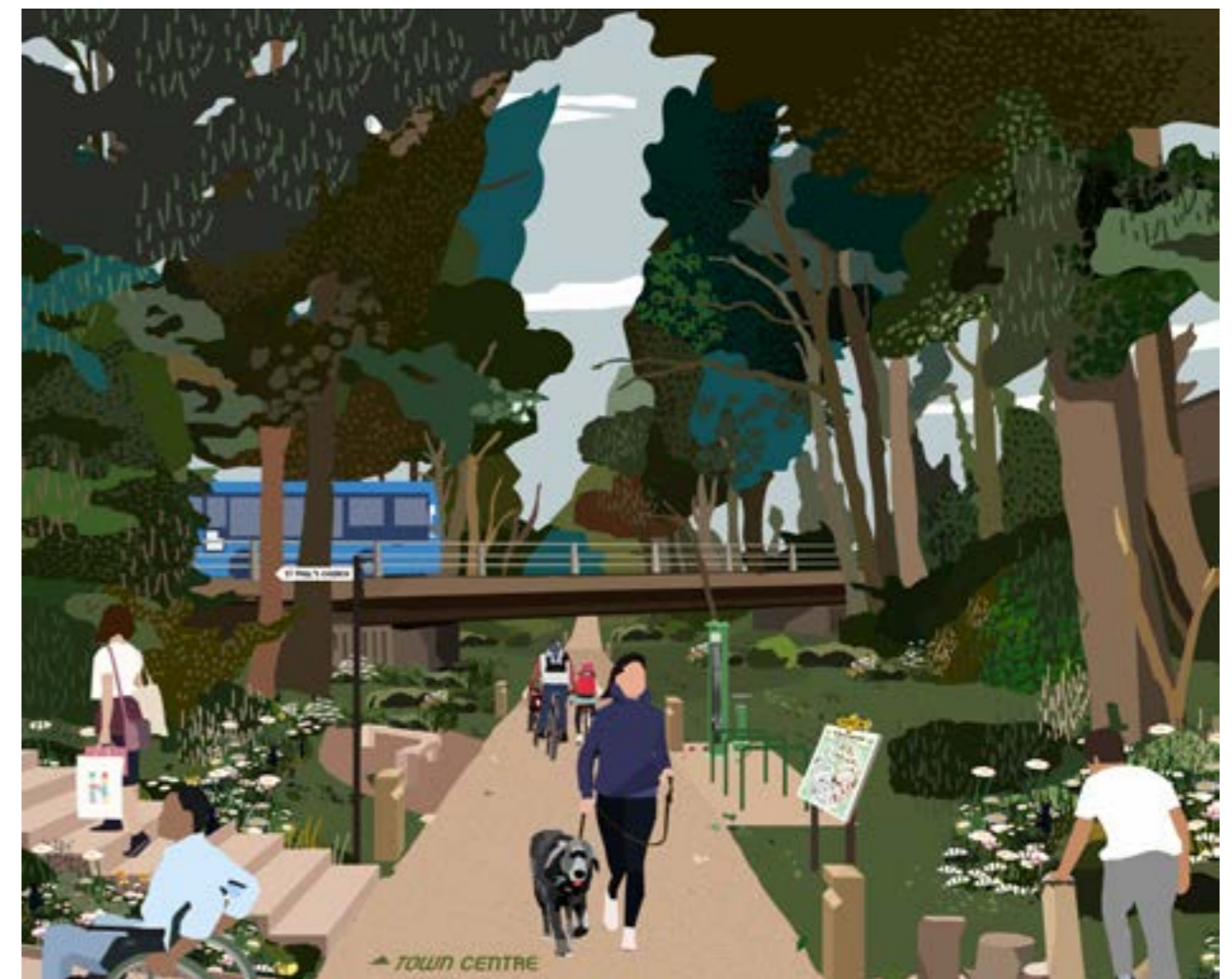


Figure 22 Creating a greener, more connected Hemel Hempstead
Source: Image by DK-CM

Status: Emerging

Anticipated Timeframe: 2024 - Ongoing

Document Category: Strategy

Lead: HGC



Purpose

The HGC partners and wider stakeholders are continuing to work together to ensure the funding and delivery of strategic infrastructure requirements across the Garden town, including the early delivery of site-wide infrastructure. Further work is underway to establish the long-term planning and delivery of sites identified within the Growth Areas.

The Delivery and Infrastructure workstreams aim to ensure development is delivered in a timely and coordinated manner across site boundaries, the HGC Growth Areas and wider Programme Area. The HGC Developer Forum which has been established (September 2024) aims to progress planning and delivery matters.

The delivery and infrastructure workstreams comprise of multiple strands of work including, but not limited to:

- Land ownership and land assembly strategy including preparation of agreements to support collaboration;
- Infrastructure Delivery;
- Viability and funding;
- Delivery mechanisms;
- Cost apportionment; and
- Phasing.

Infrastructure Delivery Plans

The SADC and DBC Infrastructure Delivery Plans (IDPs) each contain a Hemel Garden Communities chapter. The IDPs are intended to be a 'living document' that will be updated and reviewed at regular intervals. Both IDPs and the associated Infrastructure schedules should be considered together to ensure a complete picture and any cross-boundary implications.

HGC Infrastructure Delivery Plan (Emerging)

The draft HGC Infrastructure Delivery Plan (IDP) to 2050, was published in September 2025, in response to the Inspectors' questions in relation to the draft SADC Local Plan and the draft DBC Local Plan.

The Draft HGC IDP to 2050, draws upon the existing IDPs that have been prepared by Arup for St Albans City and District Council (SADC) and Dacorum Borough Council (DBC), as well as engagement with developers, the County and HGC, and a review of any new evidence prepared by HGC, Hertfordshire County Council (HCC), and other infrastructure providers.

Draft HGC IDP to 2050 provides an overview of the infrastructure required to support the growth programmed for Hemel Garden Communities, both within the plan periods of up to 2040/41, and beyond to 2050.

The HGC IDP also considers sets out an approach to apportioning of infrastructure costs across sites to ensure that developers contribute in a fair and equitable way to the infrastructure required to support the delivery of the Garden Town in line with the Spatial Vision and supports the mode share shift targets. The HGC IDP to 2050 geographic scope covers the wider area of the HGC Programme Area (Wider Hemel Hempstead) and the wider transformation of the town.

HGC Framework & Transformation SPD (Emerging)

The emerging F&T SPD includes delivery requirements and sets out applicant requirements related to the delivery and implementation of sites within the HGC Programme Area, in particular within document A2 - Delivery and Implementation and A3 Delivery Transformation. The F&T SPD has applicant requirement checklists, which should be completed when preparing a planning application.

Draft North HGC Growth Areas Infrastructure Phasing Delivery Strategy (Emerging)

The North HGC Growth Areas Infrastructure Phasing Delivery Strategy (NH IPDS) is a supporting paper which has been prepared to support the F&T SPD and will form part of the HGC IDP to 2050. Published in early 2026, as part of the SPD consultation, this document covers the North HGC Growth Areas, which includes sites Hm01 North Hemel Hempstead (5,000 homes in DBC); Hm14 Marchmont Farm (350 homes in DBC) and H1 North Hemel Hempstead (1,500 homes in SADC). The document is primarily focused on site allocation Hm01 (5,000 homes in DBC) and provides further information regarding phasing and infrastructure requirements.

Status: Ongoing

Anticipated Timeframe: 2022-Ongoing

Document Category: Strategy

Lead: Hemel Place Team in Dacorum Borough Council



<https://thinkhemel.com/>

Purpose

Dacorum's Hemel Place team are developing the Hemel Place Strategy, which will provide an important interface with the HGC Programme. The Hemel Place Strategy will set out a new strategic direction for the future economic prosperity of Hemel Hempstead. The strategy promotes the town as a destination for business activity and as a place where people will want to live, work and visit, and provides a basis to attract inward investment and secure funding for infrastructure.

The Hemel Place Strategy covers three themes:



Enterprise

A vibrant destination for Enterprise



Connections

Where connections matter



Wellbeing

Enhance your wellbeing in Hemel

Relevance to Planning Policy

- Hemel Place provides strategic direction for the town's growth and prosperity activities through the development of a new Place Strategy for Hemel Hempstead.

Next Steps

- Progress and coordination is ongoing between the Hemel Place Strategy, Hemel Hempstead Town Centre Vision, HGC, the Local Plans workstreams and supporting evidence bases to help shape the delivery of Town Centre transformation.

High Level Overview of Responsibilities & Internal Governance Structures of the Hemel Garden Communities (HGC) Partners August 2024

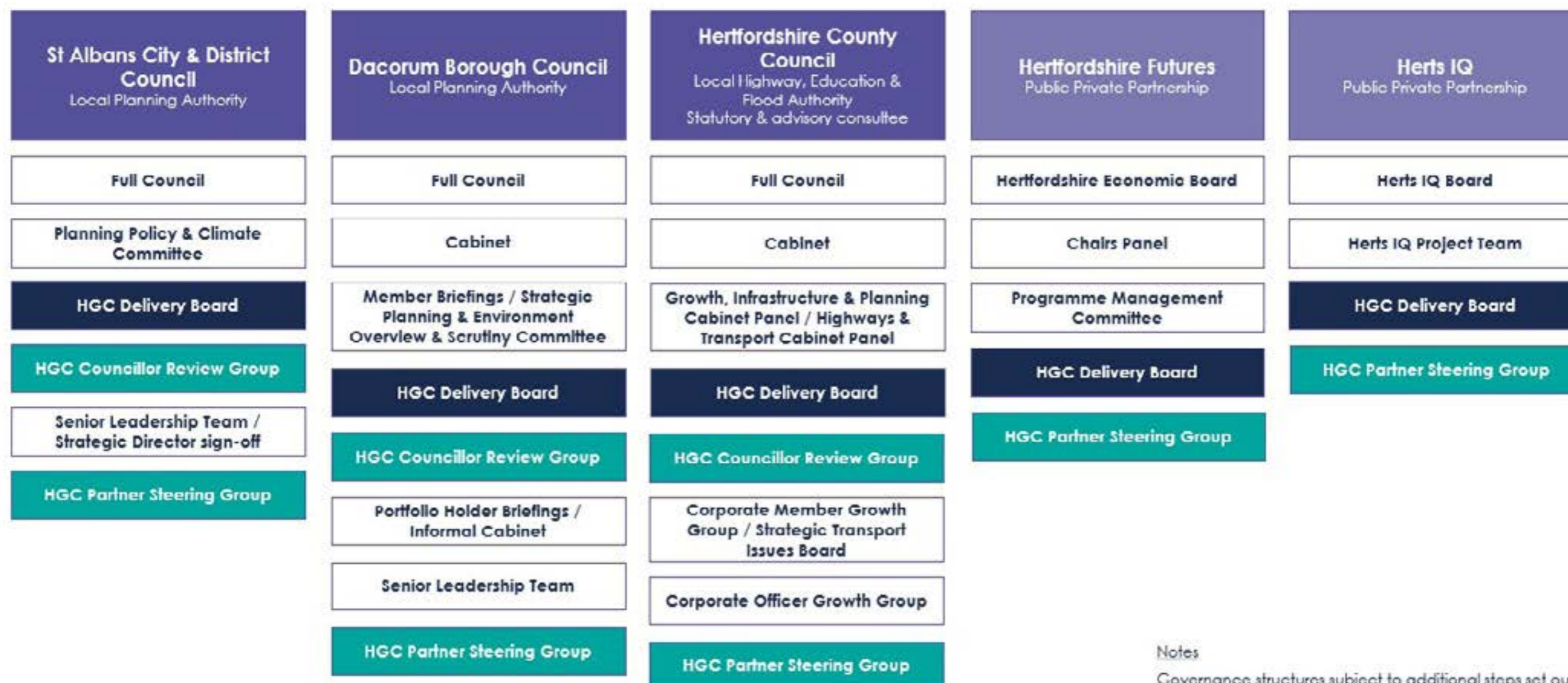


Figure 23 HGC Internal Governance Arrangements - July 2023

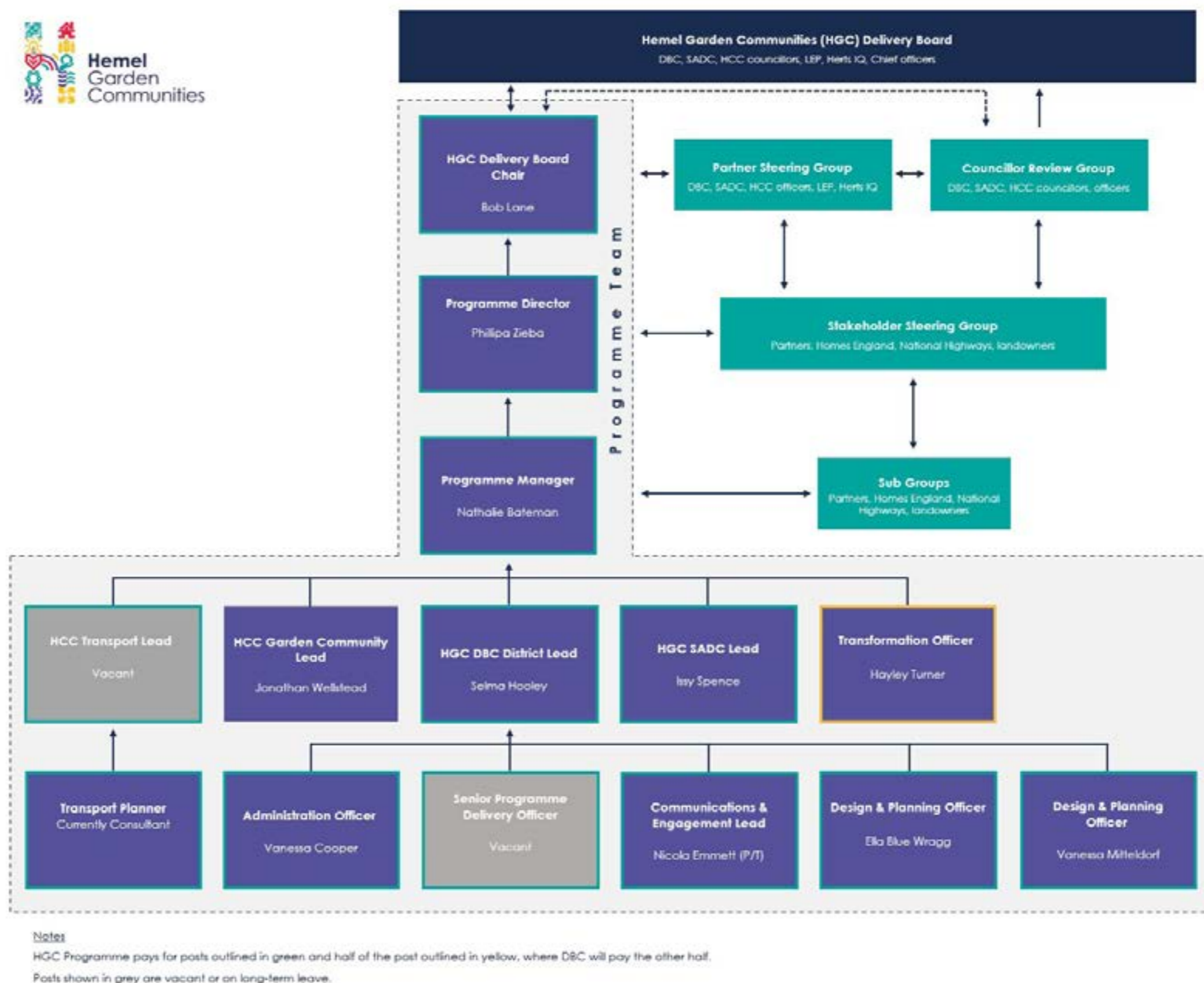


Figure 24 HGC Programme Team Structure - September 2024

APPENDIX 3: SCHEDULE OF ENGAGEMENT

Date	Activity	Audience	Objective
2017			
2017	Maylands growth corridor workshop	Partners and Stakeholders	To discuss future growth and development of the Maylands area
2018			
2018	HGC Garden Communities Charter Published	Community	Information sharing
2018	Site Visit to Harlow	Partners	Inspirational site visit
2019			
2019	HGC Delivery Board and Governance Established	Partners	Part of formal governance
2020			
Mar-2020	HGC Delivery Board	Partners	Part of formal governance
Jun-20	Hemel Channel Instagram Launched	Community	Social media
Jun-2020	HGC Delivery Board	Partners	Part of formal governance
Jun-2020	Future Hemel Competition	Community	Competition to share ideas of a future Hemel. How to draw your neighbourhood - win a bike voucher
Jul-2020	Draw and design a neighbourhood	Community	A live event on Instagram (@hemelchannel)
Jul-2020	Spatial Vision Public Workshop	Community	Public discussion on green infrastructure, mobility improvements, economy and community culture. To capture public views to help develop a Spatial Vision
Sep-2020	HGC Delivery Board	Partners	Part of formal governance
Dec-2020	HGC Delivery Board	Partners	Part of formal governance
Oct to Dec 2020	Dacorum Local Plan Consultation	Community	Formal Public Consultation
2021			
Jan to Mar 2021	HGC Spatial Vision Published / Engagement	Partners and Members	Engagement purposes providing a summary of high level vision, Q&A
Mar-2021	HGC Delivery Board	Partners	Part of formal governance
Jun-2021	HGC Delivery Board	Partners	Part of formal governance
July to Nov 2021	Engagement on draft Transport Plan	Partners and Members	To raise Member awareness, support, Q&A

Date	Activity	Audience	Objective
Aug-2021	Framework Plan Workshop to consider issues and opportunities	Partners and Stakeholders	Engagement purposes providing a summary of high level vision, Q&A
Nov-2021	HGC Delivery Board	Partners	Part of formal governance
2022			
Jan-2022	HGC Website and LinkedIn Launched	Community	Platform for information sharing
Jan-2022	Homes England Workshop	Partners	To consider best practice, vision, aims, issues and opportunities
Feb-2022	HGC Delivery Board	Partners	Part of formal governance
Feb to Mar 2022	HGC Transport Public Engagement: Your Local Journeys	Community	Your Local Journeys Survey: Insight into how people travel now and how they would travel in the future. Providing direction on sustainable transport and potential barriers. Draw to win £200 cycle voucher
Mar-2022	HGC Quality Review Panel Launched		To review and offer feedback
Apr-2022	HGC Delivery Board	Partners	Part of formal governance
Jul-2022	HGC Delivery Board	Partners	Part of formal governance
Sep-2022	Generation Dacorum Careers Fair	Community	Vision Survey
Oct-2022	Our Vision' Survey launched (ends Dec 2022)	Community	To gather views to form HGC Vision - Insight into the local communities long-term ambitions for the town and what aspects of 'being a Garden Town' are important to them. Free prize draw for an electric bike.
Oct-2022	Hemel Old Town Halloween Party - Our Vision Engagement	Community	To share and gather views on HGC Vision and promote Vision Survey
Nov-2022	St Albans Charter Market - Our Vision Engagement	Community	To share and gather views on HGC Vision and promote Vision Survey
Nov-2022	Hemel Hempstead Christmas Lights Switch-On - Our Vision Engagement	Community	To share and gather views on HGC Vision and promote Vision Survey

APPENDIX 3: SCHEDULE OF ENGAGEMENT

Date	Activity	Audience	Objective
Dec-2022	Hertfordshire Local Enterprise Partnership (LEP) Annual Conference	Community	Supporting innovation in business and skills. Promotion of Vision Survey and talking about new opportunities through HGC
Oct-2022	Green Infrastructure Workshop for vision, issues and opportunities	Partners and Stakeholders	Identifying needs, opportunities & priorities for Green Infrastructure Strategy
Oct-2022	HGC Delivery Board	Partners	Part of formal governance
Oct-2022	Councillor Review Group (CRG) Workshop on Transport Plan	Councillor Review Group (CRG)	Engagement purposes providing a summary of high level vision, Q&A on Transport Plan
Nov-2022	Councillor Review Group (CRG) Workshop on Framework Plan	Partners and Stakeholders	Engagement purposes providing a summary of high level vision, Q&A on Framework Plan
Nov-2022	Nickey Line Vision Workshop	Partners and Stakeholders	To get their views on the future of the Nickey Line, discuss the Vision and Route Options to connect to Hemel Hempstead Railway Station.
2023			
Jan-2023	HGC Delivery Board	Partners	Part of formal governance
Mar-2023	HGC Delivery Board	Partners	Part of formal governance
Apr-2023	Visit to Boxmoor Primary School	Community	Engaging with Year 3 pupils on town planning
Feb-2023	HGC Transport Vision and Strategy Engagement	Community	To share and gather views - with a prize draw to win a new e-bike
May-2023	UK's Real Estate Investment and Infrastructure Forum (UKREiF)	Stakeholders	Showcase Hemel Garden Communities at national forum working with Hemel Place Board. https://www.ukreif.com/event/ukreif-annual-event-2023/
Jun-2023	Hertfordshire County Council Active Travel Forum	Partners and Stakeholders	Attended the conference to discuss how more people can be enabled and encouraged to walk and cycle more safely in Hertfordshire. https://www.landorlinks.uk/herts Event forms part of Hertfordshire's public engagement on the new Active Travel Strategy.

Date	Activity	Audience	Objective
Jul-2023	HGC Delivery Board	Partners	Part of formal governance
Jul-2023	Publication of St Albans City and District Council Local Plan (Regulation 18) (July to September 2023)	Community	Formal Public Consultation. Supported at Leverstock Green and Redbourn consultation events.
Jul-2023	HGC Placemaking for the Future Event	Partners and Stakeholders	Introduce newly elected DBC and SADC Councillors to the HGC Spatial Vision, key workstreams and the future Hemel Place Strategy for the existing town
Jul-2023	Herts IQ Vision workshop	Partners	Workshop to help identify a vision for Herts IQ. All feeding into Maylands Masterplan and Local Plan guidance.
Sep-2023	Hemel Garden Communities: Your Local Journeys Survey	Community	Gather information on local journeys to help us plan and provide future journey options
Sep-2023	Generation Dacorum Careers Fair at Shendish Manor Hotel	Community	Engage the young audience with discussions on healthy lifestyles and placemaking. Complete a Health and Wellbeing survey.
Sep-2023	Health & Wellbeing and Green Infrastructure Workshop	Stakeholders	To discuss and comment on the emerging Health & Wellbeing and Green Infrastructure Strategies
Oct-2023	Health & Wellbeing Engagement survey on social media	Community and Stakeholders	Gather information to help develop Health and Wellbeing, and Green Infrastructure plans for the town - draw to win a Sunnyside food hamper and £50 shopping voucher
Oct-2023	HGC Delivery Board	Partners	Part of formal governance
Oct-2023	Community Review Panel to provide input into the Green Infrastructure Strategy	Community	Community Review Panel to review the work done to date
Oct-2023	Councillor Review Group HGC Growth Areas site visit	Partners	Councillor visit to the HGC Growth Areas sites
Oct-2023	Councillor Review Group Session 2 Nickey Line site visit & stakeholder workshop	Partners and Stakeholders	Workshop to help engage key stakeholders and Councillors and support the delivery of the Nickey Line Feasibility study.

APPENDIX 3: SCHEDULE OF ENGAGEMENT

Date	Activity	Audience	Objective
Nov-2023	Dacorum Climate Action Network (DCAN)	Community	HGC attended, residents invited to learn about local actions to tackle climate change. Healthy Lifestyles Survey shared
Nov-2023	Annual Town & Country Planning Association (TCPA) event focused on Climate Change	Partners	Networking and information sharing with stakeholders and Councillors
Nov-2023	Aspirational site visit to Alconbury Weald and Marmalade Lane, Cambridgeshire	Partners and Stakeholders	Showcasing best practice planning and development on what has been achieved elsewhere in the UK, in line with similar aims and ambitions to the HGC programme.
Nov-2023	Green Infrastructure Quality Review Panel	Partners and Stakeholders	To review progress of the Green Infrastructure Strategy and provide expert feedback.
Nov-2023	Site Visit to Boxmoor Trust and meeting	Stakeholder and HGC	Information sharing to learning about their stewardship approach and how they are governed
Dec-2023	Councillor Review Group – Draft Transport Vision & Strategy and the Framework Plan	Partners	An introduction to the purpose and role of the HGC Transport Vision and Strategy and the Framework Plan.
Dec-2023	Herts IQ / Maylands / Economy meeting	Stakeholders and Partners	Information sharing
Dec-2023	HGC Delivery Board	Partners	Part of formal governance.
Dec-2023	Framework Plan update workshop 1	Partners and Members	
2024			
Jan-2024	Quality Review Panel – Review GI Strategy	Partners and Stakeholders	To review the emerging strategy and provide expert feedback.
Jan-2024	Framework Plan update workshop 2	Partners and Members	A follow up to the workshop of late December 2023
Feb-2024	Councillor Review Group - Draft HGC Transport Vision and Strategy	Partners and Stakeholders	A briefing on the HGC Transport Vision and Strategy and Nickey Line
Feb-2024	Strategic Design Code Councillor Workshop	Partners, Members and Stakeholders	To input into the Strategic Design Code
Feb-2024	Engagement Survey Stewardship - Taking Care of our Spaces, Places and Communities Survey (Feb to March 2024)	Community	To inform on our Stewardship Strategy, survey to gather view on places the community like to spend time in, how important it is to health and wellbeing to have community assets integrated into communities, places to protect

Date	Activity	Audience	Objective
Feb-2024	HGC Delivery Board	Partners	Part of formal governance. Transport Vision & Strategy and Nickey Line
Mar-2024	Aspirational site visit to Chelmsford Garden Community	Partners and Stakeholders	Demonstrate the art of the possible when planning for the future
Apr-2024	Design SE Expert advice Stewardship	Partners	To develop approach and guide emerging strategy
Apr-2024	Visit to Boxmoor Primary School	Community	Year 3 Geography projects - children were tasked with planning projects based on what amenities they'd like to see in Hemel Hempstead in the future
May-2024	Dacorum Youth Council visit	Community	HGC to Youth Council to discuss stewardship and gather views to help shape future policy
Jun-2024	Stewardship meeting with The Crown Estate	Stakeholder	Initial discussions of stewardship strategy
Jul-2024	HGC Delivery Board	Partners	Part of formal governance
Sep-2024	HGC Showcase: Councillor Review Group (CRG)	Councillor Review Group (CRG)	Part of formal governance
Sep-2024	HGC Hempstead Landowners Forum	Landowners Forum	Inception meeting for Landowners Forum
Sep-2024	Stewardship Visit to Highfield Park, St Albans	Partners and Members	To share best practice
Oct-2024	Generation Dacorum Careers Fair	Community	A focus on youth career aspirations at Careers Fair at Shendish Manor Hotel
Nov-2024	Stakeholder engagement to support HGC SPDs	Partners, Members and Stakeholders	HGC framework and Transformation high level preparation for SPD Stewardship and Placemaking SPD
Nov-2024	HGC Hemel Hempstead Developers Forum	Landowners and site promoters	To engage landowners on infrastructure provision and delivery of high quality placemaking.
Dec-2024	Visit to Houlton	Officers	Best practice site visit to Urban & Civic developer led site.
Jan-2025	HGC Delivery Board	Partners	Part of formal governance
Feb-2025	Developers Forum	Landowners and site promoters	To engage landowners on infrastructure provision and delivery of high quality placemaking.
Feb-2025	Stewardship Advisory Group	Local Community	To engage with key community organisation representatives, share insights and guide stewardship approach
Mar-2025	Dacorum Climate Action Network (DCAN)	Community	HGC attended; promoted HGC sustainable measures
Mar-2025	Strategic Design Code	Stakeholders Partners and Members	To engage on DBC Opportunity Areas and Strategic Sites part of the Design Code.

APPENDIX 3: SCHEDULE OF ENGAGEMENT



Date	Activity	Audience	Objective
Apr-2025	Stewardship Advisory Group Meeting	Community	Bringing together key members of the community representing different sectors, to share relevant insight and experience to help guide our stewardship approach.
May-2025	HGC Supplementary Planning Document Engagement Event	Members, Partners, Stakeholders and Officers	Engagement on the development of the SPDs for Framework & Transformation and Stewardship & Placemaking.
Jun-2025	HGC Delivery Board	Partners	Part of formal governance.
Jul-2025	Stewardship Advisory Group Meeting	Community	An update on Stewardship SPD progress and plans on the set up of a Shadow Stewardship Group.
Sep-2025	Developer Forum	Landowners and site promoters	Engage landowners on infrastructure provision.
Oct-2025	Stewardship Advisory Group Meeting	Community	Focus on how to involve young people on shaping the future of the town.
Oct-2025	HGC Delivery Board	Partners	Part of formal governance.
Nov-2025	HGC Delivery Board	Partners	Part of formal governance.

Date	Activity	Audience	Objective



Hemel Garden Communities: A vision for 2050

Source: HGC Transport Vision & Strategy, Image by DK-CM

The Hemel Garden Communities (HGC) Delivery Statement is an overview document to support the Regulation 22 Local Plans submission for Dacorum Borough Council (DBC) and St Albans City and District Council (SADC).

For specific policies related to Hemel Garden Communities refer to:

St Albans City and District Draft Local Plan (2024): Chapter 3 (Policies LG2 and LG3) and Part B (Sites H1, H2, H3 and H4).

Dacorum Borough Council Draft Local Plan (2025): Policy HGC1 and HGC2 and site allocation Hm01

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



hemelgardencommunities.co.uk



HERTFORDSHIRE
FUTURES

