

Hemel



Garden



Communities



Charter

November 2018







The

Vision

Collaborating as a partnership Dacorum Borough Council, St. Albans City and District Council and The Crown Estate together with Hertfordshire County Council, the Hertfordshire Local Enterprise Partnership and the Hertfordshire Enviro-Tech Enterprise Zone are working to deliver a large scale housing-led mixed use development providing around 10,000 homes and 10,000 jobs. The partners are developing a strategic approach that ensures these homes, employment opportunities and new infrastructure is transformative to the town as a whole and the wider area.

The Hemel Garden Communities proposals fall roughly equally between land in both the Borough of Dacorum and the St Albans District. The proposals in their entirety represent a major strategic urban extension to Hemel Hempstead and need to be thoroughly considered and tested by both DBC and SACDC as the respective Local Planning Authorities in their emerging Local Plans.

The 9 placemaking principles that define this shared vision are set out in this Charter. They have been developed to articulate the Councils' ambition for the Garden Communities, based on the Town and County Planning Association (TCPA) Garden City Principles and NPPF Garden Town principles but adapted for the specific context of Hemel Hempstead and the wider area.

The Charter is divided into the following three key themes under which the placemaking principles sit. Together they set out new ways of living in, planning and financing suburbs that meet the pressing issues of development at the periphery of towns in the 21st Century.

1. Place and Design

The Hemel Garden Communities will take advantage of new and emerging technologies, and respond to the pressing issues of social inclusion, climate change and economic growth.

2. Engagement

Garden Communities – their planning, promotion and development – will be led by the Councils in partnership with existing and new communities, public agencies and the private sector

3. Delivery

The timely delivery of homes and appropriate infrastructure will build communities, support high quality placemaking and secure a long term legacy of a sustainable, inclusive and unique environment in Hemel Hempstead.



The location of the new Garden Communities presents an exceptional opportunity. A combination of excellent access to infrastructure, jobs and the countryside provide the raw materials for creating a remarkable place. Along with its strategic position within the UK, Enterprize Zone status and employment opportunities, the design of Hemel Hempstead as a Mark One New Town presents an opportunity to further develop the legacy of creating innovative new settlements.

In summary, the guiding principles for development are set out on the following page.

The principles set out in the charter will inform the development of a detailed masterplan for Hemel Garden Communities which will be formally approved by the local authorities, and an Urban Extension Design Guidance SPD.

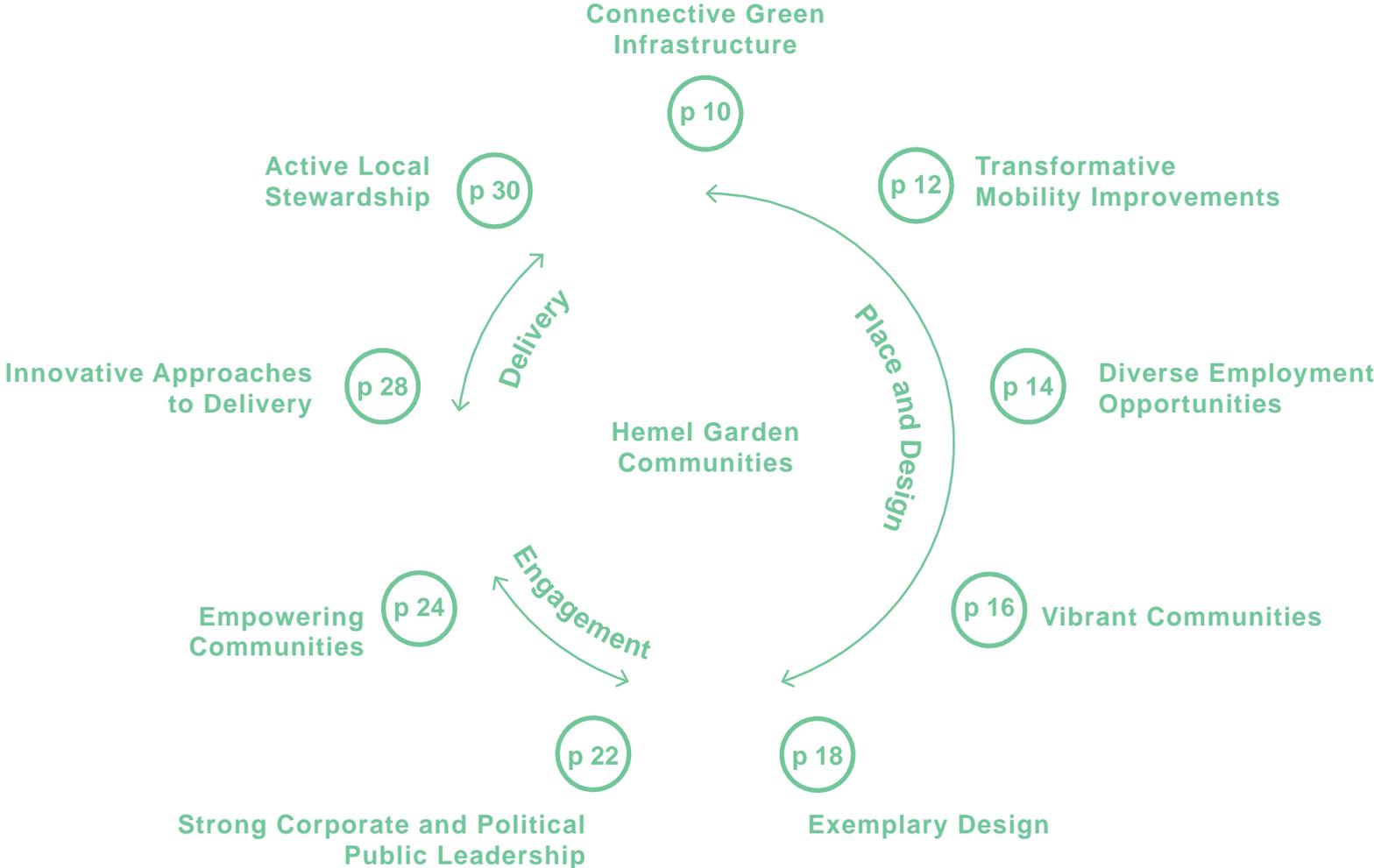
A Transformational Plan for the town as a whole will be prepared that integrates existing and emerging plans into a coherent strategy. The principles for this Transformational Plan are set out in the final section of this document.

Reflecting the collaborative work required to deliver this strategic growth, these projects are being jointly produced between Dacorum Borough Council and St Albans City and District Council, and are informed by the South West Herts Joint Strategic Plan which will deliver sub-regional coordination of infrastructure.



Fig 1: Extent of Hemel Garden Communities

Hemel Garden Communities will take the best of the New Town heritage into the 21st century with over 10,000 homes and 10,000 jobs and Hertfordshire Enviro-Tech Enterprise Zone at its heart.



Principle 1 – Connective Green Infrastructure

The unique character of the Garden Communities will be drawn from their rural surroundings. They will provide distinctive new open green landscapes that are integrated with the existing green fabric of the new town, giving public access to a diverse natural environment.

Principle 2 – Transformative Mobility Improvements

The Garden Communities will be planned around a step change in integrated and sustainable transport system in the town, which will use new technologies to put walking, cycling and public transit systems at the heart of Hemel Garden Communities.

Principle 3 – Diverse Employment Opportunities

Fostering the growth of businesses, both existing and new, and nurturing new sectors through the enterprise zone will create a variety of quality jobs close to new places to live. In turn, the employment areas will support improved transport connectivity and a mix of uses that brings life and vitality to the residential areas.

Principle 4 – Vibrant Communities

Garden Communities will provide the range of facilities and mix of uses that support people in their everyday needs and throughout their lifetime. Accommodating for a diversity of lifestyles will ensure that communities form strong ties that will create a supportive and inclusive place, and enhance existing town centres.

Principle 5 – Exemplary Design

High quality design of architecture, landscape and the public realm will be promoted, protecting and enhancing existing local assets to create distinctive, sustainable places.

Principle 6 - Strong Corporate and Political Public Leadership

SADC and DBC will collaborate to provide clear vision and leadership for the Garden Communities and their resolve to deliver their long term success. Central to this will be a commitment to high quality placemaking, timely infrastructure delivery, and achieving a steady pace of housing and employment delivery.

Principle 7 - Empowering Communities

The Garden Communities are a locally-led initiative, and their development will be shaped through engaging existing communities and emerging new communities; residents will be empowered to help shape the future of Hemel Garden Communities.

Principle 8 Innovative Approaches to Delivery

Hemel Garden Communities will be planned to remove barriers to development and deliver homes, jobs and critical community and social infrastructure at the earliest opportunity. A genuine pro-active partnership approach will be taken between the public and private sectors, ensuring decisions are taken democratically with the long term interests and financial sustainability of the Garden Communities in mind.

Principle 9 - Active Local Stewardship

The Garden Communities will be developed and managed in perpetuity with the direct involvement of their residents and businesses; residents will be directly engaged in the long-term management and stewardship, fostering a shared sense of ownership and identity.



Place

and

Design

Principle 1 – Connective Green Infrastructure

Landscape Led Design

Garden communities present a unique opportunity to provide the services and community of urban life within proximity to large scale green landscapes. Hemel Hempstead New Town was planned with this in mind, creating large parks and woodlands within close proximity to residential areas. The new Garden Communities will develop this further, planned around new green landscapes of varying scales and different functions that will be the distinctive characteristic of the town as a whole. These spaces will bring multiple benefits for residents’ physical and mental health.

The natural variation in topography and landscape will form the character areas of the new Garden Communities, and the existing landscape of valleys and fields will shape the pattern of new development. Buildings will sensitively respond to context creating new key land marks and vistas whilst protecting sensitive views. Consolidated land ownership allows for early planting to ensure these design approaches are successful.

Green Infrastructure Network

The Garden Communities will deliver distinctive green infrastructure whilst enhancing the quality and recreational value of the towns existing green fingers. A Country Park will draw visitors from across the area as well as creating a distinctive character in the urban areas that surround it. The Nickey Line along the route of Sustrans national cycle route 57 will become a distinctive green corridor with the potential to create links to the Heartwood Forest along the route to Redbourn and Harpenden, allowing continuous cycling and walking routes through to key destinations in the wider town, such as the town centre, Hemel Hempstead railway station and the Grand Union Canal.

Together with the Nickey Line a new Quietway and cycling routes continuous with the existing green fabric of Hemel Hempstead will provide sustainable and attractive alternative commuting routes connecting to the town centre and the Maylands Business Park.

Continuity of green space will enhance biodiversity through supporting existing habitats such as the woodland copses and hedgerows that make up the

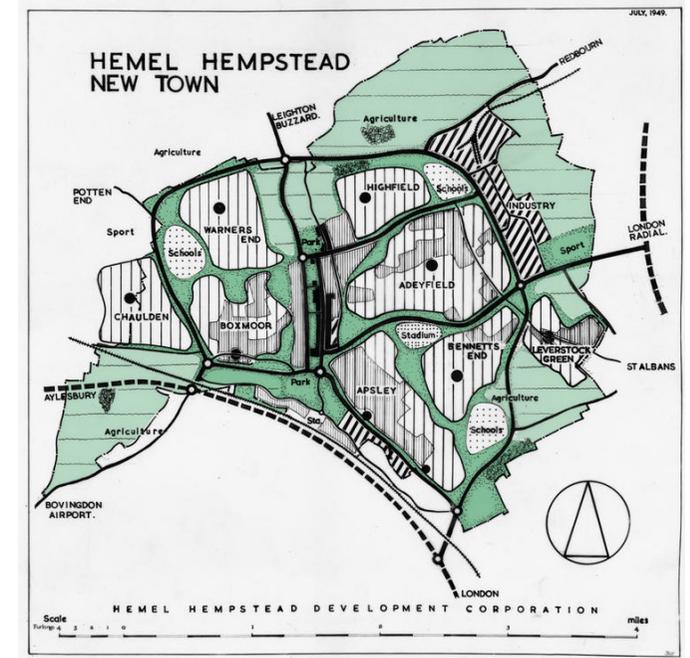


Fig 2 : Green infrastructure s the basis for Jellicoe’s original plan for Hemel Hempstead New Town



Commuting Routes



Leisure



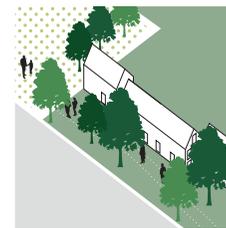
Conservation



Green Buffers



Water management



Green streets and spaces

Fig 3: Provision of green infrastructure in Garden Communities

natural landscape of Hemel Garden Communities. The development will provide gardens and allotments that will promote local food production.

The Chilterns Area of Outstanding Natural Beauty (AONB) is a significant natural asset to the local area, and the development will protect this through ensuring development and the activity this will bring does not encroach on its southern edge which forms the northern extent of the site. Taking landform, views and landscape into account, the new development will ensure the setting of the AONB is maintained. Reflecting the context of this development within wider cumulative impacts on the Chilterns AONB, additional landscaping will be required to screen sensitive views from the AONB. A permanent green buffer is also required to Redbourn village.

Air Quality

The network of Green Infrastructure will span the entire area of the Hemel Garden Communities. Overall it will support healthy living and clean air, and opportunities will be taken to use green infrastructure to address air quality issues at key locations. This approach will be reinforced through promoting opportunities for non-car based travel using an integrated and sustainable transport strategy.

Further guidance to be developed:

- Air quality guidance
- Joint DBC/ SADC Green Infrastructure Strategy



Fig 4: Continuity of green infrastructure in Hemel Hempstead

Principle 2 – Transformative Mobility Improvements

A forward thinking transport strategy that plans from the outset for the scale of development proposed – 10,000 homes and 10,000 jobs – is fundamental to achieving the vision for the Hemel Garden Communities as a transformative extension of Hemel Hempstead. The overarching objective is to rebalance the transport network in Hemel Hempstead towards sustainable modes and to improve connectivity.

For the Hemel Garden Communities, this means:

- Planning and building the new communities in a way that reduces the need to travel as often or as far
- Providing a greater choice of alternatives to private cars and making walking, cycling and public transport convenient and attractive
- Installation of facilities to support the uptake of cleaner and more efficient vehicles and technologies

Hemel Garden Communities is an opportunity to transform existing transport networks and services and in doing so integrate the new communities with the town as a whole. Shorter trips and trips between nearby urban centres will be the focus for investment.

A Sustainable Transport Plan will be developed for Hemel Hempstead including the Hemel Garden Communities. This will establish an ambitious and achievable target for a proportion of trips by walking, cycling and public transport.

Compact Development

Compact, mixed development is key to reducing the frequency and length of trips, increasing the attractiveness of walking and cycling, and enabling better public transport services.

This will be translated into masterplanning principles through:

- Ensuring the density, mix and size of neighborhoods support a suitable range of services within walking distance
- Take account of existing residential areas in determining the appropriate location and catchment of new services, and identify key walking and cycling routes
- Clustering of commercial, recreational and leisure facilities around public transport routes
- Dedicated cycle lanes along routes across the town and improved junctions and crossings
- Role of Green Fingers as movement corridors will be enhanced
- Hubs for interchange between public transport and cycle facilities

Neighbourhoods and employment space will be planned to ensure that all residents and employees are within a 5min (400m) walk of public transport. Local hubs and more densely populated areas will be planned to enable a higher frequency of public transport, supported

with suitable infrastructure, such as bus stops and interchanges, real-time information and bus priority. The local authorities will work with bus operators to secure the desired bus service levels from the outset.

Active Streets

Comprehensive planning of large scale development can improve public health and quality of life. Active travel will be encouraged through the scale and mix of neighbourhoods, and through the design of places that are attractive and safe for walking and cycling. The masterplan will establish a hierarchy of streets that balance the need to accommodate vehicles with the need to create healthy, sociable places.

Clean Transport

The local authorities will ensure the new development can have a catalytic impact on clean and sustainable transport across the town and its surroundings. The scale of development planned can accelerate the delivery of infrastructure enabling lower emission buses and cars, thus having a transformative impact on pollution levels across the town.

Electric vehicle charging points will be positioned at publicly accessible locations and at off street residential parking areas to promote electric car use.

Strategic Transport Infrastructure

The approach set out above will require the strategic delivery of infrastructure that can alter existing habits and embed new behaviours from the outset. The Councils and Hertfordshire County Council will

therefore work with key agencies such as transport providers, Highways England, the Department for Transport (DfT) and the Minister for Housing, Communities and Local Government (MHCLG) to help meet this ambition.

An Opportunity for New Approaches

With mobility as a national and regional priority, Hemel Garden Communities and the Enviro-Tech Enterprise Zone will be a leading area for new mobility solutions to be developed, tested, built and commercialised.

Moving away from a suburban model reliant on private cars towards shared transport can be assisted through new technologies. Demand responsive transit is particularly suited to the Garden Communities context and will be explored as an opportunity to radically change the pattern and viability of public transport.

Masterplans will promote Car Clubs and car sharing through temporary parking zones and pick up/drop off points.

The masterplan will be future proofed through ensuring key corridors build in flexibility and demonstrating how parking spaces could be adapted over time.

Key Infrastructure Projects

Convenient access to the railway stations serving the West Coast Main Line will be delivered through creation of a sustainable transport corridor between Maylands, the town centre and Hemel Hempstead station along the A414, including bus priority, cycleways and better crossings. This corridor will also transform sustainable

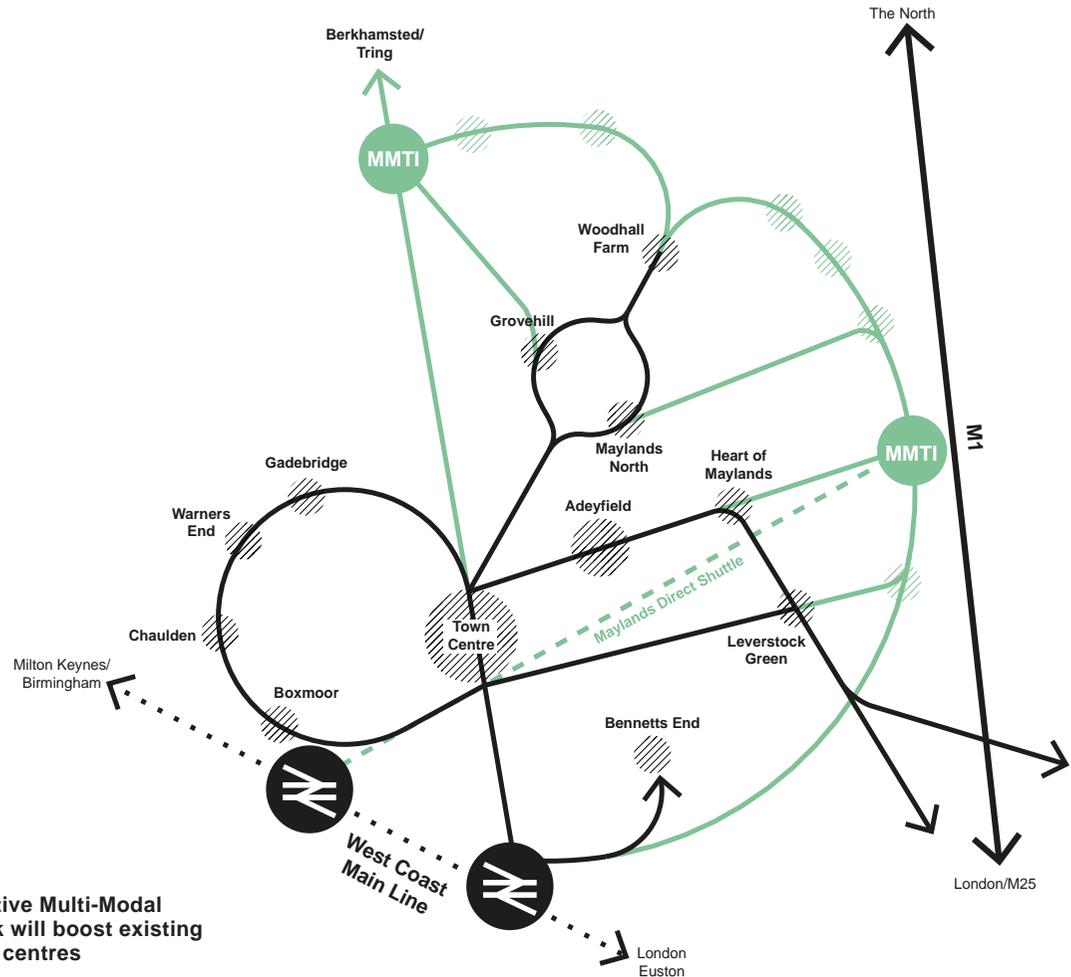


Fig 5: Transformative Multi-Modal Transport Network will boost existing network and town centres

transport options for existing communities in Hemel Hempstead.

As well as new and improved access to the M1, a new connection running from the Redbourn Road to the Leighton Buzzard Road will support and complement changes to the A414 such as a priority bus route. These projects are crucial to the success of community integration and connectivity.

The requirement for a new Multi Modal Transport Interchange in East Hemel Hempstead set out in

SADC’s Local Plan will be a critical early step in rebalancing transport in the area away from private car use. It will be a key node in a wider network that provides efficient interchange between coaches, buses, bikes, car club, and other vehicular transport to serve the residents of the Garden Communities and town.

Further guidance to be developed:

- Multi-Modal Transport Interchange and Public Transport links Feasibility Study
- Sustainable Transport Plan

Principle 3 – Diverse Employment Opportunities

Locational Opportunity

The Garden Communities will exploit its strategic position within the UK (fig 6) to help establish the Hertfordshire Enviro-Tech Enterprise Zone, with its clustering of businesses that specialise in technology for the built and green environments in conjunction with existing and nearby world-class institutions, Rothamsted Research and the Building Research Establishment (BRE) (fig 7). The Enterprise Zone already benefits from its location close to the key employment area of the Maylands Business Park.

With its focus on the built and green environment and the digital technologies fuelling the evolution of these sectors, the Enterprise Zone will contribute to national and regional industrial strategy priorities of clean growth and artificial intelligence.

Fostering Specialisms

The development of sustainable, technologically advanced Garden Communities will be a test-bed for the companies and institutions that make up the Enviro-Tech Enterprise Zone. Sustainability is a core value of Hemel Garden Communities and the Enviro-Tech Enterprise Zone, and the large scale development will create a market for new approaches to construction. Alongside the construction of the Multi-Modal Transport Interchange, travel across Hemel Hempstead and the Maylands Business Park will be transformed through sustainable mobility solutions, which will be enabled by the outstanding digital connectivity adopted across the area.

Smart technology and the Garden Communities' environmental credentials will act as a key branding strategy, encouraging Enviro-Tech business to cluster in the area. A new Logistics Park will provide innovative and intelligent services to support the transportation of goods and future-proof the growth of internet shopping and deliveries. It will make smarter and more sustainable deliveries to the customer.

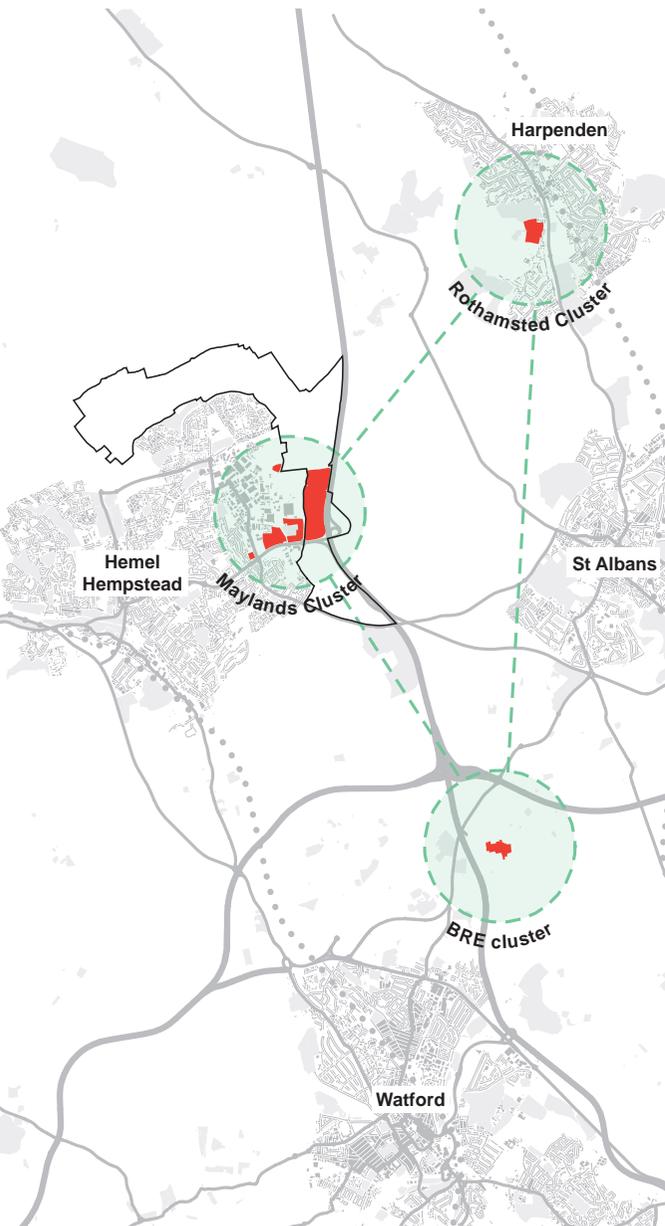
New Ways Of Working

The employment area will meet the contemporary expectations of employees and businesses, for example creating the mix of local retail, cafes and restaurants, gyms, co-working spaces and quality public realm that fosters links between businesses and innovation.

Beyond the employment area that forms the core of the Enterprise Zone, the Garden Communities will contain a mix of uses that together provide the conditions for diversity, vibrancy and social cohesion. Jobs will also



Fig 6: Hemel Garden Communities in regional context



be created in schools, retail, health and leisure alongside more opportunities to work from home. Incorporating smart technologies and digital connectivity will promote working from home.

Employment floor space will seek to be affordable, flexible and attractive. Outside of the EZ, employment space will also be located alongside and interwoven with residential and other land uses, providing space for small businesses in the local centres. Local centres can also provide flexible workspaces and meeting rooms that facilitate small businesses based within resident's homes.

Fig 7: Enterprise Zone sites

Further guidance to be developed:

- Enterprise and Investment Strategy
- Maylands Masterplan update



Principle 4 – Vibrant Communities

Complementary Centres

Walkable neighbourhoods will be the building blocks of the Garden Communities (Fig 8). Existing and new centres will form a sustainable, connected hierarchy of complementary centres providing a mix of homes, jobs and services, set within attractive and green environments, and activated streets; creating the conditions for residents to socialise, enjoy cultural facilities and lead healthy lifestyles. The catchments for these centres would be at least 5,000 people within walking distance for a typical, sustainable neighbourhood.

District centres will form the main centre of the Garden Communities, containing the greatest levels of development density, employment opportunities, retail provision and community facilities. Local centres will contain a smaller range of local services whilst street corners may provide the smallest scale of local retail or cafés.

Community Facilities

Education, leisure, sports, health, religious and cultural facilities need to cater for the needs of residents, especially young people and the elderly. Where possible these facilities will be delivered in combination or in clusters, ensuring they become the focus of the communities around them and a place where a diverse group of people can meet throughout the day. They will play a key role in the urban design of the Garden Communities, taking prominent positions within a generous public realm.

Providing A Diversity Of Homes

Varied character areas will ensure a mix of dwelling sizes, tenures and types, including provision for self and custom-built homes, lifetime homes and genuinely affordable and starter homes, will provide great homes for people at all stages of life. Smaller sites for development will be made available to encourage diversity in design. This will respond to local needs which will change over time and also include opportunities for gypsy and traveller sites.

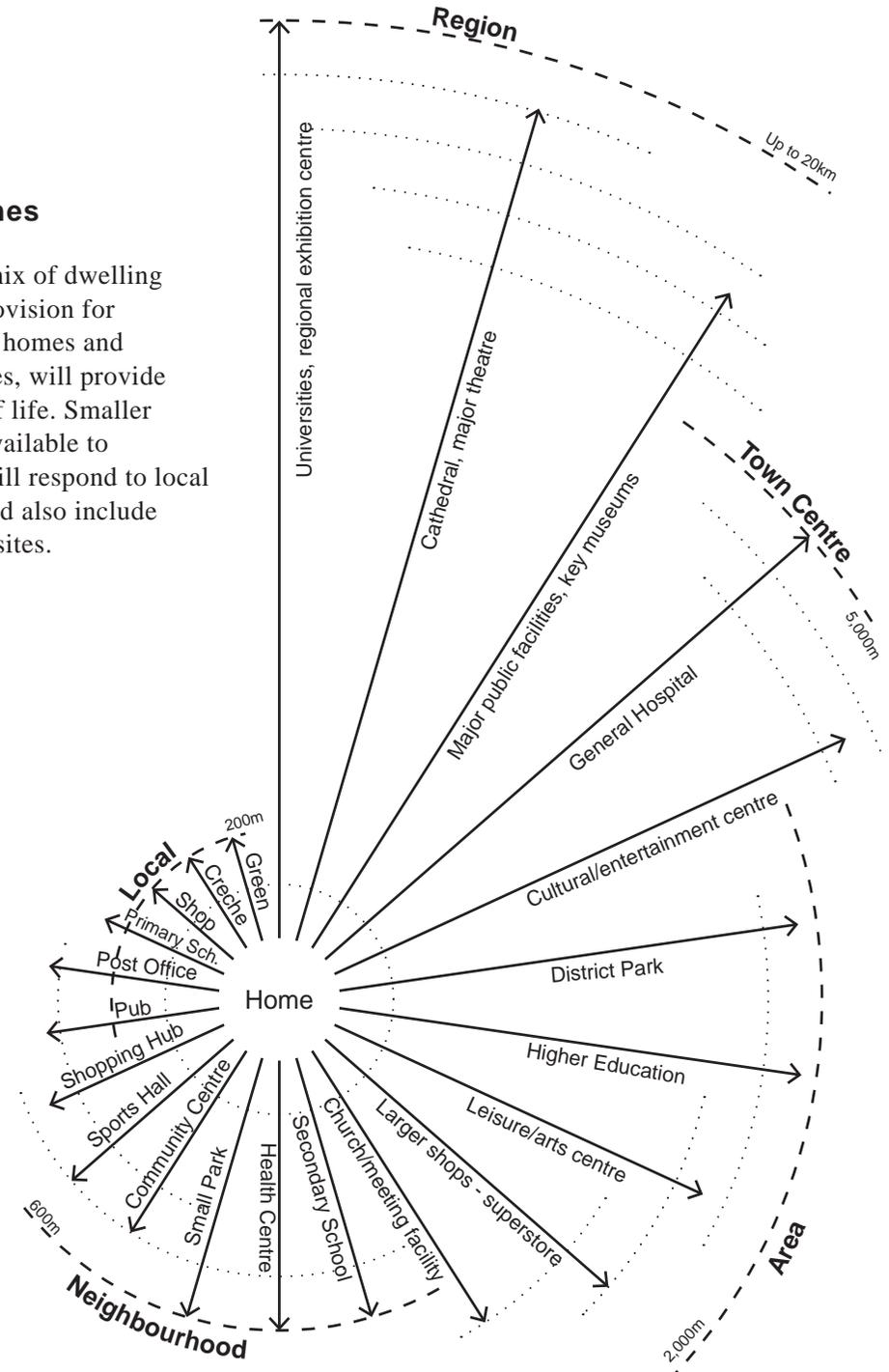


Fig 8: Scales of services in Hemel Garden Communities



The masterplan for Hemel Garden Communities will identify a location and target for self and/or custom build dwelling plots for each phase, subject to ongoing review, with serviced land provided. The promoter shall demonstrate the measures being taken and the support given to:

- Individual self-build/custom build housing
- Group and community led housing projects
- Developer led custom build

Affordable housing will comprise a 40% of the overall total of new homes to be provided, and will be subject to ongoing review by the Local Planning Authorities

through the Local Plan process. The masterplan will set out the expectations and requirement for the provision of this affordable housing in a range of tenures, products and types.

Of critical importance will be the creation of a Community Management Organisation which will:

- ensure long term stewardship and management of community assets
- help establish community cohesion in the new development areas
- seek to integrate new and existing residents of Hemel Hempstead
- establish community led housing and public realm projects
- ensure a long term available funding mechanism to maintain the quality of the Garden Communities
- help foster community participation and ownership in shaping and maintaining great places

Further guidance to be developed:

- South-West Herts SHMA

Principle 5 – Exemplary Design

The Quality Of Places

Covering such a large area, the Garden Communities will vary significantly in their character. This variation will come from a particular response to topography, historic field patterns and to the urban or rural conditions that form the boundary of the new development. Densities will vary significantly reflecting the district and neighbourhood centres and along strategic public transport corridors. These differences will be reflected in coherent groupings of buildings and form the urban structure of the Garden Communities. Street types and building types will vary to create neighbourhoods of distinct character.

Where new development meets existing communities, particularly the neighbourhoods of Grovehill, Woodhall Farm and Leverstock Green, it should enmesh with the adjacent urban fabric through a continuous open street network, creating permeability for walking and cycling, providing mutually beneficial services and boosting the capacity of the existing public transport network. Unique spatial qualities will be created around the large landscape elements: new Country Parks; around permanent green buffers between the development and Redbourn village; where school playing fields form the boundary of developments; and land identified for Suitable Alternative Natural Greenspaces (SANGS) adjacent to the AONB.

Whilst the character will vary, the principles of creating good places will be consistently applied. Streets will be designed so that buildings are outward facing to provide good surveillance and enclose substantial areas of green space that can provide for communal courtyards, good

sized gardens, recreation, wildlife and food growing. Streets will be continuous and avoid dead-ends, encouraging walking and cycling and contributing to the civic quality of the spaces between buildings.

The Quality Of Buildings

Building orientation and form will create high quality internal and external space, providing good levels of daylighting into living spaces, and will be dual aspect in most instances. Buildings will be designed with adaptability in mind meeting Building for Life standards. Every new home will be designed to guarantee increased air-tightness, super-efficient insulation and the best possible use of natural ventilation. Together, these measures will ensure the health and wellbeing of residents, particularly as the climate changes in the future

Flexibility of buildings is essential to creating a lasting, vibrant community. Intelligent design will allow people to stay in their homes as their circumstances change and support the flexible working patterns and studying that will reduce commuting and ensure the Garden Communities are occupied during the day. At the planning application stage designers will be expected to indicate on submitted plans how dwelling types facilitate flexible use, such as alternative furniture arrangements and adequate space to accommodate working from home.

With sustainability as a core value to the Enviro-tech Enterprise Zone, design and delivery of all commercial areas will be to the highest possible level of sustainability, across all buildings, infrastructure

and public realm. Working with EZ partners such as the BRE, exemplar buildings showcasing new approaches to building construction and maintenance will be encouraged to set the benchmark for the Garden Communities as a whole.

Maintaining Design Quality

Given the scale of new development, a consistent approach to achieving design quality will be maintained through policy and design review. An Urban Extension Design Guidance SPD is being produced to set the standard for new development. It will form the basis for multiple design codes developed for successive phases of development to ensure variation in the architecture and landscaping across the site, to reflect changing economic, social and environmental conditions, and to take advantage of technological advances.

Alongside the council's in-house design expertise Expert Design Review and Community Design Review will ensure proposals are scrutinised throughout the design process, and the novation of architects through architect retention clauses will be encouraged.

Resource Efficiency

A development on this scale presents opportunities to shorten the circular economies of the use, recovery and reuse of building materials, heat, energy and food at a large scale. The masterplan for the Garden Communities and each successive phase will achieve BREEAM Communities Excellent and Outstanding where possible, creating a place that is good for the environment, its residents and to become a desirable place to live and work.

The authorities will champion the use of design that incorporates energy generation and design. Applicants will be required to demonstrate adaptability for future innovations in energy generation and conservation. Smart apps relating to energy use and waste management and making use of fiber optic broadband will be encouraged.

The occupancy patterns associated with the mix of uses within the Garden Communities presents opportunities for combined heat and power at the neighbourhood scale, and is identified as a District Heating Opportunity Area. The feasibility of a comprehensive heat network will be fully explored at the earliest opportunity through heat mapping, energy masterplanning and techno-economic feasibility work. The outcomes of this work will provide the critical parameters for delivering viable heat networks across the site, such as density and urban form. It is also necessary to ensure all new infrastructure is designed and of a specification that considers future capacity to conserve and re-use heat within the development.

There is also a unique opportunity for larger decentralised energy schemes to come forward in the Enterprise Zone which will be key to delivering zero carbon emissions from energy used in buildings across the site. Applicants will be required to demonstrate measures that are consistent with national targets related to climate change mitigation and adaptation in a Sustainability Statement. A target for on-site renewable energy production will be set through an Energy Strategy.

Multi utility service accessible corridors will be used



where possible increase efficiency and reduce costs. Consideration will be given to the use of multi-utility service companies (MUSCOs) to manage and co-ordinate energy and other infrastructure services for the benefit of the community.

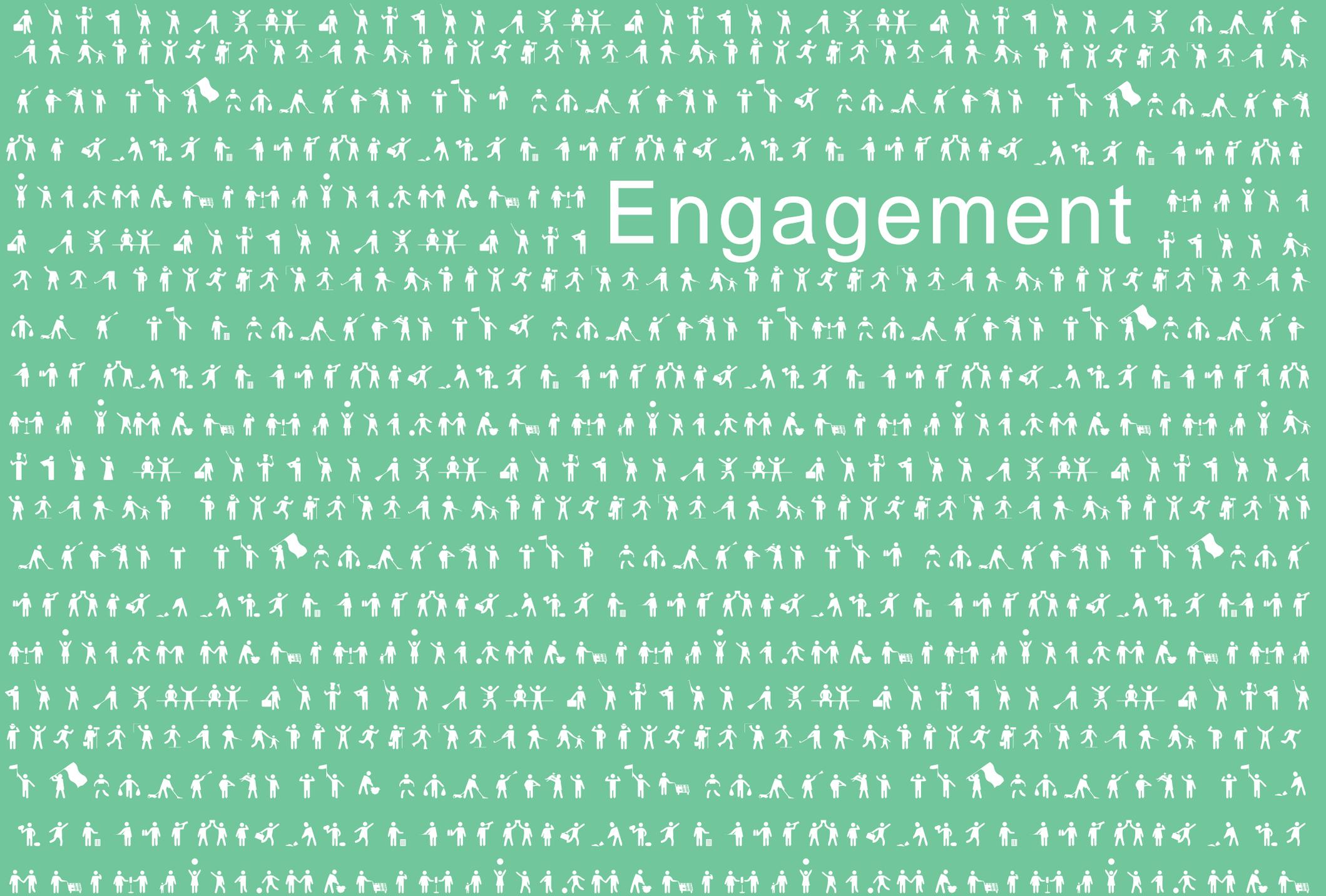
New facilities for commercial and domestic waste will utilise that the most advanced technologies encourage recycling to become culturally engrained as the Garden Communities develop, and allowing organic waste to be treated and re-used within the Garden Communities.

An integrated approach to water management will be adopted, underpinned by the principles of reducing demand through water efficiency in homes, community buildings, work places and landscape. Rainwater harvesting will be incorporated into the design of all residential properties and the masterplan as a whole to reduce waste of this precious resource. Surface water storage and attenuation, bio-filtration cleaning and reuse

will be delivered as well as exploring the potential for grey water (non-potable) networks. This on-site water strategy will be integrated with the green infrastructure network.

Further guidance to be developed:

- Urban Extension Design Guide
- Design Codes
- Landscape and Visual Impact Assessment
- Habitats Regulations Assessment
- Energy Strategy
- Flood Risk Assessment
- Heat Network Feasibility Study



Engagement

Principle 6 - Strong Corporate and Political Public Leadership

Strong Corporate and Political Leadership and Vision

The project will be led by the two local councils, in close partnership with Hertfordshire Local Enterprise Partnership Hertfordshire County Council, the Hertfordshire Enviro-Tech Enterprise Zone board plus Landowners. Dacorum Borough Council and St Albans City and District Council are also jointly producing the South West Herts Joint Strategic Plan with neighbouring LPAs, ensuring the development is consistent with the wider strategic objectives of the region. Strong, transparent political support will drive the project forward over several local plan periods and political cycles.

The delivery of this ambitious vision of the Garden Communities and wider transformation of the town will require a positive and active approach by both the public and private sectors. The brief for the Hemel Garden Communities masterplan will be agreed upon by the Stakeholder Steering Group and Hemel Garden Communities Board, and subsequently a masterplan will be produced by consultants appointed by the Crown Estate.

Alongside this, a Transformational Plan for Hemel Hempstead will be commissioned by the Hemel Garden Communities Board to ensure the masterplan has a broad social, economic and environmental impact across the town and surrounding areas.

Robust and clear governance arrangements will be put in place to lead and steer the delivery of the Hemel Garden Communities and its ongoing management to

ensure the quality of the environment is maintained. A board will be formed from Council Members from DBC and SADC to provide a single decision making body that can progress the project in a coherent manner. This board will engage directly with Landowners through a Stakeholder Steering Group to ensure that the scale of development and supporting infrastructure is central to the formulation of proposals for the site.

Taking The Long Term View

The councils and the principal landowner (The Crown Estate) will take a long term strategic view of development to ensure that the vision and ambitions for the Garden Communities are delivered. This will require forward thinking and planning, and not being limited to the current plan-making timescales, but looking to the longer term.

A Commitment To High Quality Place And Infrastructure

The Garden Communities will place the Councils' commitment to high quality place-making, masterplanning and timely infrastructure delivery at the heart of the development, and a central tenet of all governance and delivery mechanisms created to bring forward the new communities. Where standards relating to the provision of infrastructure differ between SADC and DBC, a locally specific standard will be set.

Design Review will be employed across all stages of design to implementation to ensure the highest level of design scrutiny.

Further guidance to be developed:

- Hemel Garden Communities Masterplan
- Transformational Plan

Hemel Garden Communities Board

To oversee the delivery of Hemel Garden Communities

Membership:

- DBC - Chief Officer and Lead Councillor
- SADC - Chief Officer and Lead Councillor
- HCC - Chief Officer and Lead Councillor
- Senior representative from health and wellbeing sector
- Senior representative from business community
- Senior representative from skills and education sector
- Senior representative from sustainability sector

Stakeholder Steering Group

To advise and steer the Hemel Garden Communities project

Membership:

- Council officers from SADC, DBC and HCC
- Crown Estate Homes England and other landowners
- Statutory consultees
- Community representatives
- Consultants and technical advisors
- LEP
- Hertfordshire Enterprize Zone

Medium - Long Term Governance

Hemel Economic Development Board

To support the expansion of Maylands Business Park and development of existing businesses

Membership:

- Maylands Partnership
- Enterprize Zone Board
- Place Ambassadors
- BRE
- LEP

Hemel Garden Communities Housing and Infrastructure Delivery Board

To manage housing and infrastructure delivery

Membership:

- Local Authorities
- Hertfordshire County Council
- Statutory consultees
- Developers
- Landowners
- LEP

Hemel Garden Communities Community Engagement Forum

To facilitate community engagement

Membership:

- Community Engagement Officer
- Community members
- Ward Councillors
- Community Design Review Panel
- Community Stakeholders
- Residents

Principle 7 - Empowering Communities

Engaging The Community Throughout

The Garden Communities will be developed from a locally-led vision, and ongoing and meaningful public and stakeholder participation through the Local Plan process and beyond. Extensive public consultation has already been established, next steps in this process will seek views on an appropriate governance structure for the Garden Communities. This will set in place the channels through which stakeholders and communities can feel directly involved in the shaping of the development.

Community engagement will form a key part of developing a masterplan for each phase of the Garden Communities and individual planning applications, utilising the extensive knowledge and views of the existing and new communities to help shape and refine proposals. Exhibitions and other forms of community engagement events will be held locally as the plans for the Garden Communities are progressed. The full range of infrastructure required to deliver the Garden Communities will be identified at the start of the project.

Reflecting the transformational potential for the town as a whole, existing communities will be given the opportunity to define how they want to engage with the design, development and management of the Garden Communities.



Community Design Review Panel

A design review panel will be formed from members of the wider community to ensure the community has the potential to affect the design and implementation of the project in a substantial way. Once the panel is formed the members will benefit from training to ensure that they can engage fully with the design process, understand the constraints and ambition of the project and be able to have an influence on the type of place the Garden Communities will become.

The role of this panel within the wider scrutiny proposals are given through the planning application process is to:

- bring a strong understanding of Hemel Hempstead and surrounding areas, the way it works, its history and its inhabitants and businesses
- provide positive advice from a community perspective on proposals for development and change
- advise on the needs of existing and new residential and business communities

New Forms of Engagement

A strategy will be developed to ensure the spectrum of consultees is appropriate to the wide ranging and long term nature of the Garden Communities development. This will include the further development of online consultation to ensure that communities are kept up to date at all times. The online consultation will be utilised in two stages, firstly to receive feedback on the current issues and valued qualities of the area, and secondly to receive specific feedback on the emerging masterplan and as the application is prepared.

Further guidance to be developed:

- Public Consultation Strategy and Governance
- Community Design Review Panel Structure
- Communication Strategy



Delivery

Principle 8 - Innovative Approaches To Delivery

Working With Other Agencies And Partners

Innovative approaches to delivering services will be explored through extensive engagement with other agencies to ensure that social infrastructure is secured in an efficient, timely and cost effective manner. To this end, robust viability appraisals will be produced and agreed upon between landowners, developers and Local Authorities at the outset and at each subsequent phase to ensure clarity and the timely delivery of homes and infrastructure. The Hemel Garden Communities Housing and Infrastructure Delivery Board will coordinate the development.

An Innovative Approach To Delivery

A funding arrangement will be established that reflects a partnership approach between the public and private sectors ensuring that a fair proportion of the uplift in land value that would be created by a grant of planning permission for Hemel Garden Communities will be captured to create:

- Early investment in the full range of key infrastructure.
- A sustainable strategy for the long term stewardship and management of the town.
- Investment in local assets that can provide a sustainable funding stream for the community facilities and those areas of the public realm that will be managed, in the future by a Community Management Organisation.
- An investment in sustainable development.



- Spaces and facilities designed with long term management and maintenance in mind.

Alongside the private sector, the public sector will directly invest in the funding and delivery process, helping to facilitate the timely and coordinated provision of infrastructure and services, and achieve the level of development ambition set out in this Charter.

The active involvement of the public sector in supporting the delivery of the Garden Communities will be rewarded not just by the creation of great places for the residents of Hemel Garden Communities to live and work in, but also by requiring a greater share of the increase in land value created through the allocation of the site to be reinvested in infrastructural improvements, placemaking and ongoing maintenance set out in this charter and the SADC and DBC Local Plans.

Local Delivery Vehicles

Where it is necessary, the Local Authorities will directly invest in the funding and delivery process including through the use of Compulsory Purchase Orders. In these cases, one or more Local Delivery Vehicles (LDV) will be established as the body responsible for delivering development through Joint Venture Companies. This will ensure democratic accountability and funding in perpetuity to manage and maintain the Garden Communities.

Phasing The Delivery Of Homes and Jobs

Over the next 20 to 35 years, the LPAs and their partners will provide new homes and jobs at a pace that fits the requirements of the wider area throughout the

main build out period of Hemel Garden Communities. A phased programme strategy will be developed to maximise the amount of development and opportunities for smaller sites to come forward. The scale and distribution of the new communities combined with innovative delivery mechanisms provide the opportunity to create variation in the types and tenures of new homes and diversity in who provides them.

Early phases of development will include:

- Key infrastructure, such as new primary and secondary schools and not disadvantage early residents or place existing pressure on existing local facilities, this will include the provision of new community facilities.
- A Multi-Mode Transport Interchange in East Hemel Hempstead and bus priority route to the town centre and rail station
- A new link road from M1 Junction 8 to Green Lane/ Boundary Way
- Utilisation of off-site manufacturing including off-site construction/modular housing facility as set out in the SADC Draft Local Plan, supporting the addition of an off-site manufacturing facility within Maylands and accelerating the delivery of homes.
- A new link road to the north of Hemel Hempstead, improved junction on the M1 and improvements of Breakspear Roundabout.

- Advanced landscaping, planting and habitat creation for later phases, particularly for prominent locations visible from Chilterns AONB and to reduce noise from the motorway.

Economies Of Scale

A number of section 106 legal agreements will be negotiated with the developer as an integral part of a planning permission to ensure investment in key infrastructure is made at appropriate stages of the construction of the Garden Communities.

Shared Benefits

Existing nearby communities will have the potential to access and benefit from the new community facilities provided. Where it is appropriate or necessary for existing services to be shared with new local communities these are likely to be enhanced, however this will be decided after detailed local consultation and made clear as part of the planning process.

Further guidance to be developed:

- Infrastructure Delivery Plan

Principle 9 - Active Local Stewardship

Community Assets

The Garden Communities will be developed over many years, but from the outset will be planned to create the conditions needed to place people, community, identity and belonging at the heart of successful and healthy place making. The long term maintenance of appropriate infrastructure is also critical for high quality place making.

The development of community assets such as parks, allotments, community centres, other forms of communal space, schools, local centres and opportunities for formal and passive recreation will form guiding principles of the development.

Provision For Long Term Stewardship and Social Sustainability

A Community Management Organisation, which would include a Community Land Trust will be set up and funded to maintain and develop community assets over the long term with a network of volunteers. It must be a viable business model that ensures Hemel Garden Communities has an empowered, self-reliant community that can manage its own key assets. These assets could include properties, open spaces or renewable energy infrastructure.

The Organisation must be capable of generating a sustainable income from some of its assets so as to balance its budget and support a thriving local community. The CMO model would also expect a small annual service charge to be levied on each household and each commercial occupier. This spreads the funding

base and incentivises residents and employers to be involved in the CMO so they can see how their money is spent. Its remit might include:

- Provision and maintenance of parks and other open space.
- Maintain and develop a property portfolio of community assets.
- Generate revenue streams from community assets.
- Reinvest income for the benefit of the community.
- Advance public education, especially environmental awareness.
- Promote health and well-being.
- Provide facilities for leisure and recreation.
- Organise community based events.





Transformational Plan

Transforming the Town

The purpose of the Transformational Plan is to articulate a common vision for Hemel Hempstead and its surroundings, and in particular define the ways in which large scale urban development in the town will have a wider transformative impact.

Large scale development and regeneration presents the opportunity to bring significant improvements to social, economic and ecological conditions in and around Hemel Hempstead. Specifically, the Transformational Plan will deliver:

- A step change in use of public transport and relief to traffic congestion in the town and surrounding area
- A more integrated and accessible network of green spaces that deliver ecosystem services
- A connected network of high quality public realm
- A town resilient to a changing climate and the need for energy and resource efficiency
- Thriving commercial activity across the town, attracting investment from businesses, particularly from the Enviro-tech sectors
- Enable healthy lifestyles and develop a workforce with the right skills including and emphasis on quality jobs

The projects that will deliver these transformations build upon the particular opportunities that Hemel Hempstead presents. Whilst the regeneration will inevitably be shaped by changing conditions beyond the extent of DBC and SADC, how the town responds will be shaped by its specific constraints and opportunities.

Local Context

The Transformational Plan builds upon the economic assets within the town and its region.

In particular this focusses on ensuring local specialisms align to the national industrial objectives. It also takes account of the urban context and potential for new development. Opportunities for transformation are presented by the access to infrastructure the town already benefits from, and the scope to upgrade this infrastructure. These development opportunities must not only balance, but also enhance the relationship between development and the natural environment.

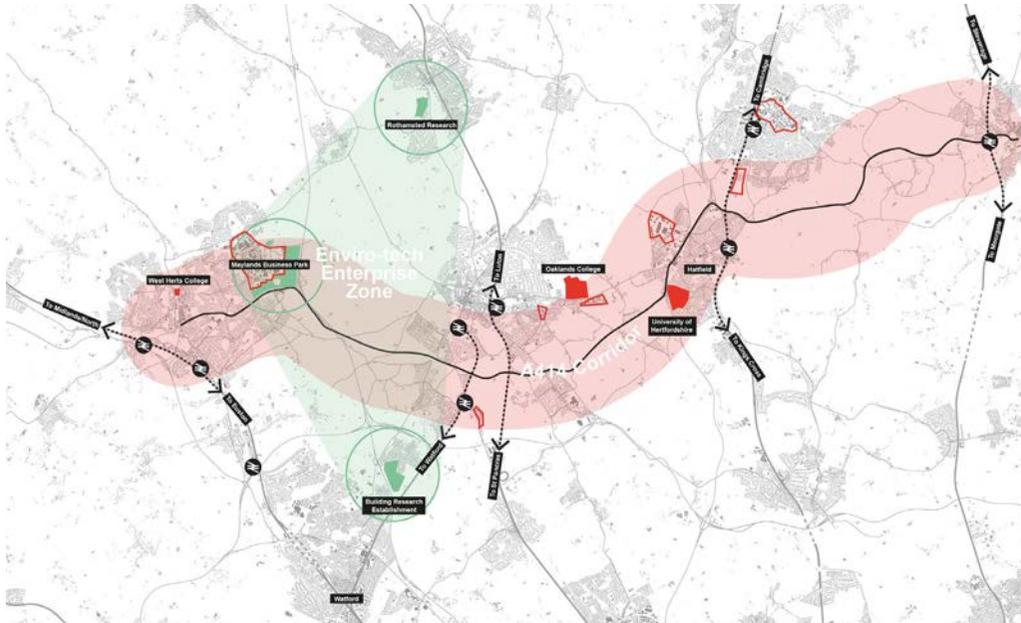
The guiding principles for the transformation of the town are set out on the following pages. Each principle defines a high level objective, which will be achieved through the individual projects set out in the Transformational Plan.

The Transformational Plan will be developed alongside the Hemel Garden Communities Masterplan, ensuring existing and emerging plans and strategies are aligned to the masterplan and the overall objectives for the town as a whole. It will also ensure a consistent approach across local authority boundaries including, but not limited to:

- Strategic Infrastructure Delivery Plan
- Green Infrastructure Plan
- Sustainable Transport Plan
- Employment Study
- Retail Study
- Leisure Study

Links Between Business And Education

Access to strategic infrastructure and connections to major centres of employment and training should be maximised in order to exploit the assets of the wider region.



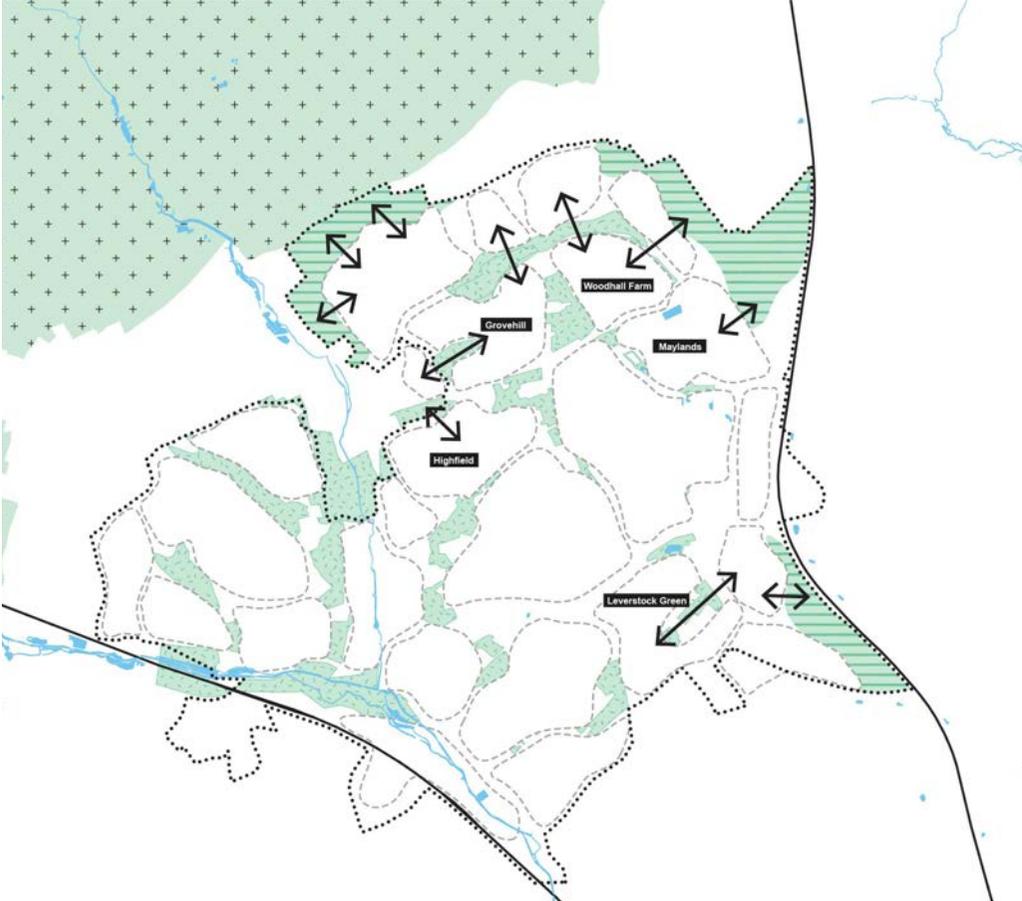
Create Communities

The topography of areas of new development are an opportunity to create places with distinctive character. In addition to spatial variety, new community facilities and social infrastructure should create new, socially mixed communities.



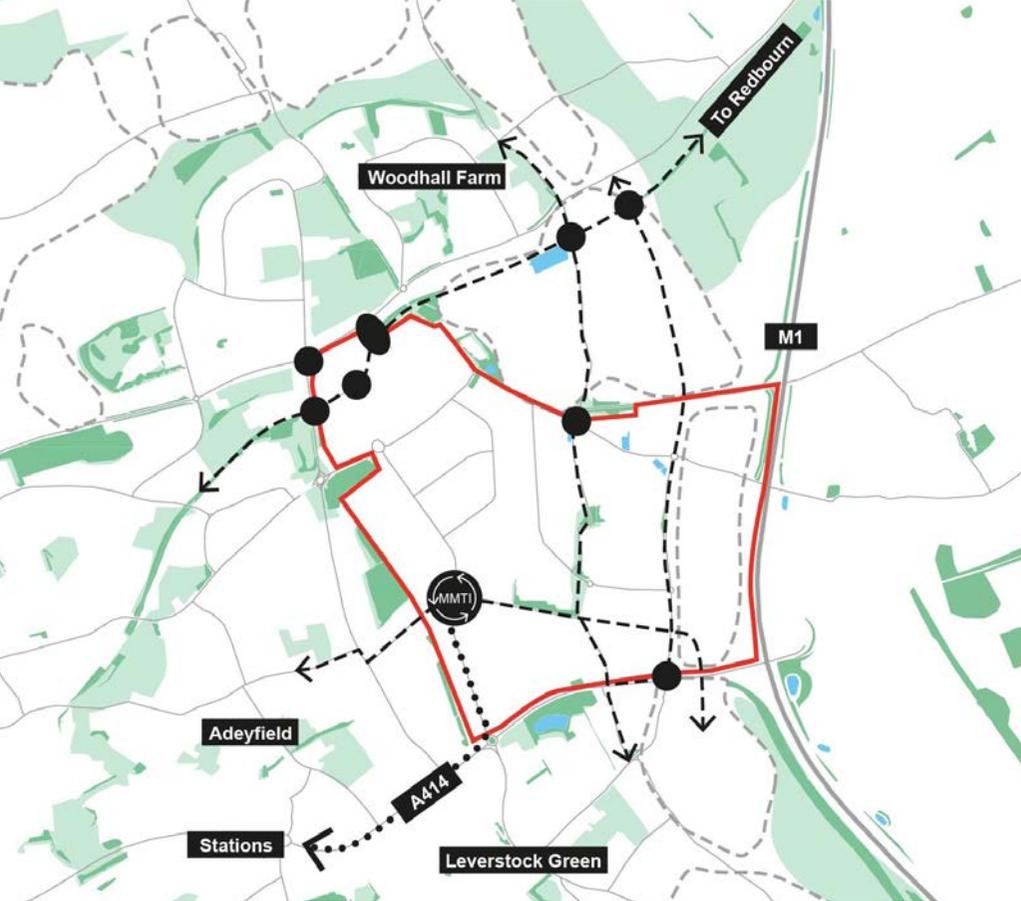
Green Spaces That Encourage Use

Existing and new green spaces should be programmed to ensure that they attract users and become spaces that bring Hemel Hempstead's communities together. They are also a unique opportunity to encourage use of the countryside surrounding Hemel Hempstead.



Modernise Maylands

The large employment area is an opportunity to guarantee growth is balanced. Ensuring that Maylands continues to provide quality jobs requires interventions to attract new Enviro-tech business, improve connectivity and remove the congestion that stifles its current operation.



Conclusion

The creation of the Hemel Garden Communities provides the opportunity to provide a significant number of new homes, jobs and community infrastructure whilst also using the development momentum to act as a catalyst to achieve the transformation of Hemel Hempstead as a whole.

The Garden Communities will be led by the nine development principles contained in this Charter. These will guide both development plan policies in Dacorum and St Albans and the determination of planning applications. These Local Plan policies and South West Herts Strategic Plan policies read in conjunction with this Charter, will set out the essential requirements to create high quality Garden Communities with a distinct sense of place.

Critical to the success of the Garden Communities is the long term holistic planning for infrastructure and management of community assets, open spaces and the public realm. This will be ensured by the creation of a financially self supporting Community Management Organisation which will evolve into a community run body.

It is not often that new development is of a scale where it can bring with it a package of benefits which can deliver material gains to a town as a whole. However, the Hemel Garden Communities offers a once in a generation opportunity to also have a transformational impact on Hemel Hempstead and surrounding area.



