



## Consultation Comment Form

### Draft Hemel Garden Communities

### Framework and Transformation Supplementary Planning Document (SPD)

**Please return to St Albans City and District Council, by midnight on Thursday 19th March 2026. Comments received after this time will not be considered.**

**By online consultation portal:** It is recommended that you make your representations online at:

<https://stalbans-consult.objective.co.uk/>

**Alternatively, you can respond by:**

**Email:** planning.policy@stalbans.gov.uk

**Post:** St Albans City and District Council, Spatial Planning, Civic Centre, St Peter's Street, St Albans, Hertfordshire, AL1 3JE

### Personal Details

(\*Denotes mandatory fields)

Details	Individual's personal details	Agent's details (if applicable)
<b>Title</b>		
<b>Name*</b>		
<b>Organisation</b>		
<b>Address*</b>		
<b>Postcode</b>		
<b>Telephone number</b>		
<b>Email</b> (Email is the Council's preferred method of contact)		

**Please note:** Your comments will be available for public reporting with your full name and therefore cannot be treated as confidential. Your name and address must be completed for your comment(s) to be considered; however, your address (and any other personal details) will not be made publicly viewable.

Comments will be published in line with the Planning Policy privacy notice available at <https://stalbans-consult.objective.co.uk/kse/terms/tnc>

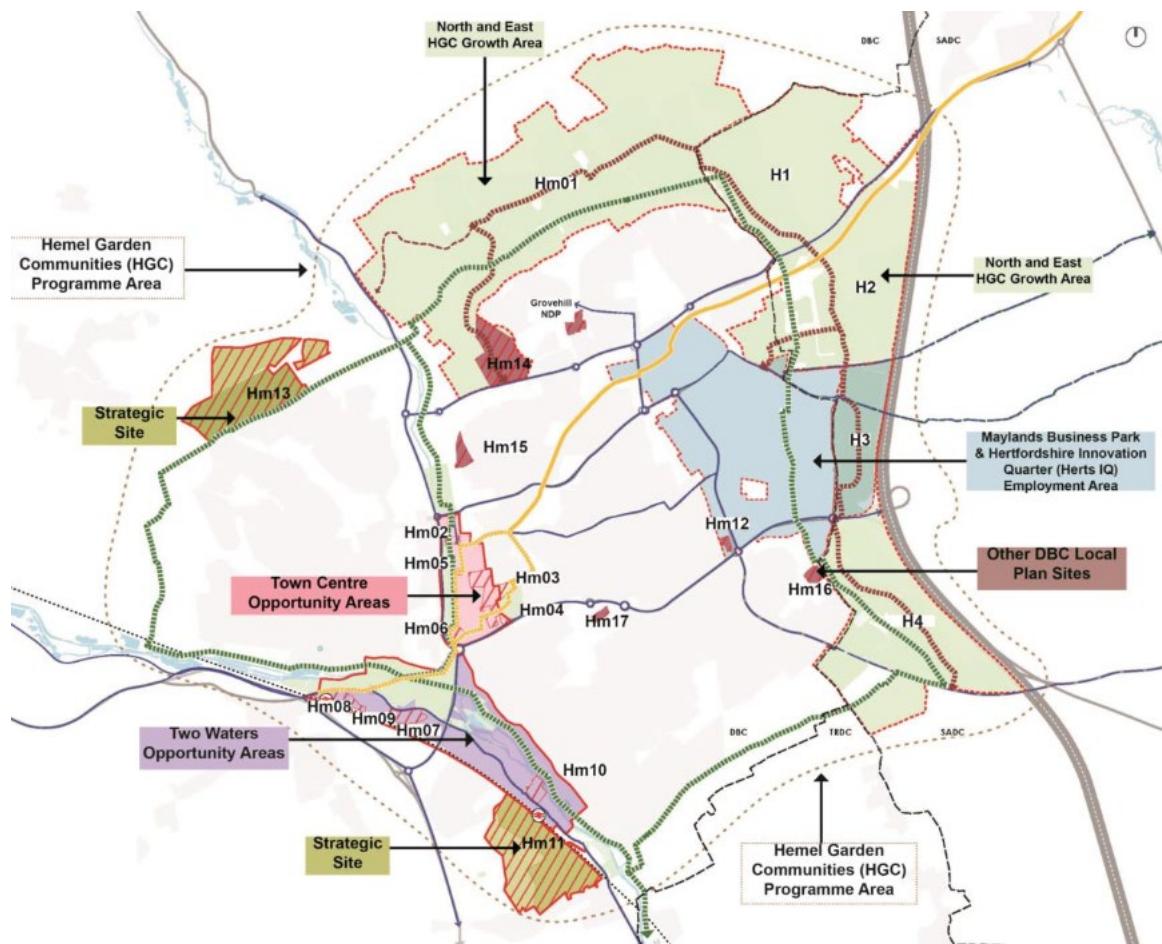
**Please indicate if you wish to be notified of future Planning Policy Document consultations.**

- YES I would like to receive future notifications**
- NO please do not send future notifications**

**Signed:**

**Date:**

In the context of this SPD, Growth Areas refers to the areas north and east of Hemel Hempstead, as shown on the map below.



Growth Areas	North and East HGC Growth Areas boundary and Maylands and Herts IQ Employment Area boundary
Strategic Sites	Opportunity Areas and Strategic sites boundaries
Town Centre Opportunity Area	Allocated sites within the Opportunity Areas and Strategic Sites
Two Waters Opportunity Area	Other DBC Local Plan allocated sites
Other DBC Local Plan Allocated Sites	
Maylands & Herts IQ Employment Area	
HGC Green Loop	Sustainable Transport Corridor
The Nickey Line	Strategic Movement Corridors
Existing	
Extension	
Open Spaces	HGC Programme Area
	District Boundary

**Question 1.**

**A1 Introduction**

**Do you agree with the Framework and Transformation Objectives set out in section 1.4?**

YES /  NO /  IN PART /  NO OPINION

**If NO or IN PART, please provide further comments below.**

**Your comments**

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

**Comments**

Please continue on another sheet of paper if required.

**Question 2.**

**A2 Delivery and Implementation Strategy**

**Do you support the content in A2 Delivery and Implementation, which covers the Programme Area Delivery Strategy and Area Specific Delivery Strategy?**

YES /  NO /  IN PART /  NO OPINION

**If NO or IN PART, please provide further comments below.**

**Your comments**

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

Comments
SPD paragraph / figure:

Please continue on another sheet of paper if required.

**Question 3.**

**In Part A2 Delivery & Implementation, Sections 2.6 to 3.8, do you have any comments on the Delivery & Implementation Requirements for the different areas?**

YES /  NO

**If YES, please provide further comments below.**

**Your comments**

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

Comments
<b>SPD paragraph / figure:</b>

Please continue on another sheet of paper if required.

## Question 4.

## A3 Delivering Transformation

**Do you support the approach set out in section 1, which covers the Framework & Transformation Objectives, Delivery of Stewardship, Developer Requirements and Authority Requirements for Delivering Transformation?**

YES /  NO /  IN PART /  NO OPINION

**If NO or IN PART, please provide further comments below.**

## Your comments

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

## Comments

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Please continue on another sheet of paper if required.

**Question 5.**

**A3 Delivering Transformation**

**Do you support the guidance for The Green Loop, set out in section 3?**

YES /  NO /  IN PART /  NO OPINION

**If NO or IN PART, please provide further comments below.**

**Your comments**

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

Comments
SPD paragraph / figure:

Please continue on another sheet of paper if required.

**Question 6.**

**A3 Delivering Transformation**

**Do you support the guidance for The Nickey Line, set out in section 4?**

YES /  NO /  IN PART /  NO OPINION

**If NO or IN PART, please provide further comments below.**

**Your comments**

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

Comments
SPD paragraph / figure:

Please continue on another sheet of paper if required.

## Question 7.

## Part B Strategic Design Code Instructions

## **Do you have any comments on the Strategic Design Code Instructions?**

YES /  NO

**If YES, please provide further comments below.**

## Your comments

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

## Comments

**SPD paragraph / figure:**

Please continue on another sheet of paper if required.

## Question 8.

## Part B Strategic Design Code, Book 1 Growth Areas

## **Do you support the guidance for the Growth Areas?**

YES /  NO /  IN PART /  NO OPINION

**If NO or IN PART, please provide further comments below.**

## Your comments

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

## Comments

**SPD paragraph / figure:**

Please continue on another sheet of paper if required

**Question 9.**

**Appendix 2 Applicant Checklist**

**Do you have any comments on the Applicant Checklist?**

YES /  NO /  IN PART /  NO OPINION

**If YES or IN PART, please provide further comments below.**

**Your comments**

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

Comments
<b>SPD paragraph / figure:</b>

Please continue on another sheet of paper if required

**Question 10.****Do you have any other comments that you would like to add?** YES /  NO**If YES, please add your comments below.****Your comments**

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

Comment
SPD paragraph / figure:

Please continue on another sheet of paper if required.