



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)
Title		
Name*		
Organisation		
Address*		
Postcode		
Telephone number		
Email (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>

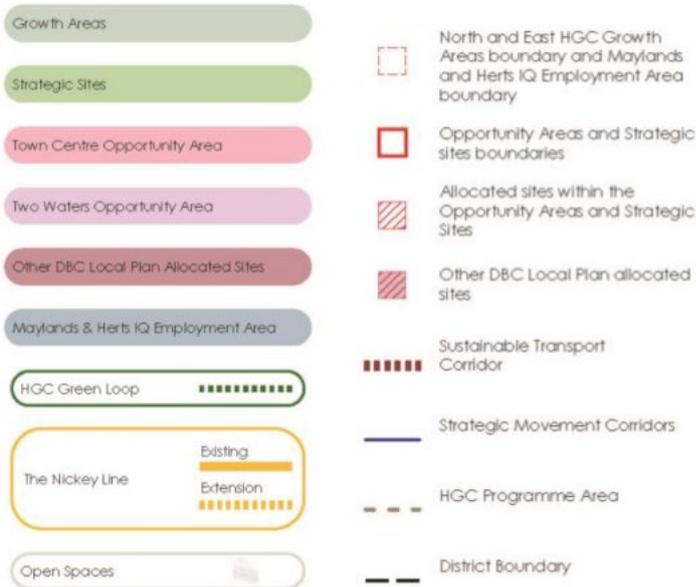
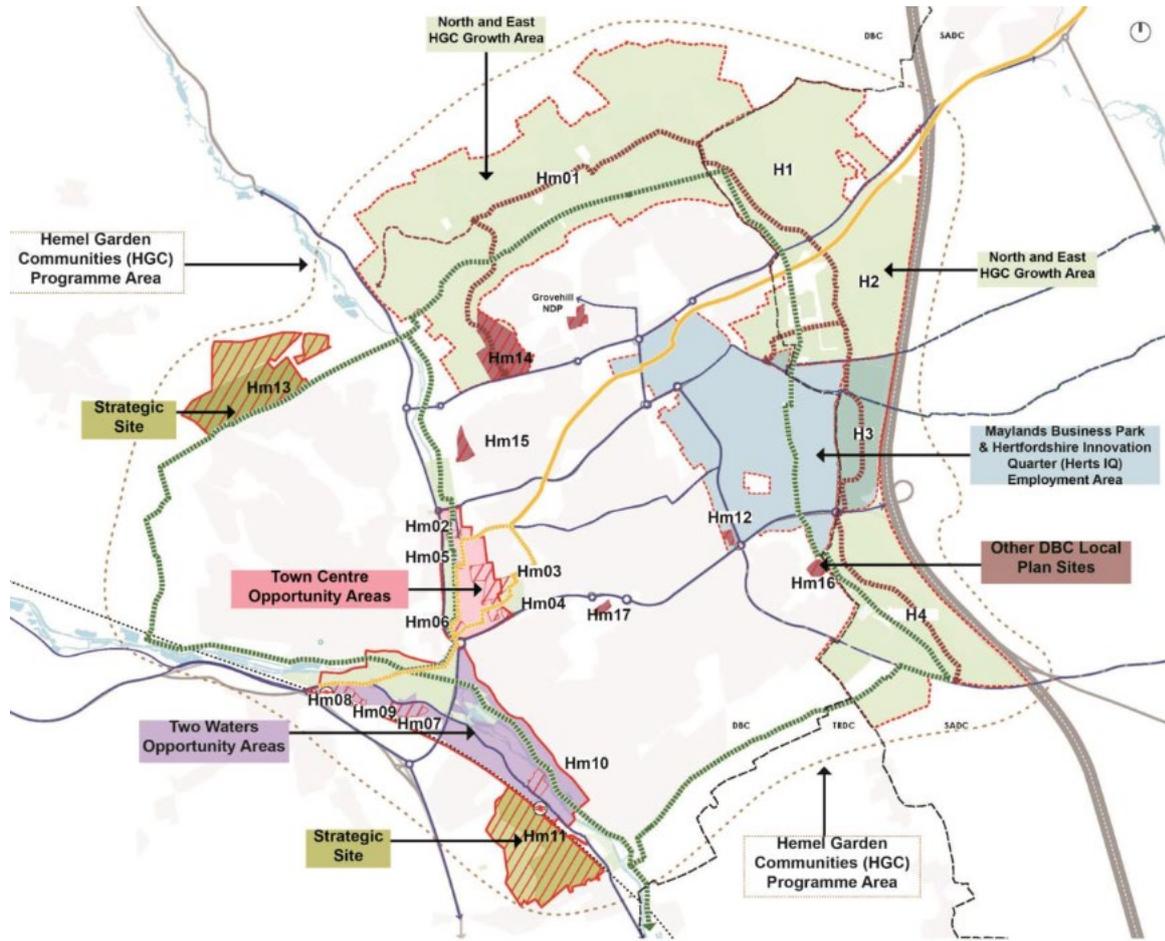
Please indicate if you wish to be notified of future Planning Policy Document consultations.

- 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.



Question 1.

A1 Introduction

Do you agree with the Framework and Transformation Objectives set out in section 2.1?

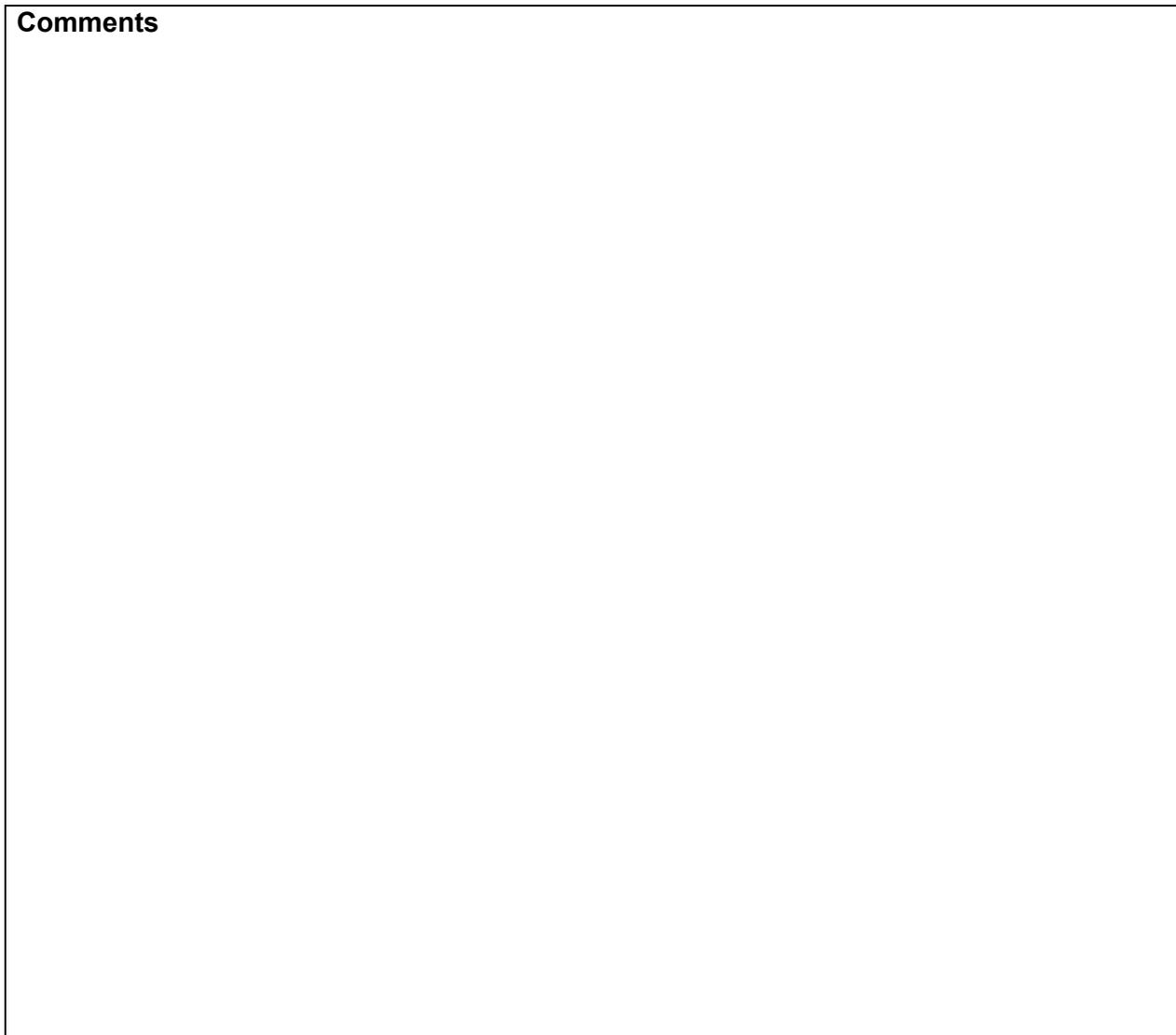
YES / NO / IN PART / NO OPINION

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 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
<p>SPD paragraph / figure:</p>

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
SPD paragraph / figure:

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
<p>SPD paragraph / figure:</p>

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
<p>SPD paragraph / figure:</p>

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
<p>SPD paragraph / figure:</p>

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
<p>SPD paragraph / figure:</p>

Please continue on another sheet of paper if required.