

Dacorum Borough Council
Citizens' Panel Survey
Spring 2007
Site Allocations

**DACORUM BOROUGH COUNCIL
CITIZENS' PANEL SURVEY – SPRING 2007**

**SITE ALLOCATIONS
ISSUES AND OPTIONS PAPER SURVEY**

*Analysis carried out by NWA Social & Market Research
on behalf of the Dacorum Borough Council*

**DACORUM BOROUGH COUNCIL
SITE ALLOCATIONS - SPRING 2007**

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APPENDICES

- 1 Copy of the Questionnaire
- 2 Tables of Frequencies
- 3 Open Questions

A. METHODOLOGY

Background & Survey Objectives

A1 Dacorum Borough Council's Citizens' Panel is a body of residents who have expressed a willingness to give their views to the Council via self-completion postal questionnaires, and currently comprises 995 members. As part of the December Panel Survey, panel members were sent copy of the Site Allocations Issues and Options Paper Summary together with a questionnaire.

A2 The purpose of the survey was to review with residents issues relating to the Issues and Options Paper and respondents were asked to read the paper either prior to or as part of the process of completing the questionnaire. Questions related to the following:

Chapter 1: Settlement Strategy

Chapter 2: Housing

Chapter 3: Employment

Chapter 4: Retailing

Chapter 5: Transport and Infrastructure

Chapter 6: Community Development

Chapter 7: Leisure and Recreation

Chapter 8: Landscape, Biodiversity and Historic Heritage

Chapter 9: Design

Survey Methodology & Analysis

A3 The questionnaire was developed by the client and consisted of both open and closed questions. A copy of the questionnaire is attached as **Appendix 1** to this report. Questionnaires were posted to all 995 Citizens' Panel members using Royal Mail (second class postage).

A4 From the original 995 panel members, 8 expressed a wish to be removed from the panel while 10 mailings were returned unopened indicating that the person no longer lives at that address, thus leaving 977 current members in the Panel. A total of 255 completed questionnaires were returned prior to analysis giving a response rate of 26.1%. This is lower than usually expected from panel surveys. This may be due to those who responded having a greater interest in the subject matter. The data has therefore not been weighted to make it representative of the Borough.

A5 Data was analysed to tables using SPSS (Statistical Package for the Social Sciences) version 12. Frequency tables (showing counts and count percentages), giving full details of 'missing' responses, were produced for all

questions. These frequency counts are attached to this report as **Appendix 2**.

Wherever possible responses to open questions have been included in the main body of the report. However, for a number of the questions responses were numerous. Where this has occurred these have been included at **Appendix 3** of the report.

Achieved Sample

A6 The following table shows the achieved sample:

		Number	Percent
Gender	Male	145	56.9%
	Female	110	43.1%
Age	18 to 24 years	5	2.0%
	25 to 39 years	42	16.5%
	40 to 64 years	152	59.6%
	65 years and over	56	22.0%
Disability	Yes	66	25.9%
	No	189	74.1%
Ethnicity	White (British, Irish, Other)	248	98.7%
	BME and not given	7	1.2%
Employment	Employed – FT/PT/Self employed	170	66.7%
	Not employed	85	33.3%
Tenure	Privately owned or mortgaged	208	81.6%
	Rented	47	18.4%
Area	Tring	37	14.5%
	Berkhamsted	40	15.7%
	Rural	52	20.4%
	Hemel Hempstead	126	49.4%
TOTAL		255	100%

Area : Four area sub-groups noted above consist of the following wards:

Hemel Hempstead

Adeyfield East
Adeyfield West
Bennetts End
Boxmoor
Chaulden & Shrubhill
Corner Hall
Gadebridge
Grovehill
Hemel Hempstead Central
Highfield & St Pauls
Leverstock Green
Nash Mills
Warners End
Woodhall Farm

Tring

Aldbury & Wiggington
Tring Central
Tring East
Tring West

Berkhamsted

Berkhamsted Castle
Berkhamsted East
Berkhamsted West
Northchurch

Rural

Apsley
Ashridge
Bovingdon, Flaunden & Chipperfield
Kings Langley
Watling

- A7 As with all self-completion questionnaires, some individuals did not complete all questions. This may be because they did not have an opinion on the question asked, but we cannot make this assumption in full confidence. Such 'missing data' is included in the tables of frequencies.

B. SURVEY RESULTS

1. CHAPTER 1 – SETTLEMENT STRATEGY

1.1 Selected Small Villages in the Green Belt

Respondents were asked whether they felt that any change is required to the existing boundaries of the small villages of Chipperfield, Potten End and Wigginton to enable them to meet local development needs.

The majority of respondents, (86.3%), did not indicate that they felt a change was required. 9% of respondents thought change was required in Chipperfield, 9.8% that change was required in Potten End and 11% in Wigginton.

			Q1: Any change required - small villages in green belt?			
			Chipperfield	Potten End	Wigginton	none mentioned
Area	Tring	Cases	3	3	5	31
		Col Response %	8.1%	8.1%	13.5%	83.8%
	Berkhamsted	Cases	2	2	2	38
		Col Response %	5.0%	5.0%	5.0%	95.0%
	Rural	Cases	2	3	3	48
		Col Response %	3.8%	5.8%	5.8%	92.3%
	Hemel Hempstead	Cases	16	17	18	103
		Col Response %	12.7%	13.5%	14.3%	81.7%
Total	Cases		23	25	28	220
	Col Response %		9.0%	9.8%	11.0%	86.3%

As can be seen from the table above there is a significant difference between respondents in Berkhamsted and those in Hemel Hempstead with rather more in Berkhamsted not mentioning changes, (95%), compared to only 81.7% of respondents from Hemel Hempstead.

The changes indicated by respondents are shown overleaf. These include identifying and 'straightening' boundaries; and encouraging the building of affordable housing.

- Q1: Changes indicated – Existing Boundaries of Selected Small Villages**
- Allow more development of housing in these areas to relieve the pressure on suburban areas in Hemel Hempstead there has been far too much 'in filling' in recent years
 - Any changes should require a referendum result from locals that would be affected
 - Any obvious infilling to straighten boundaries
 - Boundaries should be enlarged to accommodate extra growth
 - Create a more easily identifiable green belt boundary
 - Create a more easily identifiable green belt boundary while taking into account needs of local people
 - Create a more easily identifiable Green Belt boundary whilst NOT encroaching far on Green Belt
 - Development of new housing stock, under strict conditions
 - Extend boundaries
 - Flexibility but within fixed parameters judge industry bases on merits
 - Keeping down traffic speed, fencing Roads, lighting improvement, maintaining village hall.
 - Boundary: Don't expand them as villages
 - Limit development to meet local needs
 - Limited adjustments to form a national green belt to be defined
 - Minor expansion
 - None the twist would benefit from becoming a one way road, too many large lorries travel up and down as a cut through the village. Cars are too fast and there isn't room for cars to pass easily
 - Potten End, enlarging. Wigginton, more bus service
 - School, Social Housing, Other facilities such as youth club
 - South Chipperfield and Potten End could be absorbed into Kings Langley and HH retain their village status (as per Leverstock Green) it is inevitable anyway
 - To accommodate local growth x 2
 - To enable people to move into these villages if they wish to and thus freeing up houses in the bigger towns
 - Use of Brownfield sites in this area for affordable housing
 - We ought to protect but definite boundaries need to be specified, where appropriate development for the locals should be allowed
 - Wigginton needs local housing for local people at a cost they can afford be it rent or purchase
 - Would be helpful If land opposite village hall could be made available for parking.

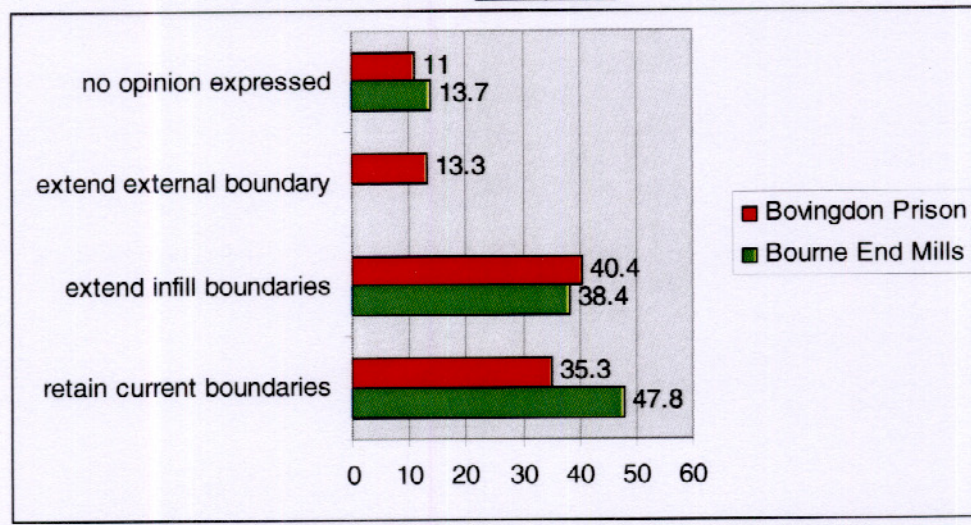
1.2 Major Developed Sites in the Green Belt

When asked which of two options they supported for the Major Developed Site at Bourne End Mills 13.7% did not select on option whilst 47.8% opted for the retention of the current boundaries and 38.4% to extend the infill boundary to enable additional future development within the site.

Respondents were also asked which of three options they supported for the Major Developed Site at Bovingdon Prison.

Just over one in ten respondents, (11%), did not express a view on this whilst 35.3% would wish to retain the current boundaries, 40.4% would wish to extend the infill boundary to enable additional future development within the site and only 13.3% would wish to extend the external boundary to extend the overall size of the site.

Major Developed Sites at Bourne End Mills and Bovington Prison
% response



Respondents were asked if there were any other sites they would wish the Council to consider for designation as Major Developed Sites in the Green Belt. Only 3.9% of respondents said that there were such sites with 77.3% saying that there were not and 18.8% failing to answer the question.

o **Question 4: Other Sites to be Considered**

- o *A clean up job and maintenance should be a priority. The forgotten generation, the young men who don't stand a chance of getting a place to live.*
- o *Along A41 Berkhamsted*
- o *Ashlyn School, Bourne End Mills, Bovington Prison, Kings Langley School*
- o *Bunkers Park*
- o *But the more the better in the future. The 'Green Belt' has reduced the quality of life for those in towns by so much 'in filling' and loss of playgrounds and green spaces to developers*
- o *Industrial estate to M1*
- o *Pimlico Area*
- o *Shendlish manor accessed from M1*
- o *Shendlish, Apsley should not be allowed to develop beyond its existing state.*
- o *Tring, under developed, i.e: shops, work, entertainment, parks etc*

1.3 The Extent of the Green Belt and Rural Area

When asked which of two options they supported with regard to compensatory Green Belt designations the majority of respondents selected the option 'make no changes to the existing Green Belt Boundary', (56.1%); whilst 31.8% selected 'redesignate an area of land north of Lovetts End from Rural Area to Green Belt'. 12.2% did not respond to the question.

1.4 Selected Small Villages in the Rural Area

Respondents were asked whether they felt any change was required to the existing boundaries of the small villages in the Rural Area of Aldbury, Long Marston and Wilstone.

		Q6: Change required boundaries small villages?				
		Aldbury	Long Marston	Wilstone	(none given)	
Area	Tring	Cases	2		1	34
		Col Response %	5.4%		2.7%	91.9%
	Berkhamsted	Cases	5	5	6	33
		Col Response %	12.5%	12.5%	15.0%	82.5%
	Rural	Cases	3	3	2	48
		Col Response %	5.8%	5.8%	3.8%	92.3%
	Hemel Hempstead	Cases	9	10	11	111
		Col Response %	7.1%	7.9%	8.7%	88.1%
Total	Cases		19	18	20	226
		Col Response %	7.5%	7.1%	7.8%	88.6%

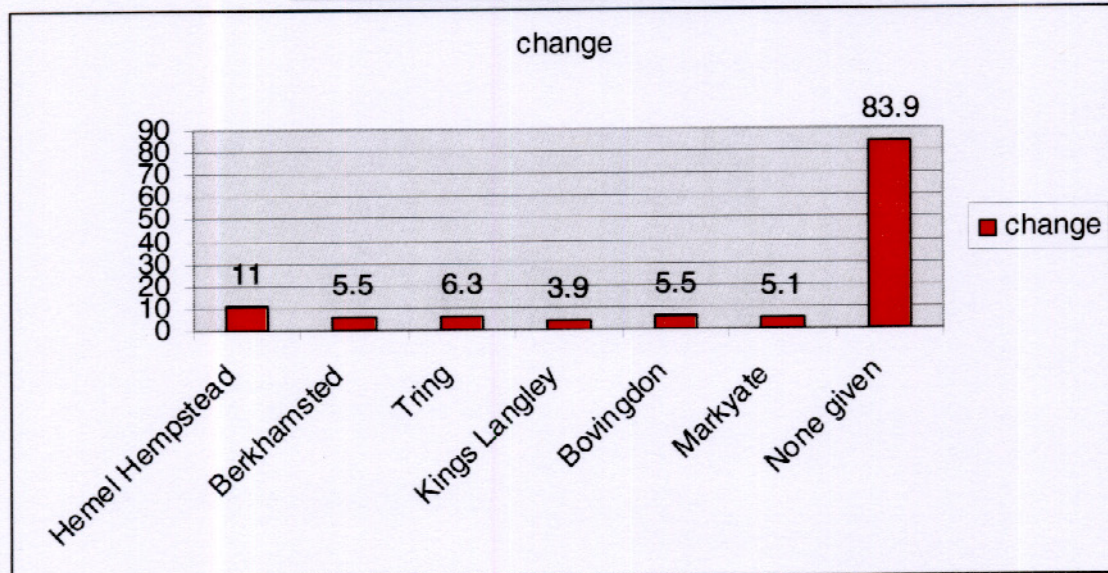
The large majority of respondents, (88.6%), did not identify one of the villages and there are no significant differences between the areas of the Borough. 7.5% identified changes at Aldbury, 7.1% at Long Marston and 7.8% at Wilstone. Details of the changes suggested are shown below.

- **Question 6: Changes to Boundaries – Villages In Rural Area**
- *Again villages are getting too large and just turning into huge housing estates*
- *All these are commuter villages extending them will only result in more incomers and the position will remain unchanged*
- *Allow limited developments*
- *Allow limited developments relative to size and infrastructure of location*
- *Allow more development*
- *Any obvious infilling to straighten boundaries*
- *b and c might benefit from some further developments*
- *Clear boundaries need to be produced allowing for expansion*
- *Combine boundaries of Long Marston and Wilstone*
- *Could support extra housing by releasing some green belt land*
- *Hard to get to*
- *I cant answer this perhaps should be the residents choice only not people such as myself who do not live there. If the surrounding is expanded how many new homes will be built?*
- *Limited changes to form better defined limits*
- *Limited development to meet needs of locals*
- *Long Marston for local expansion*
- *Minor change to allow some growth*
- *Possibly with care - increased traffic usage needs consideration*
- *Small amounts of development are required as all of these places, helps to keep villages alive. Development should be of affordable housing & for children of existing villagers*
- *The problem is not addressed*
- *There is the potential to build in pockets within Wilstone*
- *To allow, if required, expansion of these villages*

1.5 Towns and Large Villages

At question 7 respondents were asked whether there were any changes required to the existing boundaries of the Borough's towns or large villages for the sole reason of creating more easily identifiable boundaries on the ground. Six towns or large villages were identified.

% Response – Changes to Towns and Large Villages



83.9% of respondents did not express a view, with 11% suggesting change in Hemel Hempstead, 6.3% in Tring, 5.5% in Bovingdon and Berkhamsted. 5.1% in Markyate and 3.9% in Kings Langley. Due to the number of responses made detail of changes suggested are shown in the appendices.