

REDBOURN PARISH COUNCIL

NEIGHBOURHOOD PLAN

2020 – 2038

CONSULTATION STATEMENT

MAY 2022

VOLUME 2

(Covering consultation activities between May
2011 and January 2018)



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***Redbourn Parish Council
Redbourn Neighbourhood Plan
2017-2031***



***Consultation Statement Draft
June 2018***

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1 CONSULTATION PROCESS

Introduction

- 1.1 This consultation statement for Redbourn Neighbourhood Plan has been prepared in order to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:
- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - Explain how they were consulted;
 - Summarise the main issues and concerns raised by the persons consulted;
 - Describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained within the Redbourn Neighbourhood Plan are as a result of interaction and consultation with the community and businesses within the Parish. This community engagement has taken place over the last 7-8 years via surveys, public meeting and events. This work has been overseen by Redbourn Parish Council but led and co-ordinated by various planning/steering groups which then evolved into the Redbourn Neighbourhood Plan Working Party. Over the years the membership of these groups has changed but has always consisted of a mixture of Redbourn residents, councillors and staff. A Planning Consultant was employed half way through the process to provide advice and assistance in putting together the Plan, using the evidence gathered along the way. Views and interactions with the community led to the Vision and Objects which then subsequently formed the basis of the key policies of the Neighbourhood Plan.

Organisational Structure of Redbourn Neighbourhood Plan

- 1.4 In May 2011 a public meeting was held to discuss the formation of a Redbourn Parish Plan. As a result of the meeting, a steering group was established which comprised of a mixture of residents and councillors. Four resident focus groups, chaired by steering group members, were set up to explore infrastructure, business, culture and leisure, planning and development. Other individuals from the steering group were also responsible for environment, youth, agriculture and farming issues. Subsequently the idea grew to consider preparing a Redbourn Neighbourhood Plan under the draft Localism Bill. However at a meeting in January 2012, the Parish Council decided to delay the Neighbourhood Plan whilst continuing with its Parish Plan. Discussions generated by these groups led to members conducting a Redbourn Survey which later then formed the basis of the Redbourn Neighbourhood Plan. After the survey was completed and results processed, the steering group and focus group were replaced by the Neighbourhood Plan Working Party.
- 1.5 The working party changed somewhat over the period of time it took to complete Redbourn Neighbourhood Plan. It originally began as the Redbourn Plan comprising of 9 volunteers, 4 residents and 5 councillors which then grew to 14 members. Over time people came and went,

ideas, plans, direction and focus changed. As a result of this, some documentation from earlier in the process is sparse in parts which are reflected in the evidence base. However the evidence of consultation for the past 4 years is complete. In addition to this, the whole process was overseen by Redbourn Parish Council with monthly reports to Full Council. Minutes of the working party meetings can be found on the Redbourn Neighbourhood Plan website: <https://redbournplan.org.uk/>

Redbourn Neighbourhood Plan Timeline

Date	Action	Notes
25th May 2011	Public meeting held to discuss preparation of a Redbourn Parish Plan	Approx. 100 attendees. 4 resident focus groups formed to feedback to a Steering Group
May 2011	Housing Focus Group Meeting	Comprised of 15 local residents
8th Jun 2011	Steering Group Meeting 1	Focus Groups working on Infrastructure, Housing, Business, Culture and Leisure, Planning and Development with additional areas of Environment, Youth, and Agriculture and Farming addressed.
20th Sept 2011	Steering Group Meeting 2	Based on feedback from focus groups agree to undertake Redbourn Survey
30th Nov 2011	Steering Group Meeting 3	Draft 1 of Redbourn Survey written based on focus group feedback
20th Dec 2011-2012	Ongoing work and revision to Redbourn Survey	Drafts 1, 2, 3 devised and amended
Jan 2012	Redbourn Parish Council decide to delay the Neighbourhood Plan whilst continuing with its Parish Plan	
7 th Feb 2012	Report of Redbourn Planning Group's 'work in progress' up to final meeting	In depth
30th Mar 2012	Final version of Redbourn Survey completed	Final version 4 of Redbourn Survey agreed
23rd May 2012	Steering Group Meeting 4	Survey distribution discussed and agreed publication in Redbourn News quarterly Parish newsletter
End May 2012	Redbourn Survey Distributed	Survey distributed to entire Parish See appendix A
11th Mar 2013	Steering Group Meeting 5	Survey results analysed and presented
22nd Apr 2013	Results of Redbourn Survey presented to Full Council	See appendix B
Summer 2013	Summer Edition of the Redbourn Parish Council newsletter	Promoting Public Meeting on 6th July
6th Jul 2013	Public Meeting to present results of Redbourn Survey to residents	Approx. 25 attendees
10th Jul 2013	Letter to SADC	Advising of Redbourn Parish Councils intent to produce a Neighbourhood Plan and register the entire Parish of

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Date	Action	Notes
		Redbourn as the Area of Designation.
4th Sept 2013	Neighbourhood Plan Working Party Meeting 1	List of objectives short, medium long term to be drawn up using results of Redbourn Survey. Timescales agreed, grants identified and the use of Planning Consultants and other experts discussed
Autumn 2013	Autumn Edition of the Redbourn Parish Council newsletter	Updating residents on Neighbourhood Plan progress
30th Oct 2013	Neighbourhood Plan Working Party Meeting 2	Objectives completed, plan to present to Full Council in Nov. Project plan agreed and roles allocated. Out to tender for Planning Consultants
21st Nov 2013	SADC approve designated area	RPC's application for Redbourn Parish to become the designated area for Redbourn Neighbourhood Plan
4th Dec 2013	Housing Focus Group Meeting	Discussion on evidence gathering and ways of community engagement, particularly with hard to reach residents
21st Jan 2014	Neighbourhood Plan Working Party 3	Reports on housing and parking, transport and traffic discussed
17th Jan 2014	Contact with local village organisations	Inviting them to participate in the Neighbourhood Plan process and share future plans for their organisations
3rd Feb 2014	Navigus Planning appointed	Full Council resolve that Navigus Planning will be contracted to consult on the Neighbourhood Plan
1st Feb 2014	Locality Grant awarded to Redbourn Parish Council for the Neighbourhood Plan (NP)	Support work on NP, funding towards Planning consultant fees and community engagement/consultation, costs of leaflets, banners, events
26th Feb 2014	Meeting with Redbourn Business Community	Recognised approx. 250 businesses in Redbourn and agreed their needs going forward
Apr 2014	Navigus Planning Gap Analysis	To identify gaps which need to be filled to produce draft policies and who can fill them. Analysis of sites completed
22nd Apr 2014	Neighbourhood Plan Working Party Meeting 4	2 new local resident members on board. Working on gaps identified by initial findings of gap analysis. Vision Statement to be drawn up and used for community engagement. Gap

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Date	Action	Notes
		and site analysis completed by Navigus
Summer 2014	Summer Edition of the Redbourn Parish Council newsletter	Updating residents on Neighbourhood Plan progress and asking for their input on the vision statement
17th Jun 2014	Neighbourhood Plan Working Party Meeting 5	5 sites identified, work nearly completed on Vision Statement and Objectives, ongoing consultation with local community regarding business, tourism, parking, leisure, health and education
22 nd Sept 2015	Neighbourhood Plan Facebook account created	Facebook page to be used to communicate with the community about Neighbourhood Plan
8th Jul 2014	Neighbourhood Plan Working Party Meeting 6	Vision and objective shortlisted to 12. Facebook up and running for communication
11th Sept 2014	Navigus Planning Housing Needs Analysis	Based on Independent Assessment of Housing Needs and Strategic Housing Market Assessment 2013 and local information gathering
Autumn 2014	Autumn Edition of the Redbourn Parish Council newsletter	Updating residents on Neighbourhood Plan progress and invitation to public meeting on 11th December
24th Nov 2014	Neighbourhood Plan Working Party Meeting 7	Plans for public meeting discussed. Leaflets to be distributed to every household, article in Herts Ad, promoted on Facebook and Parish Council website, banner outside Parish Centre
11th Dec 2014	Public Meeting held in the Parish Centre	40 residents attended. 5 stands covering: Housing, Traffic and Parking, Leisure and Environment, Business and Employment, Education and Health. Maps and photos as visual aids, flipcharts for comments and feedback.
25th Feb 2015	Grant received from Community Development Foundation	For ongoing costs of NP
Winter 2015	Winter Edition of the Redbourn Parish Council newsletter	Article about the public meeting where people shared their ideas and made comments and updates given on latest developments
23rd Mar 2015	Neighbourhood Plan Working Party Meeting 8	Debrief on public meeting. Main concern that only older people engaged. Discussed plan to

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Date	Action	Notes
		engage with wider demographic. Use of survey monkey, presence at local events, use of parent network on Facebook, twitter etc.
20th Apr 2015	Neighbourhood Plan Working Party Meeting 9	Consultant working on NP website and will use it to get comments from users on Vision and Objectives. Discussions regarding feedback regarding housing type and need. Plans to run 'Stickyworld' competition to engage young people and families
22nd Apr 2015	Groundwork Grant	Grant to fund Planning Consultant, website development and social media support, NP promotion/publicity
12th May 2015	Neighbourhood Plan Working Party Meeting 10	Feedback from consultations with stakeholders and landowners. Plans for 'Stickyworld' project in half term
26th and 28th May	'Stickyworld' Event held in half term	Low uptake possibly due to families being away. Received a few late submissions a few weeks later
Summer 2015	Summer Edition of the Redbourn Parish Council newsletter	Updating the community on Neighbourhood Plan progress, Vision Statement and Objectives consultation, promoting ongoing 'Stickyworld' project
11th Jun 2015	Neighbourhood Plan Working Party Meeting 11	IT consultant came to the meeting to discuss dedicated NP website and advise on use of social media to engage community
21st Jul 2015	Neighbourhood Plan Working Party Meeting 12	Files and info to be uploaded onto the website which will go live at the end of the month. Ongoing assessment and identification of sites. Plans to have meetings with stakeholders/landowners/developers. Autumn consultation event to be held regarding site allocation
Jul 2015	Neighbourhood Plan Website goes live	Online poll on Vision Statement and Objectives undertaken
10th Sept 2015	Neighbourhood Plan Working Party Meeting 13	Site allocations, plans for consultation on 10th November, leaflet to be designed and distributed, flipchart for comments
8th Oct 2015	Neighbourhood Plan Working Party Meeting 14	Plans for consultation event discussed and meetings with

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Date	Action	Notes
		stakeholders/landowners/developers scheduled for early next year.
10th Nov 2015	Public Consultation Event held in Parish Centre	180 plus attended looked at proposed sites and made comments about them plus Vision and Objectives. As a result of this one of the sites was withdrawn because it was unsuitable
Jan 2016	Meetings with Landowners and Developers	Explained our Visions and Objects and kind of development we are looking for. Listened to their plans
10th Feb 2016	Groundwork Grant	Ongoing planning and website consultant advice. Costs regarding publicity/community engagement /consultation/website training
5th Apr 2016	Lego Consultation Event	Approximately 100 adults plus children attended this event. Whilst the children designed and built Lego houses, the parents provided feedback on site and NP in general
Spring 2016	Spring/Summer Edition of the Redbourn Parish Council newsletter	Update on NP process and proposed sites and success of Lego Event
22nd May 2016	NP Consultation with community at Redbourn Fun Run	Information provided on latest sites proposed for allocation including 2 new sites. Feedback forms provided for people to make comments
22nd May-17th Jul 2016	Neighbourhood Plan on Tour	Information/Displays on the NP available at the Village Hall, Health Centre, Leisure Centre and Library over a couple of months
22nd Jun 2016	Groundwork Grant	Ongoing planning consultancy, website hosting and costs regarding publicity/community engagement/consultation
23rd Aug 2016	Education Statement	Advising community of reason for the withdrawal of the Education policy via website, noticeboards and newsletter
27th Jan 2018	Public Meeting for Pre-Submission Consultation	Final draft plan shared with the community at a public meeting which approx. 50 people attended

1.6 Alongside the above events the following communications were included throughout this process:

- Regular reports and updates through Redbourn Parish Council Newsletter, which is distributed to every household and business in the Parish quarterly/6 monthly.
- Reports / Updates and Calls to Action via Parish Council website, dedicated Neighbourhood Plan website, Facebook pages, Twitter account and Instagram
- Posters displayed on Parish Notice Boards in shops on the High Street and in local community centres i.e. Leisure Centre, Health Centre, Village Hall , Library, Parish Centre, Churches
- At least 3 rounds of Leaflets sent to all households and businesses in the Parish
- Parish Council Website running throughout process with regular updates plus dedicated Neighbourhood Plan website with more detailed and specific information
- Handouts / Displays at local events, fetes and Annual Parish Meetings
- Updates at every Full Council Meeting and Planning Committee meeting – Minutes published online

Public events and other consultation activities

1.7 Following on from the timeline given above, these are the main surveys and consultation activities undertaken:

- Public Meeting, May 2011
- Public Meeting, July 2013
- Public Meeting, Dec 2014
- 'Stickyworld Event May 2015
- Online poll on Vision Statement and Objectives July 2015
- Consultation Event November 2015
- Lego Consultation Event April 2016
- Neighbourhood Plan on Tour May – July 2016
- Pre-Submission Consultation – Jan 2018

1.8 The May 2011 Public Meeting was the first opportunity for the community to come and give its views about the future development of the parish. The event was advertised via the following methods:

- The Parish Council (<http://www.redbournparishcouncil.gov.uk/index.php>)
- The village newsletter (Redbourn News) which is distributed to all households quarterly and latterly bi-annually
- other members of the village
- Posters on the village noticeboards, in shops on the High Street, banner outside the Parish Centre, Village Hall and Handy Stores.
- Emails from individual Redbourn Parish Councillors and the Neighbourhood Plan working party to other members of the village
- Posters on the village noticeboards, in shops on the High Street, banner outside the Parish Centre, Village Hall and Handy Stores.

1.9 At this Public Meeting, there was a presentation explaining the Neighbourhood Plan concept and process. A series of exhibition boards were also displayed covering various topics:

Infrastructure, Housing, Business, Culture and Leisure, Planning and Development, Environment, Youth and Agriculture and Farming. Parishioners were invited to write their ideas and comments on post-it notes/flip charts to say what they thought about the topic areas and what they felt was important in the parish. Members of the Steering Group and Parish Councillors were present to talk people through the concept of the Neighbourhood Plan and to answer any questions. At this meeting people also signed up to become part of the resident-led focus groups.

- 1.10 In May 2012 the Redbourn Survey was distributed to every household and business in the parish. It was also produced in the Parish Council newsletter. Completed surveys could be returned to the Parish Centre, Post Office, the Children's Centre and Handy Stores or via email.
- 1.12 Results of the Redbourn Survey were presented at a public meeting on 6th July 2013. Display boards were set up as before and people were asked to comment on key issues and focus points which had come out of the analysis done. See Appendix for full survey results.
- 1.14 On 11th December 2014 another public meeting was held in the Parish Centre. Results from the Redbourn Survey in 2012 and ideas put forward from the resident-led focus groups have been incorporated into the evidence base for Redbourn Neighbourhood Plan. There were 5 stands covering: Housing, Traffic and Parking, Leisure and Environment, Business and Health. Maps and photos were used as visual aids, flipcharts/post it notes for comments and feedback.
- 1.15 In the May half term 2015 the Neighbourhood Plan working party launched Stickyworld a new method for consulting on neighbourhood planning using Twitter. Residents were asked to go for a walk and tweet a photo of places in Redbourn they loved or felt require improvement etc. Atelier Spa a local business donated a gift voucher for the winning tweet.
- 1.16 A further public meeting was held on 10th November where the proposed sites were presented to residents for their comments and feedback. Their thoughts and opinions on the Vision and Objectives were also sought which would become the basis for policies going forward.
- 1.17 The Neighbourhood Plan working party held a Lego themed consultation event on 5th April 2016. This event was aimed at engaging younger people and families to get their thoughts and feedback on the Neighbourhood Plan. The children designed and built houses from Lego with the best buildings winning prizes

Stakeholder consultations

- 1.18 Throughout the process, the Neighbourhood Plan working party has liaised with St Albans District Council (SADC).
- 1.19 Meetings were held at various intervals with officers from SADC to address matters pertaining to, the progression of the RNP. Members of the team also networked with neighbouring councils at several meetings which included neighbouring NP groups from Harpenden and London Colney.
- 1.20 Other consultees that the RNP engaged with included:

- Local landowners and developers
- Owners of local businesses and retail stores serving the local area
- Local schools
- Local Parish Councils within an approx. 5 mile radius

Engaging with hard-to-reach groups

- 1.21 Throughout the procedure, the Neighbourhood Plan Working Party was constantly aware that most engagement was with the older age groups living in the village, 50s plus and that there was a need to involve younger age groups in the process.
- 1.22 In order to try to address this, the Neighbourhood Plan Working Party launched the Stickyworld Event and the Lego Consultation which succeeded in getting feedback from families. It was also decided that having a presence at local village events would also raise the Neighbourhood Plan profile and engage with a wider range of groups.
- 1.23 As a result of the above and use of the dedicated website and Facebook account, it was felt that the scope of our general engagement and communications was sufficient to capture all groups in the area.



Strategic Environmental Assessment

- 1.24 The Neighbourhood Plan Working Party agreed a draft Scoping Report in respect of the Strategic Environmental Assessment (SEA) of the draft Redbourn Neighbourhood Plan in August 2018. Statutory bodies including Historic England, Natural England and Environment Agency were consulted with in October and November 2018). The responses informed the preparation of the SEA which was completed in December/January 2019.

Habitats Regulations Assessment

- 1.25 SADC concluded in their screening opinion that as there are no Natura 2000 (Habitats Directive relevant) sites in the District or adjacent to/in the vicinity of the plans and programmes area there was no need for a Habitats Regulations Assessment. This decision was agreed and supported by Natural England

2 KEY RESPONSES FROM CONSULTATION

Public Meeting May 2011

2.1 An open meeting was held 25th May 2011 with approximately 100 people in attendance. The concept of a Neighbourhood Plan was explained and it was emphasised that it was important that it should be community led, with the eventual plan becoming a blue print outlining the type of development the community wants in Redbourn.

2.2 Plus points of the village were discussed these being: the mix and general friendliness of the people, the common, surrounding Green Belt, historic buildings, community facilities and activities, public footpaths and open spaces. Improvement could be made in the following areas: school places, more allotments, updated more/challenging play areas, affordable housing for Redbourn residents, off-street parking, improved infrastructure including superfast broadband and IT access for all, and regeneration of the High Street.

2.3 Most people were positive and supportive of forming a Neighbourhood Plan and over 80 people indicated that they wanted to be involved in the future. Four committees were set up with about 20 people in each focussing on Business, Culture and Leisure, Infrastructure and Planning, each with their own Chairperson (a member of the public not councillor). A project team of 4 and a steering group of 12 was also formed. It was planned that all groups would contribute to the content of a village survey which would be circulated to residents and businesses in the village in the autumn.

Presentation of Redbourn Survey results at Public Meeting 6th July 2013

2.4 20 % of residents in the Parish completed and returned the survey and general themes of comments were as follows:

- Community is very important to residents and one of the appeals of Redbourn. Voluntary Groups are seen as valuable assets
- Communications: Council and Parish newsletters are well received, websites could be improved
- 94% of respondents saw the countryside as a reason to live in Redbourn
- Most frequent comments saw it vital to keep the Green Belt with some happy to see Brown Field and small scale development
- Approximately half of respondents wanted to see affordable and low cost housing and that any new housing should be in keeping with the character of the village
- Public buildings in Redbourn were highly valued with the Leisure Centre and Playgrounds requiring improvement.
- The High Street was seen as the centre of the village with the Post Office being essential.
- Respondents wanted local jobs for local people
- Parking was seen as a huge problem, with people wanting more.
- Respondents thought crime levels were not too bad and they were happy with the PCSO service they were receiving, but they would like more police presence.
- Speeding was seen as an issue in certain parts of the village with requests for 20 mile limits and traffic calming measures.

- More and better maintained cycle paths were requested with bus services needing improvement especially the Sunday service.
- Respondents were happy with the village schools but noted a need for more school provision as housing/population increases.

Public Meeting 11th December 2014

- 2.5 Residents were presented with the work carried out by the Neighbourhood Plan Working Party which included an analysis of research into housing need, education, business, traffic, health all of which will lead to the development of policies for the Redbourn Neighbourhood Plan.

Stickyworld Event May 2015

- 2.6 Response to this events was limited and as a result the working party members decided to try a different approach with the Lego event in April 2016

Online Poll on Vision Statement and Objectives July 2015

- 2.7 Residents were encouraged to visit the new Neighbourhood Plan website and take part in the online poll on the Vision Statement and Objectives put together by the working party members as a result of community engagement. Results of the poll were as follows:

- 44.44% agree with all of it
- 3.17% do not agree with any of it.
- 28.57% agree with some of it but not all of it
- 23.81% don't really have an opinion.

- 2.8 Qualitative feedback about the Vision Statement and Objectives were about the following themes:

- Pleased about retention of Redbourn as a village, importance of green spaces, access to the countryside and education
- Concerns about the size of expansion. Importance of Redbourn maintaining "village feel"
- Concerns as to the loss of pubs as community meeting points.
- Requirement for education places should be above requirement for enterprise.
- We need homes of all shapes and sizes, including family sized homes so that people are able to stay within the village as their family grows.
- Concerns as to the possible scale of development and impact on infrastructure.
- Concerns as regarding development of Site 2 East of Redbourn and impact on the countryside and wildlife
- Potential impact of development on services like the Health Centre

Consultation Event November 2015

- 2.9 An open evening was held where residents were able to inspect the assessments of various possible sites for housing, and make comments on their suitability. Nearly 200 residents came along to look at displays of the sites offered and made the following comments on each site:

- Greyhound Meadow Site: Many negative comments about legality and ownership, loss of community facilities, traffic and access. This site has subsequently been withdrawn by the Parish Council
- East of Redbourn Site: Concerns raised about numbers of housing and extent of site, issues with flood plain, traffic and access, impact on infrastructure, schools and doctors. A hope that development might mean removal of the traveller site.
- Land North of Blackhorse Lane Site: Some initial confusion due to original assessment stating more housing than appropriate. Concerns about potential loss of facilities at the Leisure Centre, traffic and infrastructure. Some positive comments on location and types of housing.
- Land off Dunstable Road Site: Some negative feedback as to loss of leisure facilities and open space. More positive comments with regards to getting improved leisure facilities as a result of developer contributions, and far enough from the immediate centre of the village to not adversely impact on traffic etc.
- Bridge Nursery Site: Negative comments as to size of housing proposed, access and traffic implications. Positive feedback seeing development improving look of the existing site, possible gains of allotment and opportunity to also develop row of smaller homes.
- Gaddesden Lane Site: Complaints regarding potential M1 noise and pollution, traffic and access issues, lack of access to schools and doctors, potential merging with Hemel Hempstead. Conversely there was some support for this site as it was seen as having less impact on the centre of the village.
- South West of Redbourn: Concerns as to loss of farmland and church expansion, M1 noise and pollution, infrastructure, traffic and access, lack of access to schools and doctors, potential merging with Hemel Hempstead and number and type of housing/size of development. Some positive feedback on the site because the location is the other side of the village, potential road improvements due to planning gain.

Lego Consultation Event April 2016

2.10 This was a very successful event both in terms of the numbers of people who came (approx. 200-300) but also in terms of the demographic reached as families and younger people had not really engaged before. The following feedback was received:

- Residents were generally in favour of sites 2, 3, 4 and 5 and against sites 6, 7 and 8.
- Whilst people were mostly supportive of development they didn't want Redbourn to become too big and lose its 'village feel'
- Concerns about increase in traffic and parking problems, the latter already being an issue in the village
- Impact on school places both at primary and secondary level.
- Impact on health services
- The importance of encouraging use of/revitalisation of the High Street
- Improving youth facilities at local leisure centre, playgrounds, skateboard park etc.
- Concerns over dwindling bus services and hopes of improvements in the area
- Support for more cycle and footpaths



Neighbourhood Plan on Tour May – July 2016

- 2.11 No direct responses numbers recorded in relation to this as it began with a presence at the local Fun Run event, where working party members met residents and chatted informally with them and handed out information, then the display boards and hand outs were available to view at certain local locations: Village Hall, Health Centre, Leisure Centre and Library. An increase in traffic on the website was also seen during this time.

3 REGULATION 14 PRE-SUBMISSION CONSULTATION

- 3.1 The Redbourn Neighbourhood Plan Working Party Group finalised the Draft Neighbourhood Plan document in November 2017. The Regulation 14 Pre-Submission Consultation ran for six and a half weeks 2nd January – 16th February 2018 (taking into consideration it began the day after new year and the last week of the consultation was school half term holiday.) Paper copies of the Draft Neighbourhood Plan were available to view at the Parish Centre, Health Centre, Sports Centre and in Redbourn Library. The document could also be read online on the dedicated Neighbourhood Plan website www.redbournplan.org.uk. A consultation survey was launched via Survey Monkey which enabled people to voice their opinions online and the equivalent paper based version was made available alongside copies of Draft plan at the locations detailed above and views were expressed online, via email and by post.

Distribution to Statutory and Non-Statutory Consultees

- 3.2 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by email. In addition, individuals who had expressed an interest in being contacted regarding the Neighbourhood Plan previously were also contacted. All parties were emailed a link to download a copy of the draft plan and advised where hard copies were also available to view.
- 3.3 The list of statutory consultees that were written to is as follows:

Consultee
Statutory
Natural England
Environment Agency
Network Rail
BT Openreach
Highways England
Historic England
Herts County Council Environment Department
Thames Water
Herts County Council Children's Services and Development Services
Sport England
SADC Spatial Planning
NHS Herts Valley Clinical Commissioning Group
UK Power Networks
Affinity Water
National Grid
Neighbouring Parishes
Dacorum Borough Council
Harpenden Town Council
St Michaels Parish Council
Harpenden Rural Parish Council
Flamstead Parish Council
Local and Adjacent Councillors/Ward Members
As above plus Redbourn
Local Organisations
Redbourn Golf Club
Ramblers Association

Consultee
St Albans & District Footpaths Society (SADFPS)
Community Central
Redbourn Cricket Club
Redbourn Tennis Club
Crown Pharmacy
B and M Care (St Matthews Care Home)
Redbourn Methodist Church
Redbourn Village Hall
Redbourn Care Group
St Mary's Church
Roman Catholic Church of St John Fisher
Redbourn U3A
Redbourn Neighbourhood Watch
Allotment Association
Southdown Church (Redbourn branch)
Redbourn Leisure Centre
Redbourn Health Centre
Redbourn Library
The British Horse Society

- 3.4 In addition, local businesses that had been identified throughout the process were written to, as were landowners that had been engaged in respect of potential allocations.

Responses

- 3.5 In total there were 100 responses:
- 44 online responses to Survey Monkey
 - 40 paper responses to Survey Monkey
 - 11 emails
 - 5 letters
- 3.6 The representations and the responses are shown in Appendix Z

APPENDIX A: COMMUNITY ENGAGEMENT STRATEGY

Redbourn Parish Council Redbourn Neighbourhood Plan



Community Engagement Strategy

INTRODUCTION

This Strategy has been written to assist the process of community and stakeholder engagement in a truly community-led Neighbourhood Plan for Redbourn. It outlines a raft of ideas, events and activities which can be undertaken so as to gather information from the community in Redbourn Parish.

In order to create a well-informed plan which is supported by the community, is essential to ensure effective engagement with local residents, community groups, businesses, service providers and adjoining Parish and Town Councils, including Harpenden, Dacorum, St Michaels, Harpenden Rural and Flamstead.

Conducting this process with good communication and transparency, will inspire confidence and support for the aims and outcomes we wish to achieve from the community and stakeholders.

We plan to do this by:

- Actively seeking and encouraging opinions and suggestions from all individuals and organisations within the community, regardless of whether their views about the process or the Plan itself are negative or critical.
- Ensuring we understand all opinions communicated to us by all individual and groups and that our responses are given within reasonable timeframes.
- Providing information, views and opinions expressed in an easily understood and accessible format throughout the process to the whole community. Including explaining why certain views may not legitimately be taken into account.

WHY DO WE NEED AN ENGAGEMENT STRATEGY?

This Engagement Strategy explains what we need to do from start to finish and illustrates the need for this Plan to be inspired and driven by the community.

It outlines the ways in which community engagement will be employed and how we will inform, communicate and involve them throughout the process.

The objective of the Redbourn Neighbourhood Plan Working Party is to:

“Deliver a Neighbourhood Plan informed by evidence gathered throughout the entire process by transparent and effective communication consultation and engagement with all members of Redbourn Community (Residents, Landowners, Businesses, Service Providers and Neighbours). As a result of this, the final policies will reflect views agreed by the whole community”

Key times to consult are identified in the project plan i.e.

- Regarding the Parish boundary for the Neighbourhood Plan
- At the start of the process in order to understand views as to Redbourn’s strengths, problems, pressures and needs.
- Use of questionnaires/surveys to every household and business
- Prior to the writing of policies so we know we are focussing on the most important and relevant issues to Redbourn community.

- Following significant drafts of the plan so as to ensure transparency and accountability to the community.

Best practice informs us that we need to consider the following when organising events:

- Be aware and take into consideration the impact of the time of year when engaging with the community, aiming to avoid major national holidays like Christmas and school holidays and/or using them deliberately to target specific groups.
- Be mindful of other local events which may clash with and/or complement our events so we work together and have a presence
- Understand when important decisions need to be made and work back from those key dates so we have a clear plan of action.
- Always offer a range of dates/times of day/weekends/evenings to ensure all groups can attend.
- Ensure sufficient time is set aside to analyse comments and feedback so as to take into consideration what has been learnt.

WHO TO CONSULT?

We need to identify and acknowledge the mix of people in our community in order to ensure everyone has the opportunity to engage in the process. We need to engage with the following people:

- Generation Z (Teens and younger)
- Millennials (aged 18 -34)
- Generation X (aged 35-50)
- Baby Boomers (aged 50 to 70 plus)
- Community Groups and Societies
- Commuters
- Faith Groups
- People employed in the community
- Local businesses
- Families
- Farmers
- Landowners
- Developers

Other bodies, whose interests may be affected by the Neighbourhood Plan, will also need to be consulted. These include:

- The Environment Agency
- Natural England
- Adjoining Parishes
- Highways Agency

HOW TO CONSULT?

There are a number methods particularly useful and appropriate to Neighbourhood planning which we intend to use. Below is a list which is not exhaustive:

- Questionnaires
- Public Meetings
- Exhibitions
- Focus Groups
- Face-to-face discussions
- Surveys
- Stakeholder Meetings
- Website
- Local news/magazine articles
- Workshops
- Social media
- Using other local events to showcase

In reality several methods will need to be employed to ensure whole community involvement. The following questions need to be asked in order to select the most appropriate method:

- What do we want to know?
- From whom is the information required?
- How are they most likely to respond?
- What information do they need to know before they can reply?
- Is something more than a simple exchange of information required?
- How will this information be recorded?
- What resources are needed and what resources do we have?
- How much time is needed and how much time do we have?

WHERE TO CONSULT?

In order to assist in reaching the whole community it is important to make use of different venues. It can be a good idea to “piggy back” on other events, meetings or gatherings where people will naturally congregate. Possible venues include:

- Parish Centre
- Village Hall
- Community events
- Pubs
- Leisure Centre
- Churches
- Shops
- Health Centre
- Library

APPENDIX B: REDBOURN SURVEY MAY – JULY 2012

Letter to Residents of Redbourn.

Dear Resident,

Planning for new homes in Redbourn – The Next 20 years

We need your views to help us formulate St Albans City and District Planning Policy for the next 20 years. Without action now, without submitting our own Neighbourhood Plans, SADC can impose its will on Redbourn.

None of us want unsympathetic development in our village that will change the character, size and atmosphere of our village.

Please help us to help you by completing the attached questionnaire, add any comments you may have on a separate sheet and return to the **Parish Centre, The Park, Redbourn AL3 7LR by 16th October, 2011.**

For more details of who we are please visit www.xx.com where you will find further background information about the Redbourn Planning Group.

We look forward to receiving your completed questionnaire.

Redbourn Planning Group.

September, 2011

REDBOURN SURVEY:



2020 vision – what do you want for Redbourn in the future?

Redbourn Parish Council is producing a Parish Plan which will form the foundation of a future Neighbourhood Plan. This will replace the 2004 *Vital Village Study* which led to many improvements in the Parish. We now want to know what our residents and businesses want in the next few years and decades, to 2020 and beyond.

This Survey has been produced in consultation with resident-led focus groups.

Please let us know your thoughts by filling in this questionnaire. You can do so individually or as a family, or as a business or organisation, or any other group. We welcome replies from every age, young and old. Any comments will be particularly useful, and the most common issues raised will be published in the Parish Plan.

All the feedback we receive will help us to prioritise the work of the council.

Please pull out pages 9 – 12 of this newsletter and return your completed survey to:

Redbourn Parish Council, Redbourn Parish Centre, The Park, Redbourn, St Albans, AL3 7LR.

Surveys can also be returned to the Post Office, The Children's Centre and the Handy Stores in Lybury Lane.

Further copies are available from the Parish Centre or on our website: www.redbournparishcouncil.gov.uk

The survey and/or any comments can be returned to our email address: survey@redbournparishcouncil.gov.uk

QUESTION	✓ please tick:	YES	NO	No Opinion	COMMENT <i>Continue on separate piece of paper if necessary</i>
1. COMMUNITY Are these important to you:	A sense of community?				Q1
	Community events?				
	Voluntary groups?				
2. COMMUNICATION Do you feel adequately served by news and information about Redbourn by:	Local newspapers?				Q2
	Council Newsletter?				
	Council website?				
	Village website?				
	Common Round?				
	Other? Please specify				
3. COUNTRYSIDE Do you value the local countryside:	As a reason to live in Redbourn?				Q3
	For leisure pursuits?				
	For its public rights of way and footpaths?				
	And would you like a Heritage / Nature Trail?				
4. GREEN BELT Redbourn Village is surrounded by Green Belt. Should this be made available for new housing? (choose the answer you most agree with by ticking the YES box):	Any development on land within the Green Belt is unacceptable.				Q4
	Some small-scale development on Green Belt is acceptable.				
	Make much more use of our Green Belt for development.				
	Allow development only on brown field sites or previously developed sites.				



QUESTION	✓ please tick:	YES	NO	No Op- inion	COMMENT <i>Continue on separate piece of paper if necessary</i>
5. HOUSING What type of housing development should there be in Redbourn? (choose all that apply):	None at all Affordable (subsidised) housing Low-cost housing. Of the size and type that will fit in with the character of the village Allow modern designs Allow housing in return for funds for the village from the developers Develop Redbourn to the size of a town				Q5
6. CONSERVATION AREA Part of Redbourn Village is in a Conservation Area. How should planning rules be applied here?:	To ensure Redbourn retains its architectural heritage Be flexible to allow business and homes to modernise Allow High Street shops to become private homes Allow the High Street to be pedestrianised				Q6
7. PUBLIC BUILDINGS Do you value the contribution to the community of:	Our churches? The library? The museum? Village Hall? Parish Centre? Other ? (please specify)				Q7
8. RECREATION Which of these are important to Redbourn? (choose as many as you want, and comment on any improvements you would like to see):	Recreation Centre Nickey Line Ver Valley Walk Millennium Site Cumberland Gardens The Common Cricket Club Golf Club Tennis Club Allotments Other (please specify)				Q8
Q9 SPORT & LEISURE Are the current facilities adequate for:	Children aged 12 and under? Teenagers? Adults under 55? Adults 55 and over?				Q9



QUESTION	✓ please tick:	YES	NO	No Op- nion	COMMENT <i>Continue on separate piece of paper if necessary</i>
Q10 LOCAL SERVICES Is it important for the village to have:	High Street shops?				Q10
	Shops elsewhere?				
	A new shopping centre?				
	A Post Office, with banking facilities?				
	A pharmacy?				
	Pubs?				
	Restaurants?				
	A central Fire Station?				
	Other (please specify)?				
Q11 SHOPS & RETAILERS Would you like to see more:	Food shops?				Q11
	Cafes and restaurants?				
	Antiques, craft and heritage shops?				
	Farmers Market?				
	Farm shop?				
	Other types of shop (please specify)?				
Q12 BUSINESSES & WORK Would you like to see:	A new / expanded business park?				Q12
	Local apprenticeship scheme?				
	More employment opportunities locally?				
Q13 PARKING Would you support:	Parking restrictions in the High Street?				Q13
	Additional car park near the High Street?				
	Parking charges?				
	Residents Parking?				
	Employee Parking?				
	Disabled Parking?				
	Bike Parking?				
Q14 CARE Are you satisfied with the current provision for:	Health Services?				Q14
	The elderly?				
	The disabled?				
Q15 CRIME PREVENTION In cutting crime and nuisance, do you support:	CCTV?				Q15
	Police Community Support Officer (PCSO)?				
	Rural Special (policing the countryside)?				
	Redbourn Police Office?				
	Neighbourhoodwatch?				



QUESTION	✓ please tick:	YES	NO	No Op- nion	COMMENT <i>Continue on separate piece of paper if necessary</i>
Q16 POLICING Do you consider the following to be a problem?:	Fly-tipping				Q16
	Anti-social behaviour				
	Burglary				
	Vehicle crime				
	Other (please specify)				
Q17 TRAFFIC Do you consider the following to be a problem?:	Speeding Traffic				Q17
	Traffic Congestion				
	Road/pedestrian safety				
	State of the roads				
Q18 TRANSPORT Are you satisfied with Redbourn's :	Buses?				Q18
	School buses?				
	Nearby rail links?				
	Cycle Paths?				
	Footpaths?				
Q19 SCHOOLS Are you satisfied with the provision of:	Play Groups and Nursery Schools?				Q19
	Infant Schools?				
	Junior Schools?				
	Secondary Schools?				
Q20 CHILDREN & YOUTH FACILITIES Does Redbourn need :	Better play areas for under 8s?				Q20
	Better play areas 8 -11?				
	Multi-Use Games Area (MUGA) for 12 and over				
	Skate park?				
	Football posts on open spaces?				
	Meeting place?				
	Youth Club?				
	Other (please specify)?				
Q21 MISC. Do you want:	More recycling areas?				Q21
	Recharging points for electric vehicles?				
	Annual Village Day?				
	Other ?(please specify)				
NAME(s): (optional)					
ADDRESS: (optional)					
AGE GROUP:	✓ please tick relevant box or boxes below				
Under 18:		41 – 55:			
18 – 25:		56 - 65:			
26 – 40:		Over 65:			

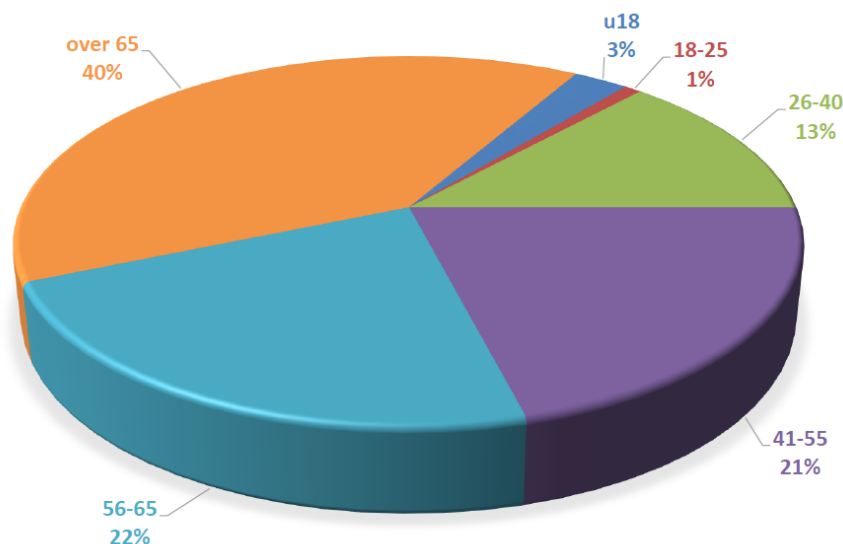
End of Survey

Issued May 2012 by Redbourn Parish Council. Please return survey and/or comments by end of July 2012 (or ASAP).



APPENDIX C Redbourn Survey Results 2013

Age Profile of Respondents



(number of surveys returned = 485)

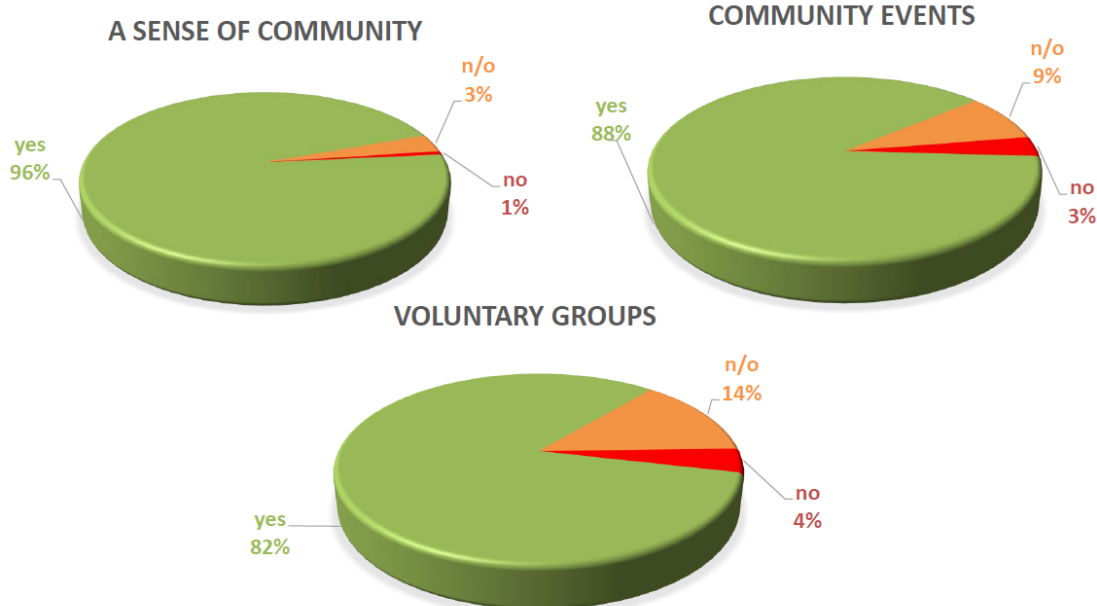
Redbourn Survey 2013

conducted by Redbourn Parish Council



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COMMUNITY - Are these important to you?



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conducted by Redbourn Parish Council



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Community Comments

- **Community very important – one of the appeals of Redbourn**
- **Voluntary groups, like Care Group, are valuable assets**
- **Would be happy to help community groups**

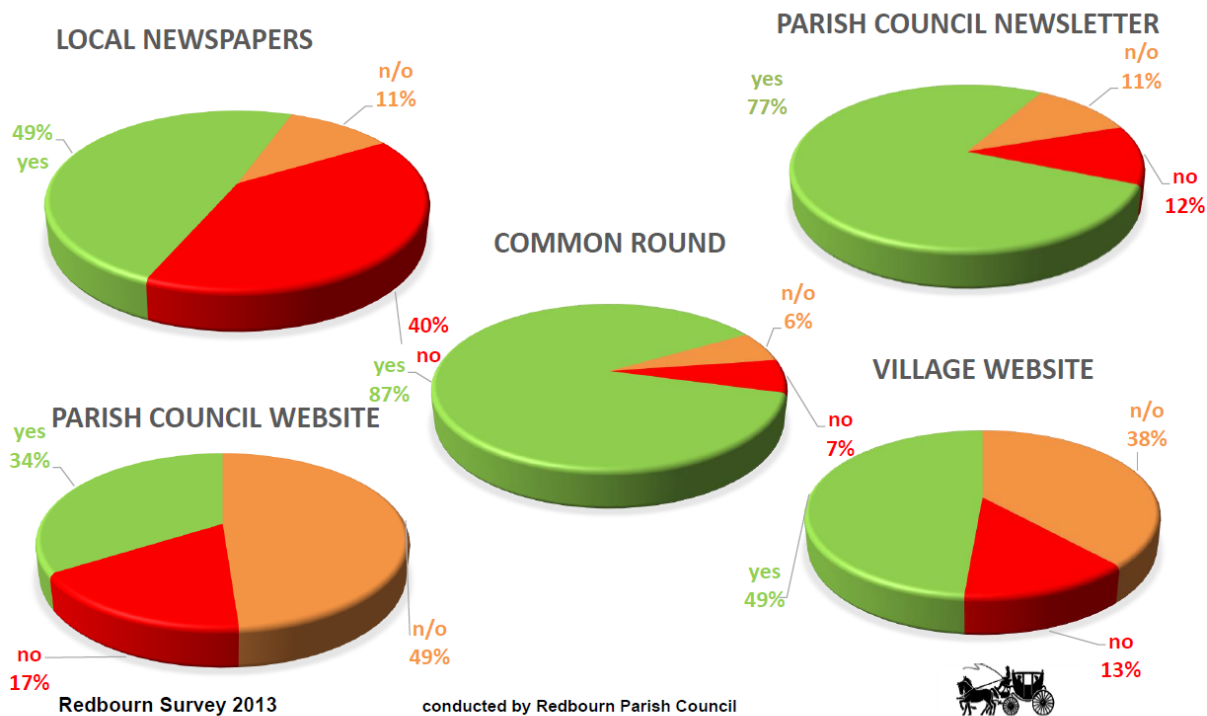
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COMMUNICATION - Do you feel adequately served by news and information about Redbourn from?



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Communication Comments

- **Don't get local newspapers** – would like free ones delivered
- **Council newsletter (Redbourn News)** – good/ improved/never see it
- **Council website** - could be better / unaware of it
- **Village website** – fragmented, cluttered, needs to be updated
- **Common Round** – good / up-to-date
- **RPC noticeboards** – good for info
- **Get news from Valerie across the road**

Redbourn Survey 2013

conducted by Redbourn Parish Council



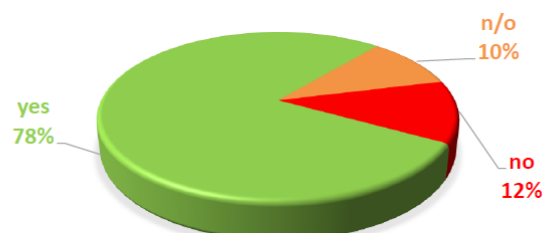
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COUNTRYSIDE - Do you value the local countryside?

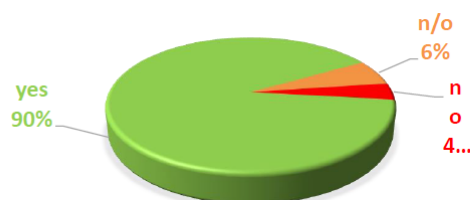
AS A REASON TO LIVE IN REDBOURN



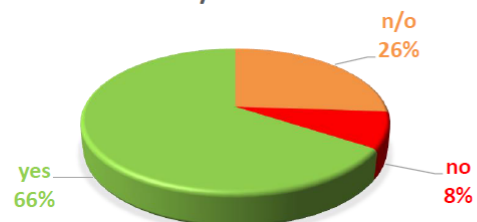
FOR LEISURE PURSUITS



FOR ITS PUBLIC RIGHTS OF WAY AND FOOTPATHS



WOULD YOU LIKE A HERITAGE/NATURE TRAIL



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conducted by Redbourn Parish Council



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Countryside Comments

- **Nature / heritage trail** – good idea / R900 raised money (£2k/3k) / don't need one
- **Nickey Line** – good / needs attention / better access for cycles

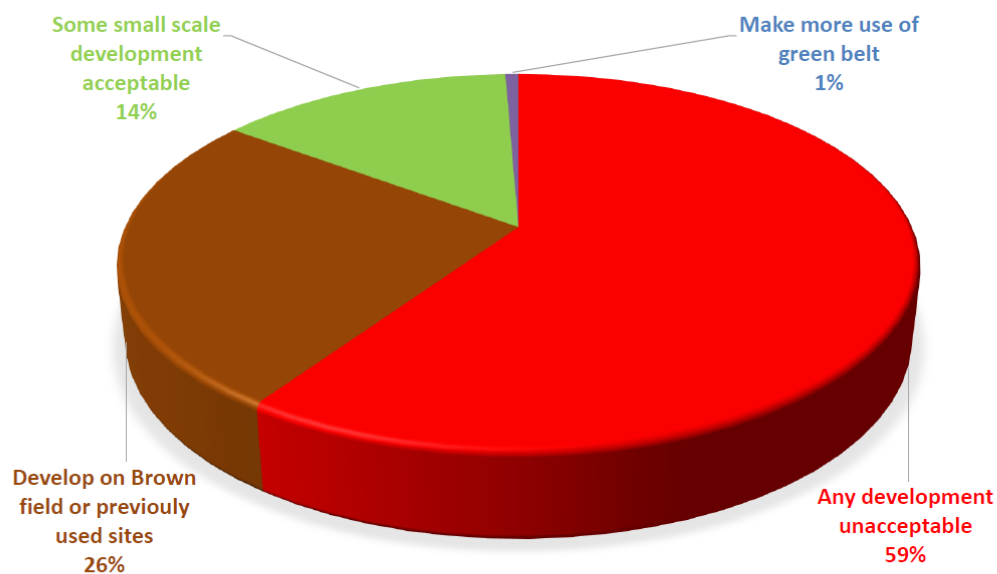
Redbourn Survey 2013

conducted by Redbourn Parish Council



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GREEN BELT - Redbourn Village is surrounded by Green Belt. Should this be made available for new housing?



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Green Belt Comments

- **Most frequent comment on survey: Vital to keep Green Belt – no development**
- **Some happy to see Brown Field development and small scale development**

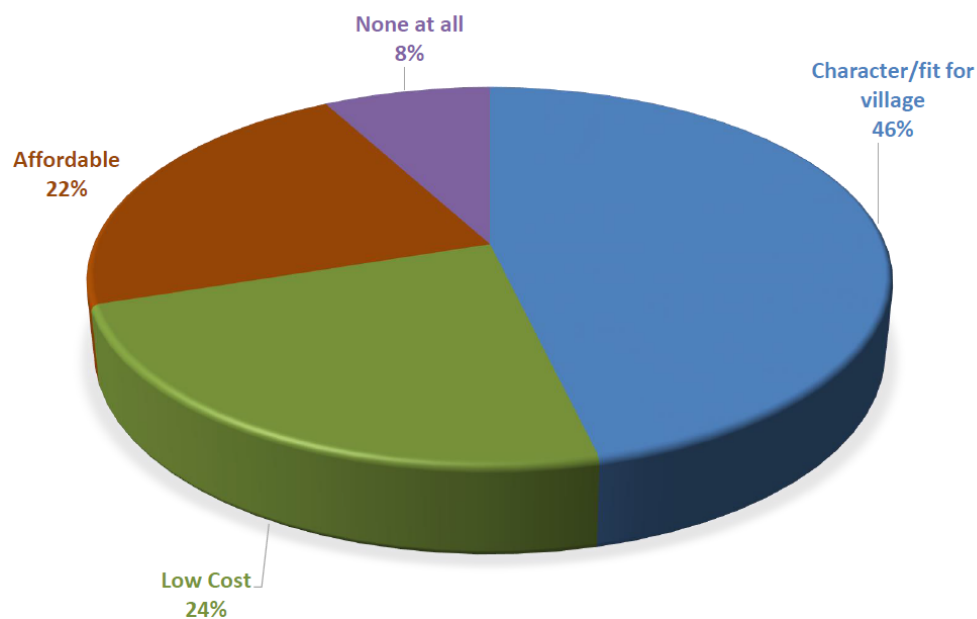
Redbourn Survey 2013

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HOUSING slide 1 - What type of housing development should there be in Redbourn



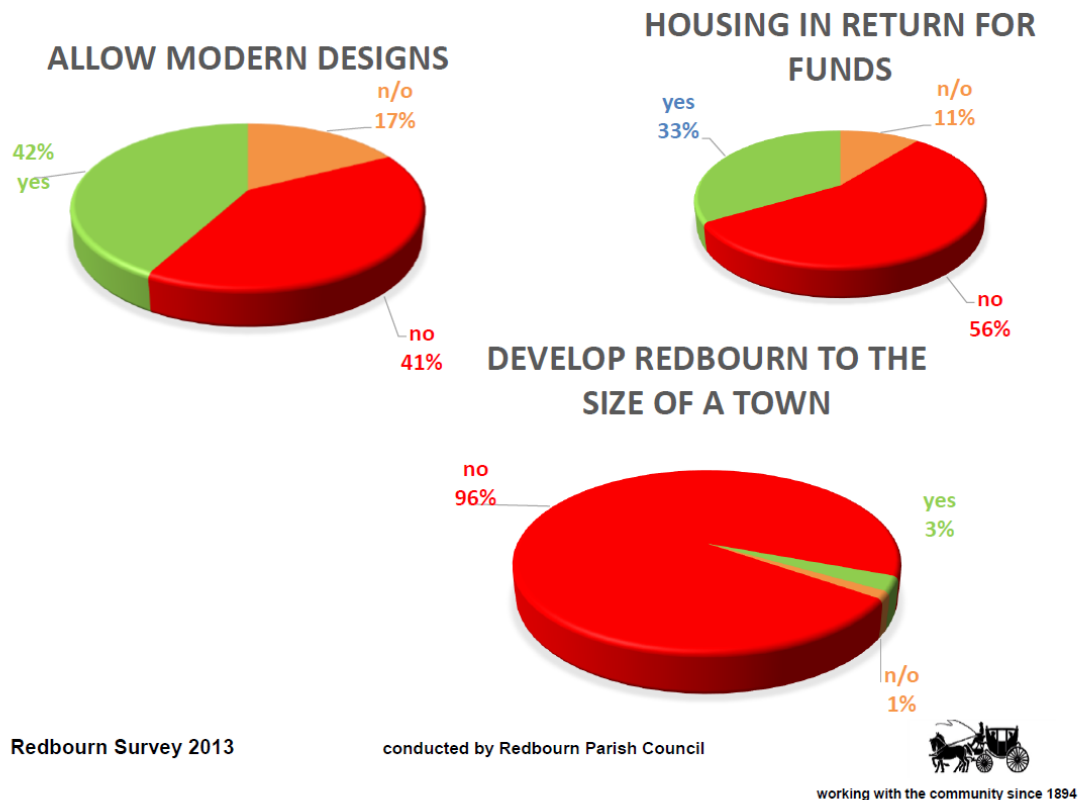
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HOUSING slide 2 - What type of housing development should there be in Redbourn



Housing Comments

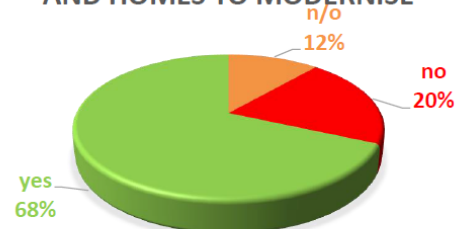
- Allow some affordable / low cost housing for local people
- Must fit in with character of village
- No new housing

CONSERVATION AREA - Part of Redbourn Village is in a Conservation Area.
How should planning rules be applied here?

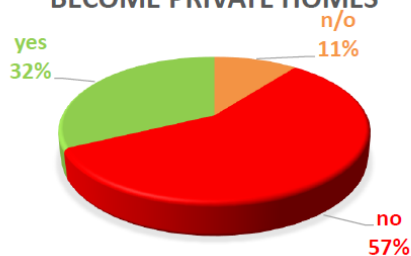
**TO ENSURE REDBOURN RETAINS ITS
ARCHITECTURAL HERITAGE**



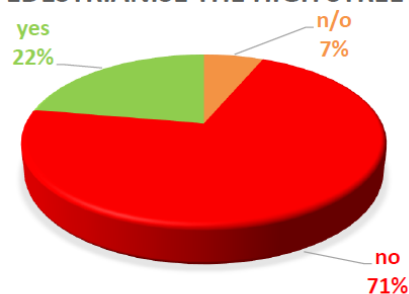
**BE FLEXIBLE TO ALLOW BUSINESSES
AND HOMES TO MODERNISE**



**ALLOW HIGH STREET SHOPS TO
BECOME PRIVATE HOMES**



PEDESTRIANISE THE HIGH STREET



Redbourn Survey 2013

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Conservation Area Comments

- **Must reflect character of village**
- **Keep shops in High Street, but allow empty shops to be made into homes**
- **Pedestrianisation – NO – parking? deliveries? access?**

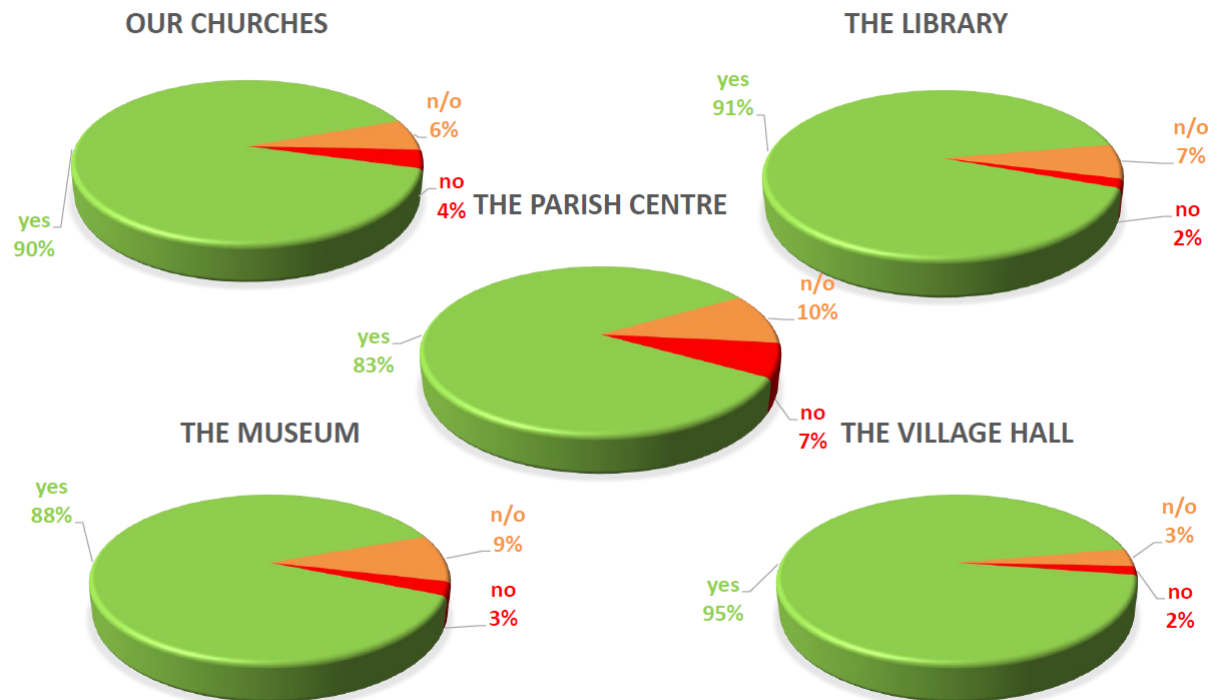
Redbourn Survey 2013

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PUBLIC BUILDINGS - Do you value the contribution to the community of:



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Public Buildings Comments

- **Parish Centre – waste of money / huge improvement to Redbourn**

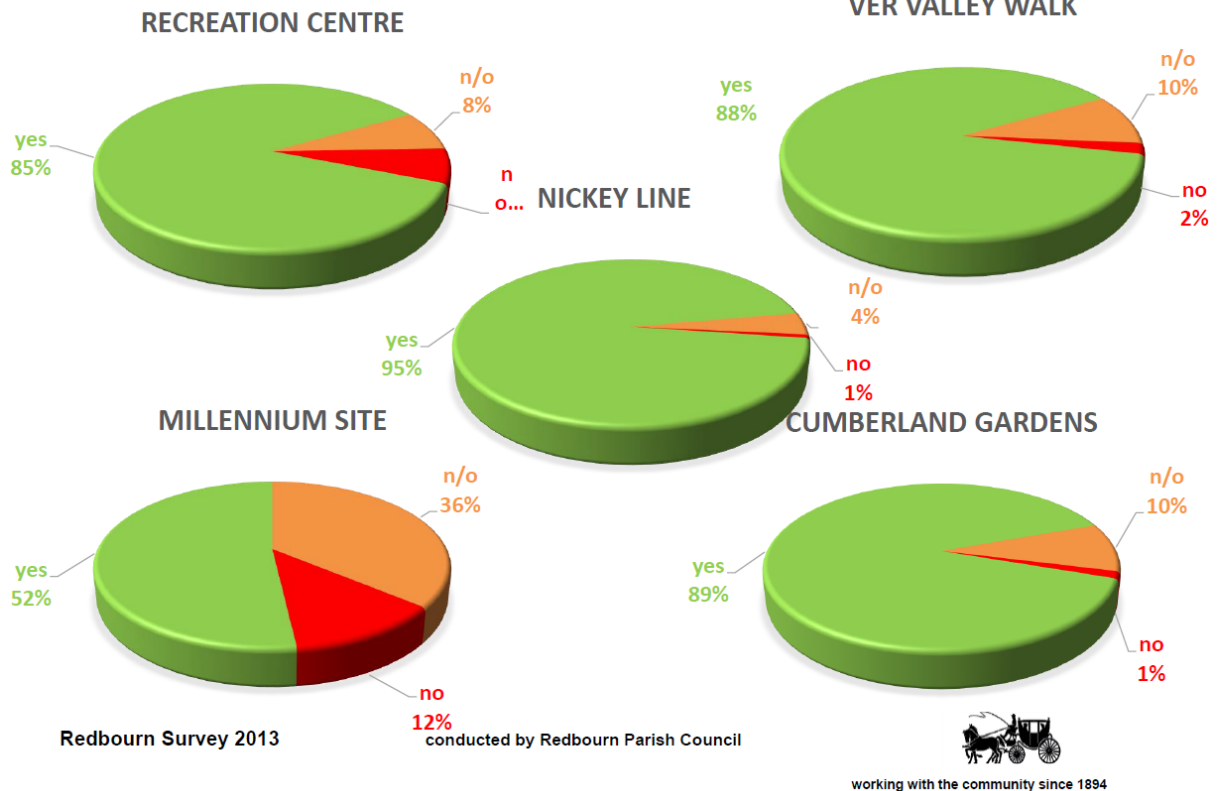
Redbourn Survey 2013

conducted by Redbourn Parish Council

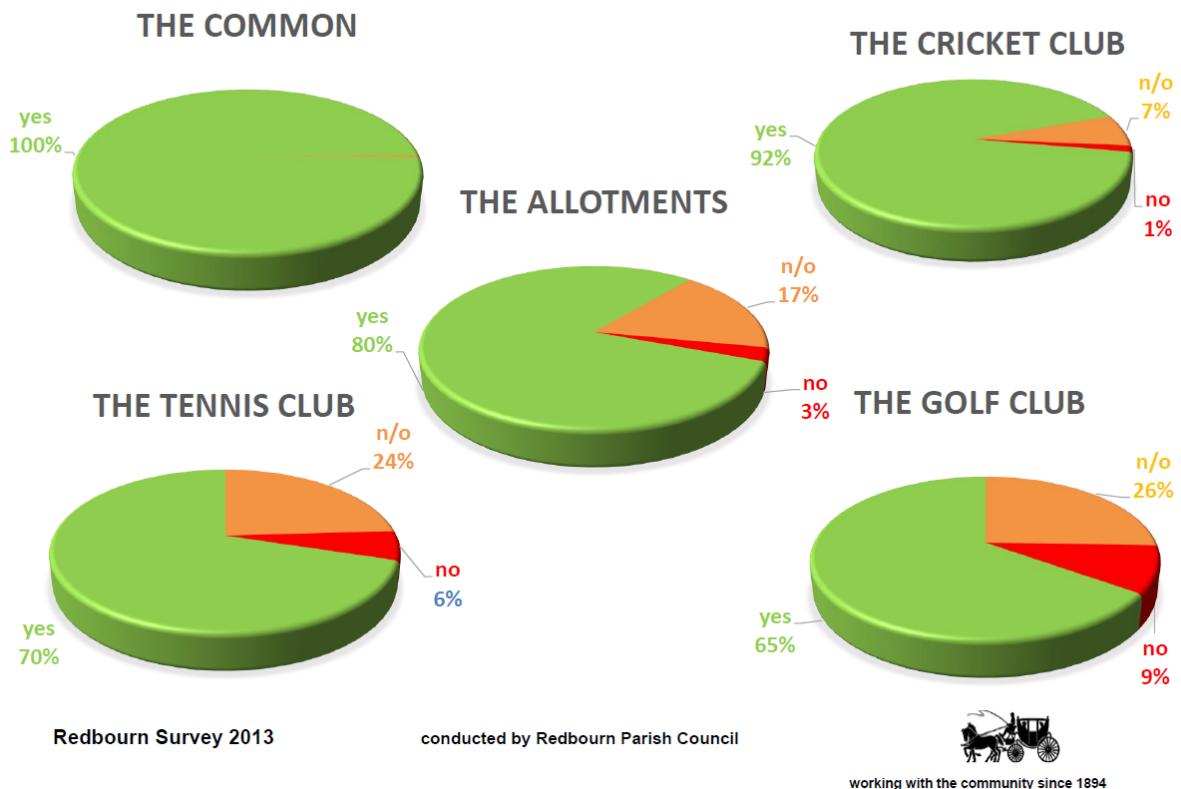


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RECREATION slide 1 - Which of these are important to Redbourn:



RECREATION slide 2 - Which of these are important to Redbourn:



Recreation Comments

- **Millennium Gardens** – what/where is it?
- **Rec Centre** – could be better / needs more activities / better publicity

Redbourn Survey 2013

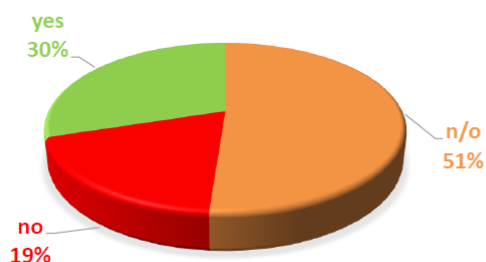
conducted by Redbourn Parish Council



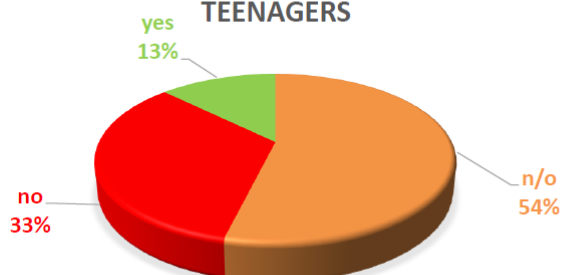
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SPORT & LEISURE - Are the current facilities in Redbourn adequate for:

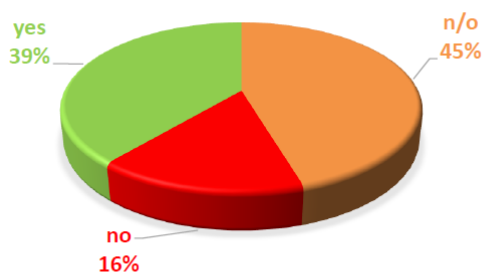
CHILDREN AGED 12 AND UNDER



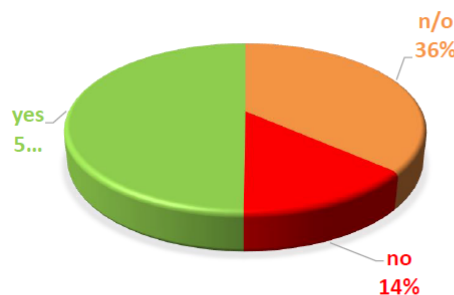
TEENAGERS



ADULTS UNDER 55



ADULTS 55 AND OVER



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Sport & Leisure Comments

- Playgrounds need sorting out
- Swimming Pool wanted

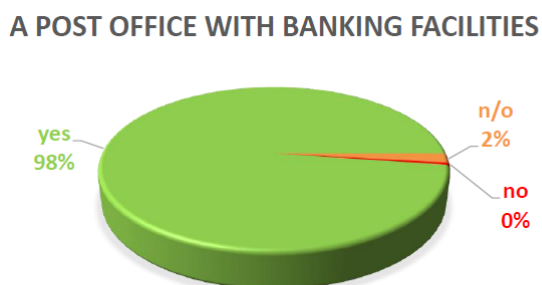
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LOCAL SERVICES slide 1 - Is it important for the village to have:



Redbourn Survey 2013

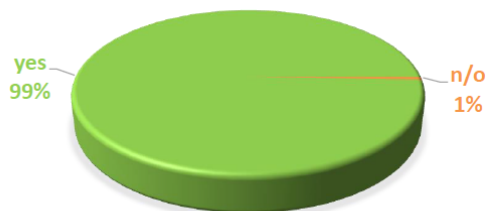
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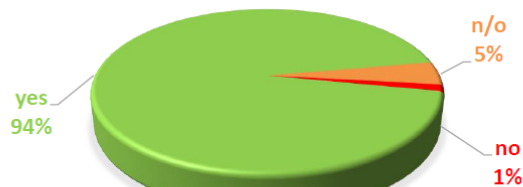
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LOCAL SERVICES slide 2 - Is it important for the village to have:

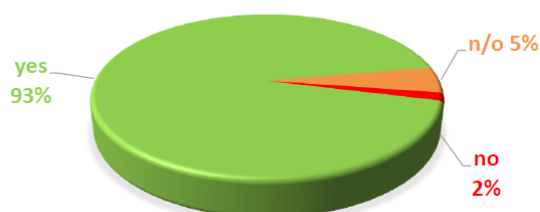
A PHARMACY



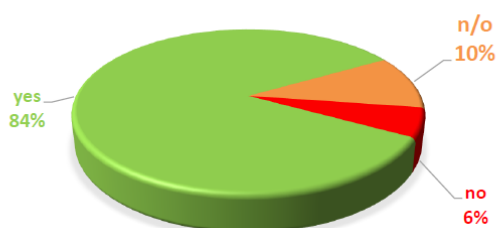
PUBS



RESTAURANTS



A CENTRAL FIRE STATION



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Local Services Comments

- High Street - centre of village
- Post Office essential

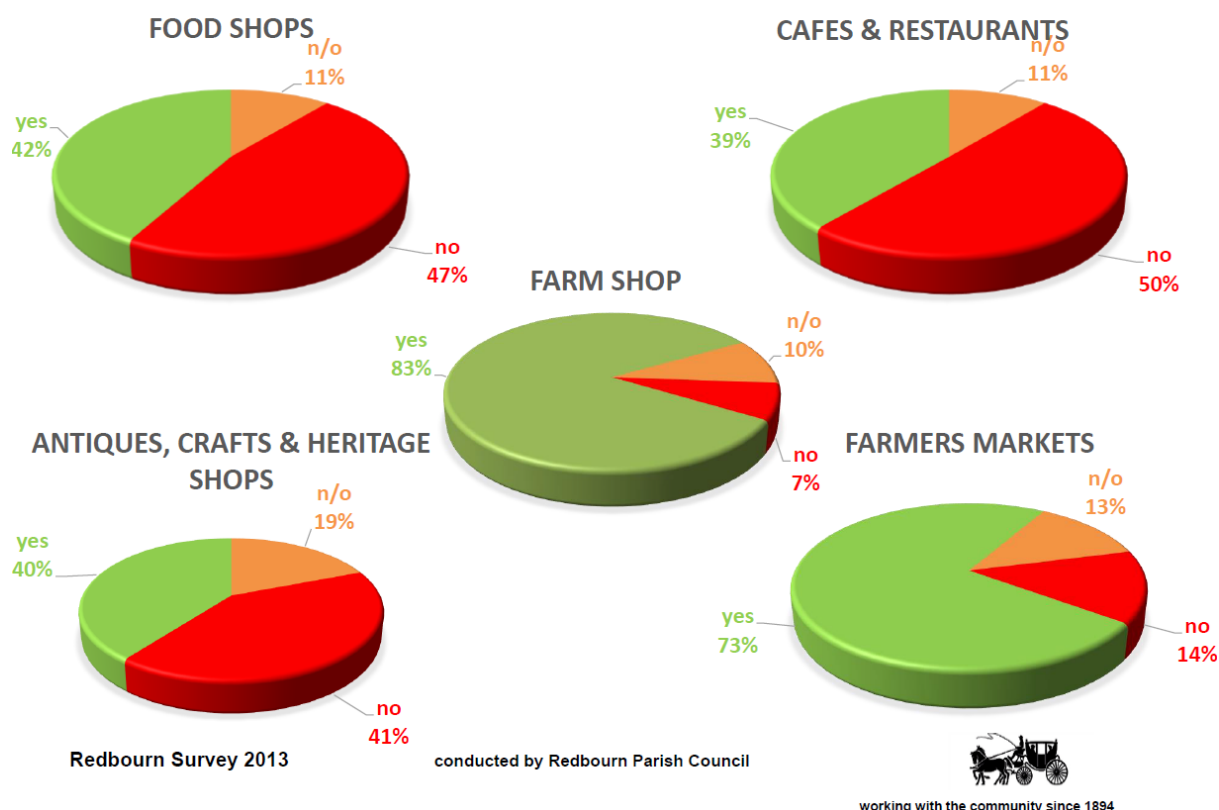
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SHOPS & RETAILERS - Would you like to see more of the following

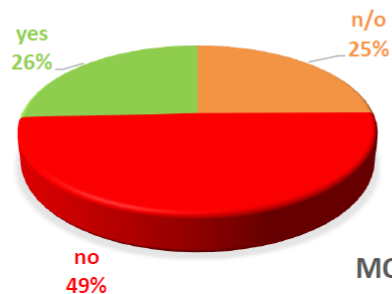


Shops & Retailers Comments

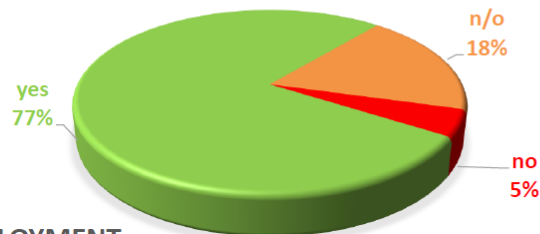
- We have good selection of shops
- Need Hardware Store
- Also need Deli / fresh food (green grocer) / bakers

BUSINESSES & WORK - Would you like to see

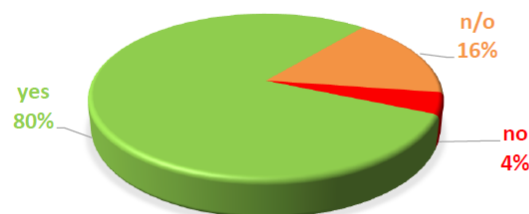
A NEW/EXPANDED BUSINESS PARK



LOCAL APPRENTICESHIP SCHEME



MORE EMPLOYMENT OPPORTUNITIES LOCALLY



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Business & Work Comments

- Business park OK as long as the character of the village not altered
- Local jobs for local people

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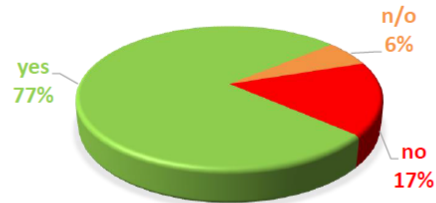
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PARKING slide 1 - Would you support

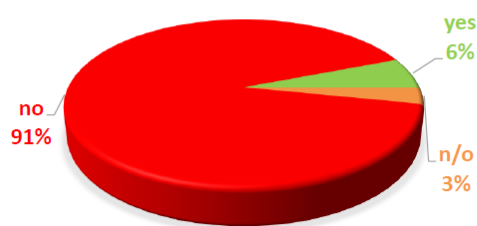
**MORE PARKING RESTRICTIONS IN
THE HIGH STREET**



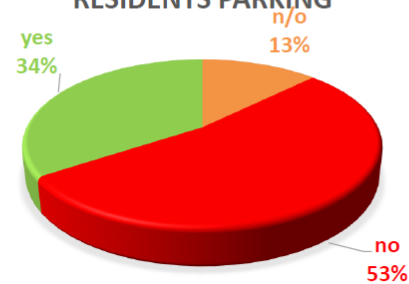
**ADDITIONAL CAR PARK NEAR THE
HIGH STREET**



PARKING CHARGES



RESIDENTS PARKING



Redbourn Survey 2013

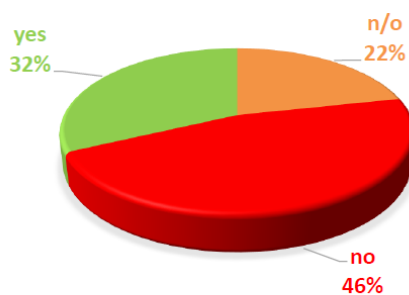
conducted by Redbourn Parish Council



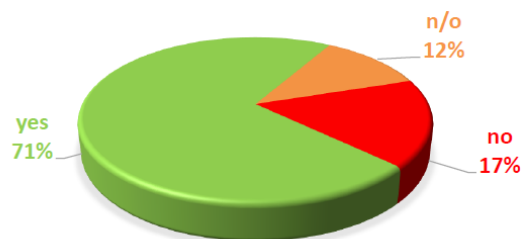
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PARKING slide 2 - Would you support

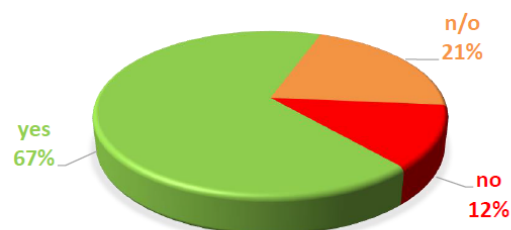
EMPLOYEE PARKING



DISABLED PARKING



CYCLE PARKING



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Parking Comments

- Employees parking a problem
- No new parking restrictions / Enforce parking restrictions
- Need more parking, but where?

Redbourn Survey 2013

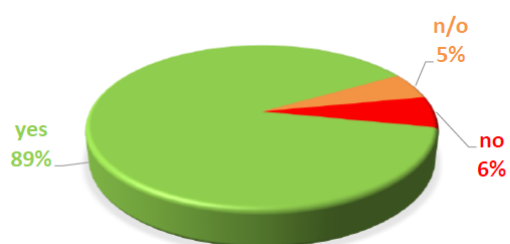
conducted by Redbourn Parish Council



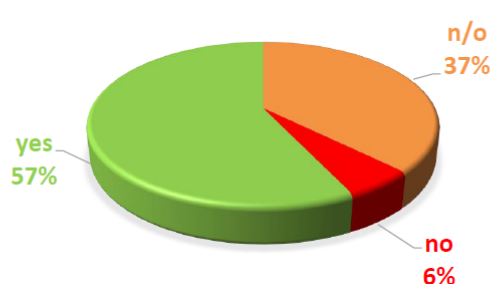
working with the community since 1894

CARE - Are you satisfied with the current provision for

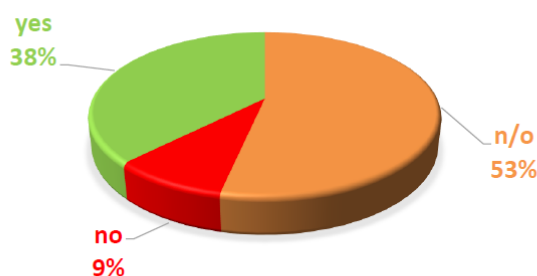
HEALTH SERVICES



THE ELDERLY



THE DISABLED



Redbourn Survey 2013

conducted by Redbourn Parish Council



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Care Comments

- Care Group good /Health Centre good
- Need better pavement access for wheel chairs / mobility scooters
- Worried about A & E facilities

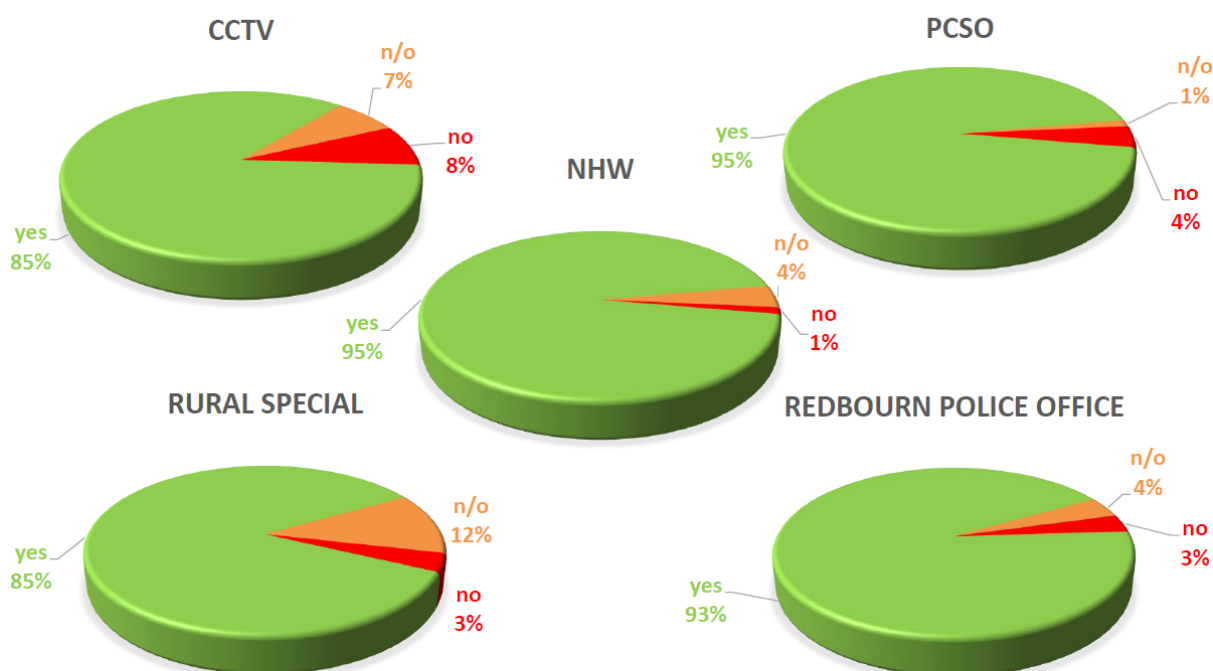
Redbourn Survey 2013

conducted by Redbourn Parish Council



working with the community since 1894

CRIME PREVENTION - In cutting crime and nuisance, do you support



Redbourn Survey 2013

conducted by Redbourn Parish Council



working with the community since 1894

Crime Prevention Comments

- PSCO very good, but also need police officers
- CCTV – no more needed
- What is a Rural Special?

Redbourn Survey 2013

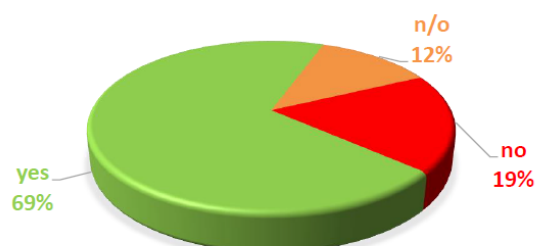
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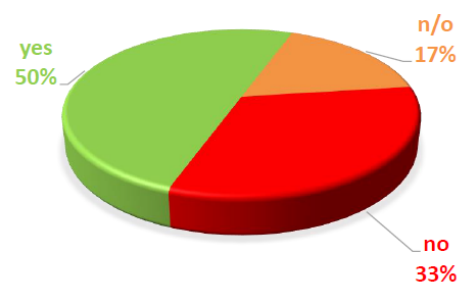
working with the community since 1894

POLICING - Do you believe any of the following are particular problems for Redbourn?

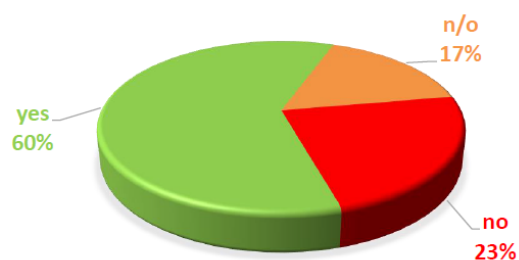
FLY-TIPPING



ANTI-SOCIAL BEHAVIOR



BURGLARY



VEHICLE CRIME



Redbourn Survey 2013

conducted by Redbourn Parish Council



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Policing Comments

- Crime not too bad
- ASB from travellers sites
- Fly-tipping a problem

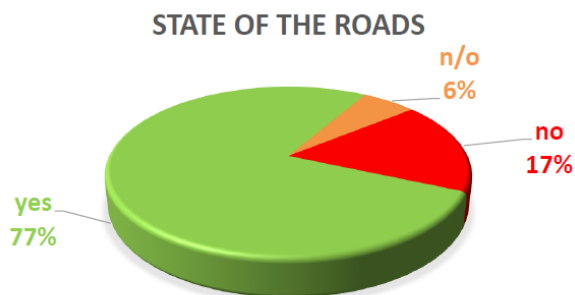
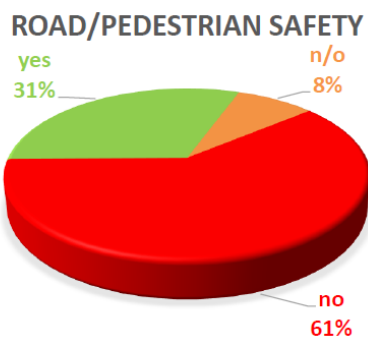
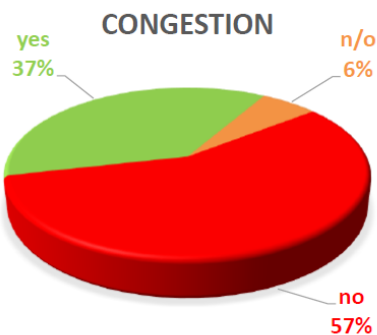
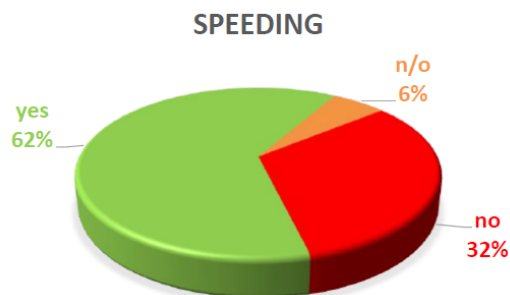
Redbourn Survey 2013

conducted by Redbourn Parish Council



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TRAFFIC - Do you consider the following to be a problem



Redbourn Survey 2013

conducted by Redbourn Parish Council



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Traffic Comments

- **Speeding** around Common / Lybury Lane / Dunstable Road / Hemel Hempstead Road
- **20 mph in village / traffic calming**
- **Fish St / High St Junction a problem**
- **Too many pot-holes**

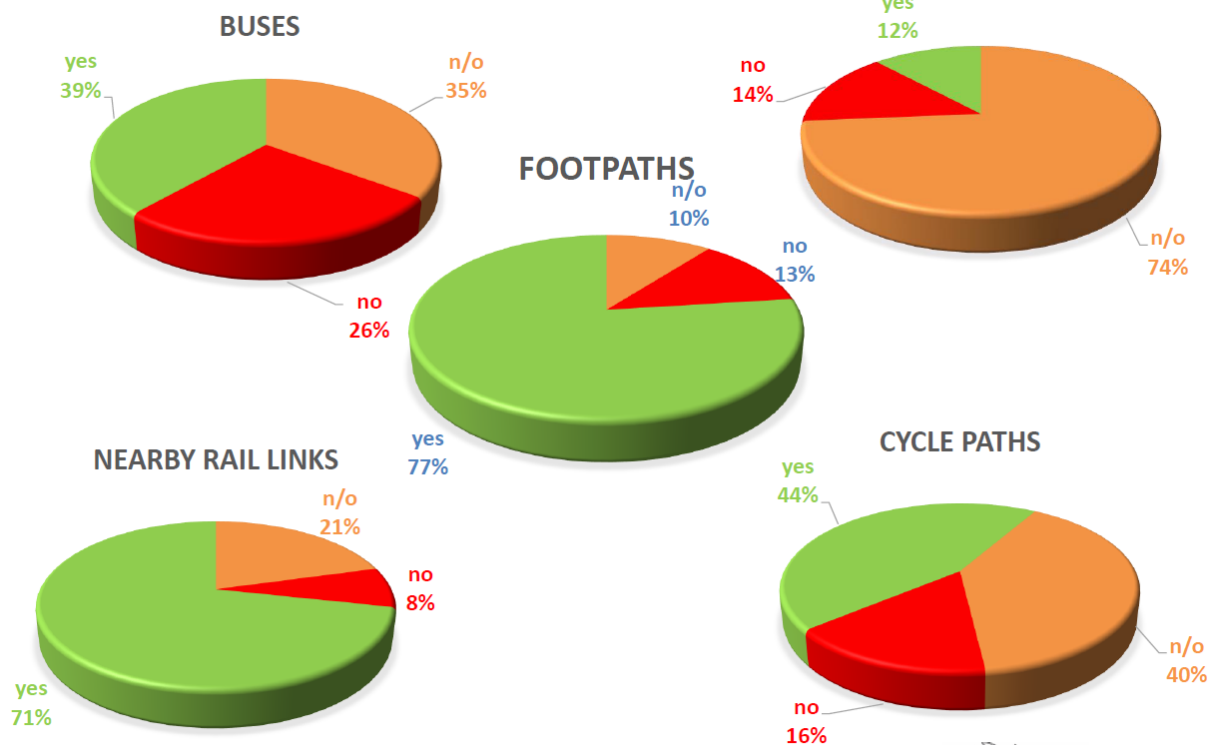
Redbourn Survey 2013

conducted by Redbourn Parish Council



working with the community since 1894

TRANSPORT - Are you satisfied with Redbourn's



Redbourn Survey 2013

conducted by Redbourn Parish Council



working with the community since 1894

Transport Comments

- **Cycle path (Nickey Line) needs attention**
- **Need more cycle paths**
- **Need better bus services especially Sunday service**

Redbourn Survey 2013

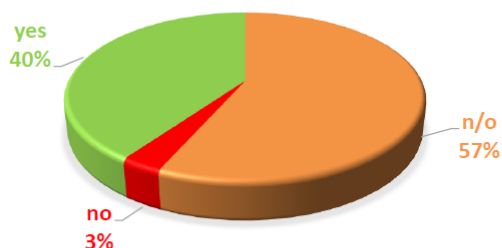
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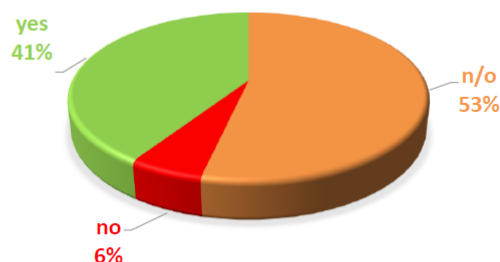
working with the community since 1894

SCHOOLS - Are you satisfied with the provision of

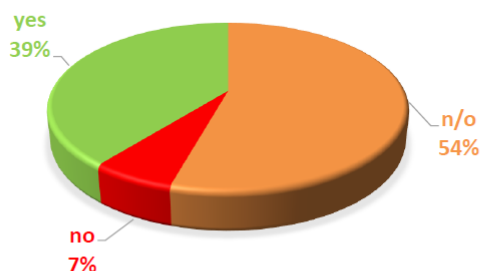
PLAY GROUPS & NURSERY SCHOOLS



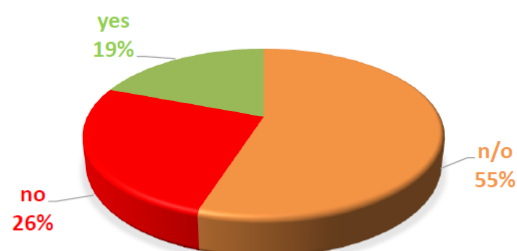
INFANTS SCHOOLS



JUNIOR SCHOOLS



SECONDARY SCHOOLS



Redbourn Survey 2013

conducted by Redbourn Parish Council



working with the community since 1894

Schools Comments

- Need more schools as housing / population increases
- Infants and Junior schools good
- Need guaranteed places at secondary schools nearby

Redbourn Survey 2013

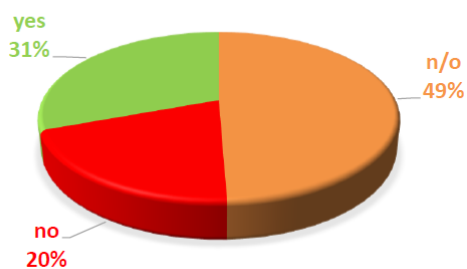
conducted by Redbourn Parish Council



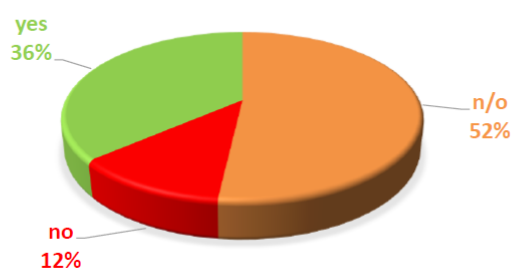
working with the community since 1894

CHILDREN & YOUTH FACILITIES slide 1 - Does Redbourn need

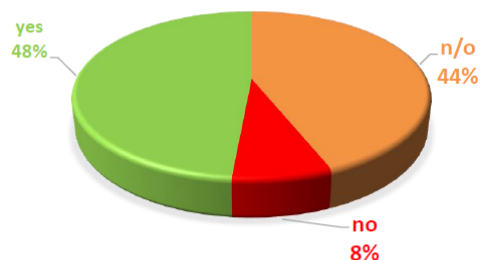
BETTER PLAY AREAS FOR UNDER 8'S



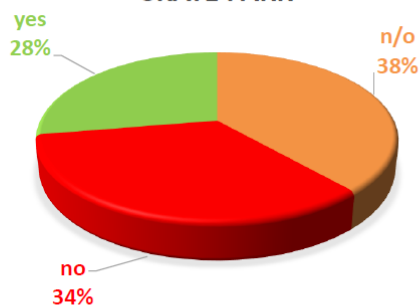
BETTER PLAY AREAS FOR 8-11'S



MULTI-USE GAMES AREA FOR 12 AND OVER



SKATE PARK



Redbourn Survey 2013

conducted by Redbourn Parish Council



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Children & Youth Facilities Comments

- Skate park – big demand from younger people
- Football posts, but not on Common

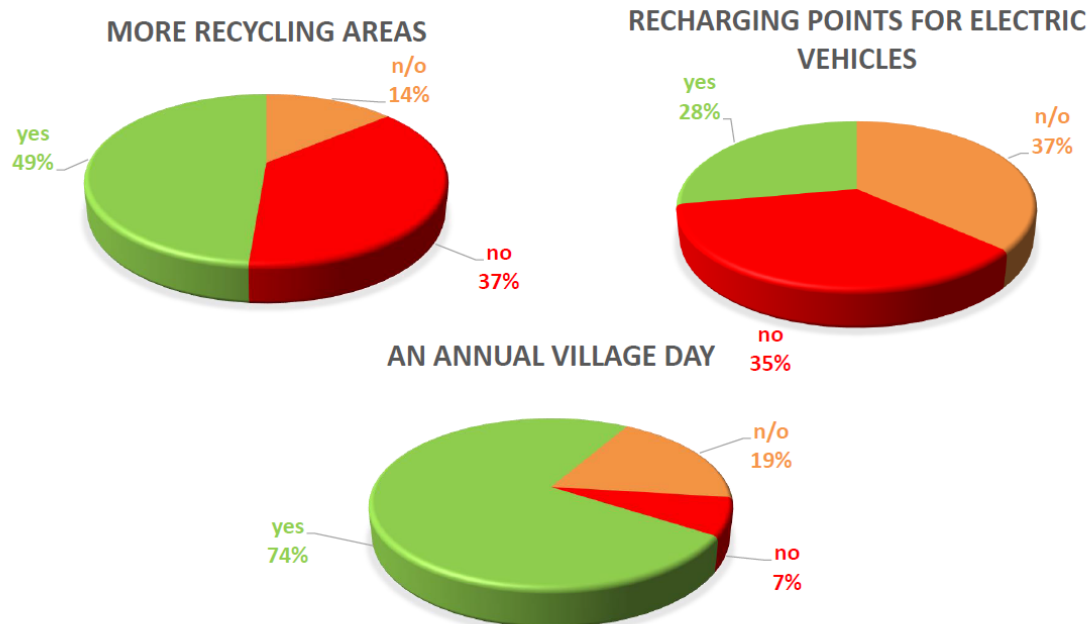
Redbourn Survey 2013

conducted by Redbourn Parish Council



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MISC. - Do you want?



Redbourn Survey 2013

conducted by Redbourn Parish Council



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Misc. Comments

- **Annual Village Day – a good idea**

Redbourn Survey 2013

conducted by Redbourn Parish Council



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**APPENDIX D: Flyer for Public meeting on 6th July to share
survey results**



APPENDIX E: Redbourn News Winter 2012/13: Survey Results

CHAIRMAN'S NOTES

What a wonderful summer we have had, not so much for the weather but for the spirit of Great Britain shining through.

From the Queen and Prince Phillip's Diamond Jubilee celebrations through the Olympics and the Paralympics, to the winning of the Best Parish in the St Albans District in Bloom Competition and the Anglia in Bloom Gold award in the Small Town Category. The spirit of hard work, dedication and outstanding effort is the theme running through all these events and my congratulations to all the members of Redbourn in Bloom for the work they do in making our village such a colourful place to live in.



You will see in this edition of Redbourn News that the Parish Council, working with residents, has embarked on a project to re-develop the East Common play area into a modern multi-age facility for the young residents of the village. This is a very ambitious new project that will take hard work, dedication and a great deal of effort to realize. Please support in any way you can through time, knowledge, experience or money.

I am pleased to confirm that the new Parish Council administrative team is in place. Emma Payne as Clerk and Karen Hatt as Administrator are now providing the service to residents and the Council. Their contact details can be found on the front page of this newsletter.

Sadly, we say goodbye to Cllr. Tom Hardy who, having moved to St Albans, has resigned from Redbourn Parish Council. Tom has been a great asset to the Council, and masterminded our 2012 entry to the Village of the Year with a fabulous morning of community activities. That left, what we call in parish council circles, a casual vacancy, which has now been filled by Alison Gardner. A warm welcome to her.

Finally on behalf of all your Parish Councillors I take this opportunity to wish you, your families and friends a Merry Christmas and a happy and more prosperous New Year.

Cllr. David Fenton
Chairman – Redbourn Parish Council

Editor's Comments



Thank you very much to those councillors and residents who have contributed to the winter 2012 /13 edition of Redbourn News, the newsletter of the Parish Council. Thanks also to the businesses and individuals who have placed ads, without which this newsletter wouldn't be possible!

Let me know if there is anything you would like to see in the next newsletter: Spring / Easter 2013, to be published mid-March. Articles on Redbourn issues and events are always very welcome. Get in touch with me by 21st February 2013 (at the latest).

REDBOURN SURVEY 2020 vision

Nearly 500 survey forms were completed and returned to the Council, representing the views of around 750 residents. That's a terrific response and the information will form the basis of our Parish Plan.

Cllr David Fenton and I are currently analysing your views and these will be published in 2013. In the meantime, a big thank you to all those who took the time and trouble to take part.

Cllr. David Mitchell
(cldr.david.mitchell@redbournparishcouncil.gov.uk)

REDBOURN news

Advertise your business or event in the Redbourn News. Published quarterly by Redbourn Parish Council, the newsletter is delivered free to the homes and businesses of the Parish of Redbourn.

Advertisement rates:

1/8th page £22

1/4 page £41

Half page £78

Full Page £150

Deadline for the next edition (spring / Easter): Thursday 21st February 2013, for publication mid-March.

Contact the RPC Clerk for more details. Tel. **01582 794832**

APPENDIX F: Redbourn News Summer 2013: Article on Public Meeting 6th July



REDBOURN news



The Newsletter of Redbourn Parish Council

Summer 2013

REDBOURN SURVEY RESULTS

Public Meeting: Saturday 6th July

11.00 am, Parish Centre

Thanks to everyone who completed the Redbourn Survey 2020 vision last year. Nearly 500 questionnaires were returned representing over 20% of the residents in the Parish. The results will be revealed at the public meeting, where light refreshments will be available! Everyone is welcome, whether you were involved in the residents groups who helped devise the survey, filled in the questionnaire or simply want to know what local people want for the future of Redbourn. The Redbourn Parish Council will use this survey, and your comments on it, to develop a Parish Plan, leading to a Neighbourhood Plan.



Redbourn Parish Council

Redbourn Parish Centre,
The Park, Redbourn,
St Albans, Hertfordshire, AL3 7LR

The Parish Council office is open:
Monday – Thursday 10.00 – 4.00
Fridays 10.00 – 1.00

Tel. 01582 794832 or email
clerk@redbournparishcouncil.gov.uk

CLERK TO THE COUNCIL

Emma Payne

ASSISTANT TO THE CLERK

Karen Hatt

COUNCILLOR CONTACTS ON BACK PAGE

WEBSITE: Information about the Council including agendas and minutes can be found on our website:

www.redbournparishcouncil.gov.uk

MEETINGS: The public are welcome at all Council and Committee meetings.

ROOM BOOKINGS: To hire the Main Hall or Conference Room call our booking line: 01582 794421 Charges on page 19

ADVERTISING: To place an advert in the next newsletter contact the Clerk by 6th September. Rates on back page

Also in this edition of REDBOURN news:

ANNUAL PARISH MEETING: The Chairs of Committees reports, page 8

COMMUNITY CHAMPION initiative, PHOTOGRAPHY COMPETITION announced, page 2

APPENDIX G: Redbourn News Autumn 2013 - Area of Designation



REDBOURN news



The Newsletter of Redbourn Parish Council

Autumn 2013

NEIGHBOURHOOD PLAN

Following the recent publication of the Redbourn Survey of residents' views, Redbourn Parish Council is now in the process of producing its Neighbourhood Plan. The Area of Designation (the Parish of Redbourn) has been lodged with St Albans District Council and is now under public consultation until 15th October. A copy of the covering letter and a map of the parish are available for viewing at the Parish Centre. For more details of the consultation online, use the web-link at the bottom of this page. See also Chairman's Notes on page 2.



Flamstead Sheep cause Medieval Mayhem on Redbourn Common! See page 19

EAST COMMON PLAY AREA

The redevelopment of the East Common children's playground was given the go ahead by a specially convened council meeting in August. Councillors and local residents approved the proposals for an exciting new play area. The plans can be viewed at the Parish Centre. Work should begin in the winter. For more on the East Common Project see page 5.

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CLERK TO THE COUNCIL Emma Payne

ASSISTANT TO THE CLERK Karen Hatt

FACILITIES OFFICER Zoe Urrejola

COUNCILLOR CONTACTS:
See inside back cover

WEBSITE: Information about the Council including agendas and minutes can be found on our website:
www.redbournparishcouncil.gov.uk

TWITTER: @Redbourn_Parish

ROOM BOOKINGS: To hire the Main Hall or Conference Room call our booking line:
01582 794421 Charges on page 23

ADVERTISING: To place an advert in the winter newsletter (Christmas / New Year) contact the Clerk by 8th November
Rates on back page

REDBOURN NEIGHBOURHOOD PLAN consultation webpage:

http://stalbans-consult.limehouse.co.uk/portal/planning_policy/mp/mp

SEE BACK PAGE FOR PHOTOGRAPHY COMPETITION & COMMUNITY CHAMPION NOMINATIONS

CHAIRMAN'S NOTES

Neighbourhood Plan

I am looking forward to us producing a Neighbourhood Plan for Redbourn Parish. There are a number of hoops to jump through, but we are aiming to have our Plan in place by this time next year, with a draft version available by the Annual Parish Meeting in May 2014.

The recently published survey of residents' views will inform the plan, with the intention that any future development in the Parish of Redbourn will be of a type and scale acceptable to residents. The Council's Working Party has appointed David Fenton as the Project Manager. David was Chairman of the Council before me, and he and I project-managed the Redbourn Survey together. I am very pleased he is able to continue with the work.

New Councillor

Welcome to Cllr Victoria Mead who was the successful candidate in the recent Parish Council by-election (Beaumont Ward) which became vacant following the resignation of Cllr. Fenton. Cllr. Mead was the Conservative candidate, polling 332 votes out of 427 cast. See *Meet Your Councillor*, opposite.

Photography Competition & Community Champion

Our photography competition launches this autumn, as does our search for a Community Champion. For more details, see the back page.

Newsletter

As Editor of Redbourn News, I welcome contributions from residents on community matters. Please send me topics / articles (300 words) by 8th November for inclusion in our next newsletter, the Christmas / winter edition. If it's really a matter for the council, please contact the clerk or any of the councillors listed on the inside back cover.

Finally

When I agreed to sit in the stocks for Redbourn Museum's Medieval Mayhem event in July (see page 19), I didn't realise just how keen some people would be to pelt me with wet sponges. I expected a lot of enthusiasm from the children, but I was surprised how much my fellow parish councillors relished dousing me with freezing cold water!

Cllr. David Mitchell,
Chairman, Redbourn Parish Council
cllr.david.mitchell@redbournparishcouncil.gov.uk



CLERKS CORNER



Zoe Urrejola
Facilities Officer

I'd like to welcome our newest member of staff to the team, Zoe Urrejola who has joined the team as our Facilities Officer. Zoe's role will be looking after the parish centre, making sure it's well maintained and we're up to date with all the relevant legislation. Zoe will also be responsible for the other parish council properties e.g. the museum and will be working on the transfer of assets from the District Council to the Parish Council. Zoe is a keen dog walker and she's often on the common with Sasha, her cocker spaniel. I'm sure you'd like to join me in welcoming Zoe to the village and to the parish council.

During the summer period, we've redecorated the reception and main hall. Users of the parish centre often comment on how well maintained it is and we are keen to keep the building in good condition. We've also updated the kitchen facilities. We now have a dishwasher, freezer and microwave. Don't forget we've got three computers in the reception area which are free to use for members of the public whilst the parish centre is open. They are often used by U3A for computer training. Call us on 01582 794832 if you'd like to book one of the computers.



Emma Payne
Clerk to the
Council

APPENDIX H: Redbourn News Summer 2014 - Vision Statement Consultation

Neighbourhood Plan *report*

The Neighbourhood Plan has really started to take off this year. We have appointed a planning consultant, Chris Bowden of Navigus Planning, who specialises in working with parish councils and is an expert on neighbourhood planning. Chris has looked at the evidence we have already collected, based on the work of the neighbourhood plan working groups, and has identified gaps, which the Neighbourhood Plan project team is addressing. Chris did tell us that we were unlike many other parishes he has worked with because none of the information we gave him was irrelevant in planning terms!



One thing he told us was missing was a Vision Statement, and we are now asking people for their own vision for Redbourn in 2025. This would be changes which we expect to happen over the next 20 years. The Neighbourhood Plan team have put together a draft of a Vision Statement. If you think of a statement you think should be included, we would also like to know. We hope to put together a final Vision Statement for Redbourn in July.

The planning consultant has also visited Redbourn and we have taken him to some of the sites suggested for housing development by St Albans District Council in their Strategic Housing Land Area Assessment. He has pointed out the flaws in some of them, and we are meeting the new Head of Planning at St Albans District Council, with him in attendance, to see if we can get some of them removed in advance of the District's Strategic Local Plan and our own Neighbourhood Plan.

Neighbourhood Plans cannot be used to prevent any development at all, but they can state what type of development, and even put forward alternative sites if a particular strategic site is not appropriate. We hope, with the support of our consultant, to be able to do this. Even though our Neighbourhood Plan cannot be adopted and become part of the planning rules until St Albans District Council adopts its Strategic Local Plan, we now know that the further we get with our plan, the more likely it is to be taken into account during planning appeals. A recent ruling in respect of the Tattenhall parish council's Neighbourhood Plan showed that even when a plan has not yet been adopted, developers cannot oppose the neighbourhood plan if residents have been consulted. A judge ruled that the failure of the local planning authority to adopt a plan did not mean that the Neighbourhood Plan did not count. He also ruled against the developers who argued that the parish councillors and residents were not planning professionals and therefore their plan could not stand up in court. This is excellent news for us, and it means that we are quite right to pursue our own Neighbourhood Plan even while St Albans District Council struggles to produce an update of its ancient plan from 1994.

Cllr. Vivienne Windle, Project Manager

FRIENDS OF THE NICKEY LINE

Redbourn is situated halfway along the Nickey Line, the route of the old railway between Harpenden and Hemel Hempstead, but now a walk and cycle way. The pathway is a fantastic green route, giving ready access to the countryside whichever way residents should decide to walk.

The Friends of the Nickey Line organise events along the route, often combining with other local groups, such as the Ver Valley Society, and also run volunteer work parties, mainly during the winter months. One such working party opened up excellent views to the north just beyond the M1 tunnel. We have a core group of volunteers, but are always seeking new recruits. So if you are recently retired, or would like to put something back into the community, why not volunteer?

Please contact Roger Thornhill on **01582 763560** if interested

You do not have to have joined the Friends to volunteer, although we encourage it. We have over 250 households who have become members, and the cost is minimal, just £5 once off per household. The more members we have the greater clout we have in seeking external funding to improve the pathway.

The Friends have an excellent website, so take a look at what we offer: **www.nickeyline.org**

THE NICKEY LINE

APPENDIX I: Flyer for Public Meeting 11th December 2014

REDBOURN'S NEIGHBOURHOOD PLAN – IT'S YOUR PLAN!



Groups of residents have been working on proposals for Redbourn's Neighbourhood Plan. This plan will help to determine how the village will develop over the next 20 years.

- How do we want the High Street to look? Should there be a mix of businesses and homes?
- Should there be a new nature reserve on the River Ver?
- Is there a need for a new primary school? What about a new library?
- Where sites have been identified for housing, what size and type should those new homes be?

REDBOURN PARISH CENTRE (opposite the war memorial) Thursday 11th December at 7.30pm

Come and talk to members of the Neighbourhood Plan Working Party, give your ideas for policies we should include in the new plan.

Grant for the Neighbourhood Plan awarded by the Supported Communities in Neighbourhood Planning Programme led by Locality in association with RTP/Planning Aid England, CDF and partners, available through the My Community Rights website.

APPENDIX J: Redbourn News Autumn 2014 - Promoting Public Meeting 11th December 2014

Grants Working Party re-launches as *Volunteer and Fundraising Working Party*

On Saturday 22nd November, we will be re-launching the Working Party with a public event at the Parish Centre. At this event, we hope that local voluntary organisations and charities will be there to explain the opportunities and the benefits of volunteering in Redbourn.

Our parish survey in 2012/13 showed that people are keen to volunteer, but aren't always sure where to go and what is on offer. Residents who took part in the survey or attended some of the meetings have always made the point that Redbourn is a wonderful village to live in, because there is such a good community spirit. This is mainly due to the tireless efforts of a number of unsung heroes, who run the various voluntary groups and charities in Redbourn. Volunteering is fun, and the more people there are to run a voluntary group, the lighter the load for each volunteer.

So, if you want to get involved, but you are not sure how, come along on 22nd November. The event will be open from 10am, with a formal opening at 10.30am, but you are welcome to pop in any time from 10am until 2.30pm. Refreshments will be available.

If you belong to a local organisation which is seeking volunteers, and you have not yet had an email from me inviting you to participate in this, please contact me at cllr.vivienne.windle@redbournparishcouncil.gov.uk or leave a message at the Parish Centre for me to call you.

Cllr Vivienne Windle

Chair, Redbourn Parish Council Volunteer and Fundraising (formerly Grants) Working Party

Neighbourhood Plan *Public Meeting 11th December at 7.30pm*

It is difficult to write an article for a quarterly newsletter, as the Neighbourhood Plan continues its progress. By the time you read this, we will have moved on even further with our analyses of housing need, education, business, traffic, health and so on. A small, dedicated team composed of parish councillors and local residents has been researching and compiling evidence documents which will allow us eventually to write the policies for our Neighbourhood Plan.

You may see some parish councillors out with clipboards and pens, counting cars. This is the traffic survey our planning consultant, Navigus Planning, advised us we needed. Our team is particularly interested in 'pinch points' where any additional homes in the village could lead to traffic problems.

Unfortunately, the Neighbourhood Plan's powers are limited in that we cannot identify sites to be removed from the Green Belt, and cannot use the Plan to oppose any Strategic Sites included in the District Council's Strategic Local Plan. This is why the parish council has set up a separate 'Green Belt Defence Working Party', and there is more about that in a separate article in this newsletter. What we can do is adopt policies on things like the height, the size, the design, the density and type of development. These policies, once they pass the referendum stage, will affect the main Strategic Sites as well as any smaller sites within the village.

Navigus Planning have worked on a housing need report for Redbourn, based mainly on the District Council's Strategic Housing Market Assessment (SHMA), and the 2012/13 census which gives us in some detail the types of households and occupancy in Redbourn. What came out of the 2012/13 Parish Survey, the various meetings I have attended with groups in the village and the Neighbourhood Plan Working Party discussions is the feeling that what we need to protect is the character of Redbourn. In order to do this, we need to keep the mixture of housing and business premises, and large expensive houses together with more affordable small homes. The Working Party will consider the housing report at its next meeting in October, and it will be explained in more detail at the public meeting on 11th December.

The meeting will open at 7.30pm, with refreshments and an opportunity to look at displays and documents outlining the progress so far on the plan. There will then be a chance to ask the Neighbourhood Plan team questions and feed back any ideas you might have on what Redbourn should look like in the future.

Cllr Vivienne Windle

Project Manager

Neighbourhood Plan Working Party



APPENDIX K: Redbourn News Winter 2015 - Article about Public Meeting 11th December 2014



Volunteer and Fundraising Working Group

Representatives from some of the community groups serving the village of Redbourn gathered in Redbourn's Parish Centre on Saturday 22nd November for a drop-in session for the public. The event was intended to give local people the chance to find out about the many volunteering opportunities in the village. Organisations exhibiting included Redbourn in Bloom, Coffee on the Common, Redbourn Care Group, the Guides, Redbourn Museum, and the Allotment Association.

Posters were also displayed asking for volunteers for the village website and for Redbourn Christmas Market. Carol Stevens, the Information Officer at St Albans CVS came along to launch the event and to speak about the advantages of voluntary groups belonging to the CVS. She explained that the CVS could help to recruit volunteers, and was trying to reach out to communities outside St Albans city such as Redbourn.

The next volunteer recruitment fair will be held in the village hall, alongside another event such as the Art Show, or the Charities Fair, so that more people are likely to attend. The organisations which had been involved in the working group, formerly called the Grants Working party, will take the lead on the next event.

Helping to recruit volunteers for local organisations is one of the parish council's aims and objectives, adopted after the last parish plan survey. Residents told the parish council that they would like to volunteer if only they knew what opportunities were available. This drop in session is just one of the ways Redbourn Parish Council will seek to inform residents on how they can volunteer in their community.

Some voluntary groups in Redbourn have told us that they are more interested in help in obtaining grants than in recruiting volunteers. For this reason, the next event planned is another advice session on how to apply for grants, with a guest speaker. Other voluntary organisations will continue to work with the parish council on recruitment events for volunteers.

If any groups or organisations would like to be put on the contact list for the Volunteer and Fundraising Working group, please email cllr.vivienne.windle@redbournparishcouncil.gov.uk or contact the Parish Clerk.

Cllr. Vivienne Windle

Redbourn Neighbourhood Plan public consultation event

More than 40 Redbourn residents dropped into the Parish Centre on a November evening to look at some of the work which has already been done by the Neighbourhood Plan Working Party, and to share their own ideas and make comments.

In 2012 a large number of local people put in a lot of work to produce ideas for a Neighbourhood Plan, and this formed part of the Parish Plan Survey. All the ideas put forward by the working groups and from the survey have been incorporated into the evidence base for Redbourn's Neighbourhood Plan.

Now that the public consultation for the District's Strategic Local Plan (SLP) has concluded, it is time for Redbourn to get on with its Neighbourhood Plan. Although Redbourn's Plan cannot influence where the large strategic housing sites will be located in the SLP, it can state what type and size of housing residents would prefer within the parish boundaries. And when the smaller sites are brought forward for consultation by St Albans District Council as part of the Detailed Local Plan, having made progress on a Neighbourhood Plan means that we will have much more of a say about what goes where. This may enable Redbourn to have more homes for young people and for people wishing to downsize from their family homes once their children have grown up, for example. We might be able to fund a nature walk near the River Ver from a limited housing development away from the flood risk area; or fund allotments from a small housing development.

With the help of a planning consultant, proposed policies for Redbourn's plan will be brought together from all the evidence gathered, from the survey, from the various public consultations and from discussions with local businesses, residents, voluntary organisations, and local landowners and developers.

If you did not manage to get along to the public consultation, there will be other opportunities before a final version of the plan is put to a referendum. If you have any views on the size, type and location of smaller housing developments; whether there should be more employment opportunities, and if so where, what should happen to the village library; where we might locate a new car park; or anything else relating to the future of Redbourn, please email cllr.vivienne.windle@redbournparishcouncil.gov.uk or write to the Parish Clerk.

Cllr Vivienne Windle
Project Manager
Neighbourhood Plan Working Party

Grant for the Neighbourhood Plan awarded by the Supported Communities in Neighbourhood Planning Programme led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through the My Community Rights website.



APPENDIX L: Flyer for Stickyworld Event May 2015

HALF TERM WITH THE KIDS



HELP YOUR VILLAGE BY WALKING ROUND REDBOURN WITH YOUR SMARTPHONE!



Things you like about Redbourn? Or things you don't like? Let us know.

Do you have a Smartphone? Are you on Twitter? Then this half term do something different with the kids, and help Redbourn at the same time.

'Stickyworld' is a new idea to help people plan their own communities. Redbourn Parish Council wants YOU to help with its Neighbourhood Plan. What do you like about where you live? What don't you like? Take the kids out and about and get them to say how they'd like to see Redbourn look when they are older.

Everyone who takes part in Half Term is entered into a prize draw for a gift voucher

Come along to Redbourn Parish Centre at 10 am on Tuesday 26th May or at 2pm on Thursday 28th May and you will be briefed on how it works. Then all you need to do is tweet pictures with your comments to the hashtag you're given, and they will all be compiled in a report for our Neighbourhood Plan.

Spend a fun hour out and about with the kids at half term. Learn more about your neighbourhood. And help to shape the way the village will look in the future.

If you want to take part, but don't have time to join us on either of these dates, get in touch so we can give you instructions and the hashtag. Email the project manager, Vivienne Windle, on Vivienne.windle@ntlworld.com for more information.

APPENDIX M: Redbourn News Summer 2015 - Article on Vision Statement and Objectives and Stickyworld Event May 2015

REDBOURN NEIGHBOURHOOD PLAN

The Working Party continues to assemble evidence which will help to draft policies for the Neighbourhood Plan. Our Housing Needs Study, commissioned from Navigus Planning, showed that the trend in Redbourn is towards more retired people, with fewer families. This trend exceeds the national average as well as the figures for the rest of St Albans District. There is also evidence of what planners call 'under-occupation', and we are currently investigating whether this is because people want to have more spare bedrooms, or because there are fewer smaller homes for them to 'downsize' into. Whatever the reason, we know that if Redbourn is to continue to thrive as a community we need to attract families and younger people to live here, to keep the shops, schools, health centre and other facilities open and successful.

Just to remind you, as always, the Neighbourhood Plan can only contain what we do want in Redbourn, and not what we don't want. The plan can't deal with any large strategic development sites put forward by St Albans District Council, the local planning authority. However, once we adopt the Neighbourhood Plan we will be entitled to 25% of any money paid by developers as part of a planning agreement with the planning authority, and this can be spent on what the community has said it wants in the Neighbourhood Plan.

We are currently consulting on the Vision Statement and Objectives. There is no space here to reproduce the full Vision Statement, but it can be found on the Neighbourhood Plan page of the parish council's website:

www.redbournparishcouncil.gov.uk. Below is a list of the draft objectives, and we would like residents to let us know what they think about these as well as the Vision Statement from which they are taken:

- Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside setting.
- To provide for the changing housing needs of the community, particularly the growing need for smaller properties by first-time buyers and older 'downsizers'
- Make Redbourn a hub for start-up business and commercial enterprise.
- Provide for Redbourn's growing formal education needs.
- Protect the valued green spaces in Redbourn and provide new community facilities and recreation space to address the needs of the growing population.
- Increase walking and cycling movements through improved footpath and cyclepath provision.

We were pleased with the response from people who attended the consultation evening in December, and the comments have been processed and incorporated into our evidence base. However, there are still many people living in Redbourn who have not yet taken the opportunity to contribute. For younger people, people with families and those who work outside the village, we have applied for, and have been awarded a government grant from Locality to set up a dedicated website and seek responses on social media. During half term in May we were involved in a pilot project for Stickyworld, a new method for consulting on neighbourhood planning using the Twitter platform. Atelier Spa donated a gift voucher as a prize for one family who tweeted a photo of somewhere in Redbourn with comments. It's not too late to take part – just go out on a walk with your smartphone with Twitter loaded on to it, and the Location enabled in Twitter's privacy settings. Then your tweet will be marked with a pin on Stickyworld's online map, and the Working Party can use the photos and comments to draft policies. Tweet to @stickyworld with the hashtag #loveredbourn.

Our grant also provided funding for a Neighbourhood Plan website, and we are working with a young website designer who has lots of ideas for linking to social media. When the website is up and running, there will be a link to it on the parish council website. The new website will be more interactive, and will allow people to post comments on the Vision Statement and any draft policies the working party puts up for consultation.

We have a new Facebook page, so look out for that, and post comments on how you want Redbourn to evolve in the next twenty or thirty years. But if you don't want to Tweet or use Facebook, please email any comments about the Vision Statement, objectives, and the Neighbourhood Plan to project.manager@redbournparishcouncil.gov.uk



Residents taking part in the Neighbourhood Plan consultation in December.

Vivienne Windle
Project Manager
Neighbourhood Plan Working Party



APPENDIX N: Vision Statement and Objectives Consultation Jun-Jul 2015

Redbourn Neighbourhood Plan Facebook page

Posted July 14 at 10:42am

A Vision Statement and Objectives – Draft Public Consultation – Deadline 21st July 2015

- [Seen by 45](#)
- [5 people like it](#)

Is there any chance that on Objective 4 that public transport to and from secondary education can be priced realistically. We are being charged £570ish for next term to Roundwood Park school. Im paying £18 per week now bus fare with an estimated increase of 10% for next term. Its bad enough for a family with 1 child let alone 2 or 3...

Who is the best person to raise this expensive service to? So many parents are so worried about these costs and theres nothing we can do about it. Thanks X

July 14 at 1:16pm · [Like](#) · 2

I will get back to you

July 15 at 8:51am · [Like](#)

I think u should address the kids and young adults walking about selling and smoking weed everywhere more! Is getting ridiculous

July 15 at 9:43am · [Like](#)

'everyone that lives in Redbourn and wants to send their children to primary school there can do so'.???? this is wholly incorrect. It is simply misleading to make this statement when so many Redbourn children are being sent to school outside of the village because of the well publicised shortage of primary school places in the village. I would appreciate this erroneous statement being removed from publicity materials and would welcome your evidence to support the fact that 'every parent wanting to send their child to primary school in Redbourn can do so'. I look forward in anticipation to this evidence, as I am sure, will many others.

July 15 at 7:53pm · Edited · [Like](#) · 1

Why remove it. The village need to publish the issues that affect us surely. I think its a good forum for the parishioners to get involved.

July 15 at 8:02pm · [Like](#)

Because it's incorrect! It's like publishing a lie. It's dishonest.

July 15 at 8:03pm · [Like](#) · 1

Do you live in the village?

July 15 at 8:07pm · [Like](#)

I have lived in Redbourn for 12 years and would not be posting with such frustration if I did not.

July 15 at 8:10pm · Edited · [Like](#) · 1

God I've seen some changes in my 40 yrs here but still a nice place to live.

July 15 at 8:20pm · [Like](#)

Donna it is a lovely place to live we are incredibly happy here but unfortunately Kirstine is right and there aren't enough school places. I'm just thankful that my children are old enough not to have been affected. Rather than removing it though I think it should be reworded to reflect reality that the "majority of children are able to go to a local school". Is that fair Kirstine?

July 15 at 9:27pm · Edited · [Like](#) · 3

Yes, thank you for your support on this very emotive and sad (for many) topic. Majority would be correct, it's incorrect as it is and needs to be changed.

July 15 at 9:03pm · [Like](#) · 1

Kirstine I know this is a difficult subject but the mission statement is for how the village will look in 2030 and so the aim is by then the schooling situation should have been addressed and as such all village children should be offered a place in the village... Hope that helps xxx

July 15 at 10:38pm · [Like](#) · 5

Yes I think this is a vision of how Redbourn will hopefully be in 2030, not a reflection on the situation right now.

July 15 at 11:12pm · [Like](#) · 2

APPENDIX O: Leaflet delivered to every property in the Parish about Consultation Evening 10th November 2015



TELL US WHAT YOU THINK! Your village Your plan

ARE YOU A RESIDENT OF REDBOURN PARISH?

The Neighbourhood Plan will affect where you live and your community. We want to be sure what goes in the plan is what local people want.

WHAT THE NEIGHBOURHOOD PLAN AIMS TO DO:

- PROTECT our village heritage and green spaces
- PROVIDE more affordable housing for families, first-time buyers and properties for “downsizers”
- ENCOURAGE more local business and enterprise
- ADDRESS growing Education needs
- PROVIDE new community facilities and recreation space
- CREATE more footpaths and cycle paths

LET'S PLAN TOGETHER

Join our working party, look at our website, post on our facebook site, come along to the public consultation event at the Parish Centre on 10th November 7pm – 9pm

YOU'LL GET A VOTE LATER

Once the Neighbourhood Plan is written down you'll get a chance to vote on it. Voting means you will have a say in the planning process as this will affect decisions made about what development is approved in the future



www.redbournplan.org.uk



Redbourn Neighbourhood Plan



project.manager@redbournparishcouncil.gov.uk

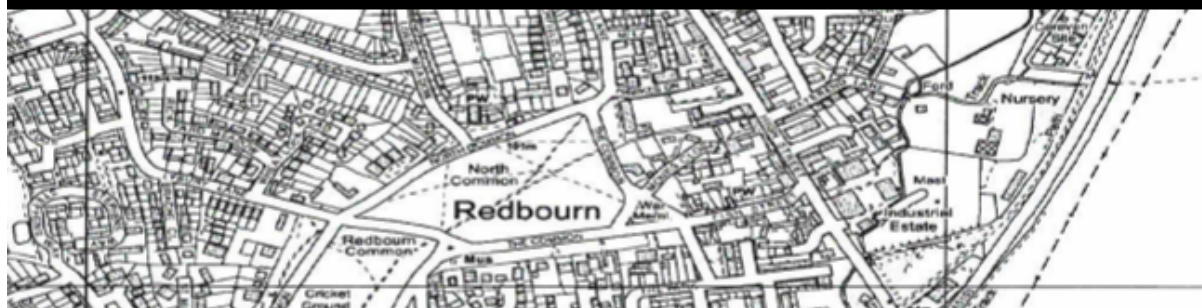


01582 794832

Grant for the Neighbourhood Plan awarded by the Supported Communities in Neighbourhood Planning Programme led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through the My Community Rights website.

REDBOURN IS GOING TO CHANGE!

Have your say



REDBOURN NEIGHBOURHOOD PLAN HAS BEGUN TO IDENTIFY POSSIBLE SITES FOR DEVELOPMENT

Your village your say:

- Where do you want new homes to go?
- How can we protect our village and green spaces?
- Come along to our public consultation to see what sites are being proposed and tell us what you think
- If you can't make the consultation evening, please leave your comments on our website or Facebook page

**REDBOURN NEIGHBOURHOOD PLAN
PUBLIC SITE CONSULTATION EVENING
10TH NOVEMBER
AT THE PARISH CENTRE
7PM – 9PM**



www.redbournplan.org.uk



Redbourn Neighbourhood Plan



project.manager@redbournparishcouncil.gov.uk



01582 794832

Grant for the Neighbourhood Plan awarded by the Supported Communities in Neighbourhood Planning Programme led by Locality in association with RTPI/Planning Aid England, CDF and partners, available through the My Community Rights website.

APPENDIX P: Information sheet for Consultation 10th November 2015

Welcome to Redbourn Neighbourhood Plan

Public Consultation Evening



- Please sign in, giving your postcode –we need to demonstrate that we consulted with people living in Redbourn.
- **Look out for the traffic lights** - Sites with comments marked in Red are not likely to be developed, while sites marked mostly in Green could go forward for consideration.
- Remember this is a Consultation, not a presentation of sites which have already been chosen. All your comments will be processed and will help us to decide which sites to take forward in our discussions with District Council officers in December.
- We know that St Albans Council wants Redbourn to have between 150 and 200 new homes on smaller sites. If we do not adopt a Neighbourhood Plan, and say where we want them to go, then they will be built anyway, but the District Council will decide where. This is our community's opportunity to have our say.
- Once we have identified our sites, we then move onto drafting policies. Some of the consultations we have carried out over the last few years will help us, but we will be asking for comments again, through our website, Facebook page, newsletter and public engagement. This will be the point where we look at the size and type of any houses we would wish to have built in Redbourn.
- We have already had meetings with the Local Education Authority, and have reports from them and from the local Clinical Commissioning Group in our evidence base. Our draft policies will look at infrastructure, but provision of education and health is out of our hands, we can only identify potential sites. Current Government policy only allows Free Schools or Academies to open, not local authority run schools. GP practices have been independent businesses since the NHS was founded, and so any expansion of the existing Health Centre will be up to the Practice.

- If we adopt the Neighbourhood Plan, in the future, when the adoption of St Alban's new Plan allows developers to be charged Community Infrastructure Levy (CIL) to pay for infrastructure, Redbourn Parish Council will receive 25% of any money gained through development, to spend on infrastructure projects identified in the Neighbourhood Plan. If we have no Neighbourhood Plan, the CIL money will all go to St Albans Council to spend as it sees fit. And, of course, we will still get the extra houses built in Redbourn.
- Tonight's meeting is not a vote on the various sites, it is a consultation. When we have a draft Plan we will consult on it, but every resident will have the opportunity to vote on the Plan when it is completed, in a Referendum, which will be run by St Albans Electoral Services, just like an election. If less than 50% vote in favour, we will have no Plan.

We look forward to reading your views, expressed on flip charts tonight, and to talking with you during the course of the evening about what you would like to see in the Plan.

If you think of something else after you leave tonight, please go onto the website redbournplan.org.uk and post something in the comments section, or visit our Facebook Page, or email project.manager@redbournparishcouncil.gov.uk



APPENDIX Q: Redbourn News Winter 2015/2016: Article about Consultation Evening 10th November 2015

CHAIRMAN'S NOTES

New Parish Councillors

I am pleased to say that three new Parish Councillors have joined the Council since the last newsletter. They are Dennis Bigham, Ivan Hickmott and Steven Kidd. A very warm welcome to them all, and I'm sure they will make a valuable contribution to the work of the Council. We are now back to our full complement of 12 councillors. Please don't hesitate to contact us if you have any issues.



Green Belt Development

At the time of writing these notes, St Albans District Council is still pressing ahead with its draft Strategic Local Plan (SLP) for development including 2500 new houses on Green Belt in Redbourn Ward, though the Plan refers to the site as "East Hemel". 1500 houses would be built on Green Belt in Redbourn Parish itself, roughly between Cherry Tree Lane and Tullochside Farm. Given that Dacorum Borough Council also has plans for development at East Hemel, the total number of new houses in the area could be 4000, or 10,000 new residents. That's twice the size of Redbourn Village. How this extensive development will impact on local roads, schools, water and the rest of the infrastructure is yet to be explained!

The SLP is being put before District Councillors, for their approval or otherwise, at an Extraordinary Full Council meeting on 2nd December, and many thanks to those of you who signed the petition calling for me to be allowed to speak at the meeting as Chairman of Redbourn Parish Council. The Parish Council's position is to object to the development and protect our Green Belt. Over the last few years I have been following the progress of the draft Plan, attending meetings of the Policy Planning Committee, and asking many questions on behalf of Redbourn as the Plan has been shaped, but I must admit it has made little difference to the outcome so far. Whether I will be able to influence the St Albans District Councillors on 2nd December, we will find out!

If the District Council approves the SLP at their December meeting then it will go through to the pre-submission stage in January, with the aim of being submitted to the Government Inspector, acting on behalf of Secretary of State, in June. Redbourn Parish Council will continue to object, and we intend to present a legal case to argue our points to the Inspector. If you have any expertise or knowledge in planning law and procedure, I would love to hear from you!

Neighbourhood Plan

In November there was a big turnout for our Neighbourhood Plan sites consultation. A Neighbourhood Plan is a matter for residents to decide, and only development that residents want will be taken forward. Unlike the SLP, there will be a referendum where you can vote for or against the Neighbourhood Plan. We are grateful to Vivienne Windle who is pulling our Neighbourhood Plan together. Her report can be found on page 6

Precept & Grants

As well as being Chairman of Redbourn Parish Council, I also Chair the Finance and Policy Committee. Our Clerk, Nish Khanna is the Responsible Finance Officer, and the moment the committee is finalising next year's budget. We anticipate that the Redbourn part of the Council Tax will only be a very small RPI increase on last year. We are hoping to be able to increase the Grants fund – and if this is something that interests you, see page 4.

Community Champion

Once again we are looking for our next Community Champion – someone who has made a significant contribution to the Redbourn Community. If you have someone in mind, please do put their name forward. More details can be found on page 20.

Finally

I wish all residents of Redbourn Parish, a Merry Christmas and a Happy New Year!

REDBOURN NEIGHBOURHOOD PLAN

Redbourn has its say on sites for new housing – consultation still open for comments

On 10th November, a consultation evening was held where residents were able to inspect the assessments of various possible sites for housing, and make comments on their suitability. Nearly 200 residents came along, to look at displays of the sites offered in the Strategic Housing Land Area Assessment carried out by St Albans District Council, and to make their comments on each site.

Working party members were on hand to explain that the District Council will expect between 150-200 homes to be built in Redbourn as part of their Detailed Local Plan. Redbourn's Neighbourhood Plan gives the community the chance to say where they wish these new developments to go, rather than waiting to be told by the planning authority what is going to be built and where.

The feedback is still being analysed, and the consultation is still open for further comments, but initial results make it clear that Redbourn residents share the working party's view that relocating the tennis club, scout hut and allotments to a new site and developing it for small scale housing is not a viable option, while other sites could be developed, but in a limited way. During the process landowners are free to bring forward new sites for consideration, and these would be consulted on separately.

There were lively debates going on around the room during the evening, and many good points were made in writing on the various flip charts made available. Other residents who could not make it to the consultation event submitted comments by email and through the website.

If you did not get the opportunity to attend on 10th November, please use our website or Facebook page to send in your comments. The more evidence we have of what residents want, the easier it will be to put together the Neighbourhood Plan.

Our thanks go to Becky Firth from the Parish Council office, who has worked tirelessly on the arrangements for the public meeting, and getting the publicity leaflets printed and distributed.

The Vision Statement consultation is still open. Those of you who have looked at the website, redbournplan.org.uk, will have seen voting buttons. A number of people have voted, and at the moment the majority are in favour of the whole Vision Statement. However, a number of people opted for 'some, but not all of it'. We now need to understand which parts of the Vision some residents don't like, and will be putting together an online survey, also accessible from the website, to find out what might need changing.

The Vision Statement is important because it is going to help us put together policies in the Neighbourhood Plan, on infrastructure and how the village might look in the future. Using the evidence base and the Vision Statement, the Working Party will begin drafting policies early in 2016. Further consultation events will be held around those policies early next year.

We were fortunate to be given a grant from the government agency Locality to allow us to pay for a website, publicity and consultation events. If we can get further grant funding we hope to organise a family event in February, perhaps with a Lego competition for the kids. Watch the website and Facebook page for more news.

If you would like to join our team of volunteers working on the Neighbourhood Plan, let us know via the website:

redbournplan.org.uk

or by emailing:

project.manager@redbournparishcouncil.gov.uk

Vivienne Windle
Project Manager
Neighbourhood Plan Working Party



APPENDIX R: Flyer for Lego Consultation Event 5th April 2016



REDBOURN NEIGHBOURHOOD PLAN

**COME AND BE
CREATIVE WITH
LEGO AT OUR FREE
EVENT**

**DESIGN AND
MAKE YOUR
DREAM HOME
FOR REDBOURN**

**BUILD THE CAR
OF THE FUTURE**

**JOIN US FOR A
FREE BUFFET
LUNCH**

**CREATE YOUR
IDEAL
PLAYGROUND**



**REDBOURN PARISH
CENTRE
Tuesday 5th APRIL
12.30 - 3PM**



**WESOME
ENGINEERS**

**www.redbournplan.org.uk
co@redbournparishcouncil.gov.uk
Tel: 01582 794832**



Grant for the Neighbourhood Plan awarded by the Supported Communities in Neighbourhood Planning Programme led by Locality in association with RTP/Planning Aid England, CDF and partners, available through the My Community Rights website.

APPENDIX S: Feedback for Lego Consultation Event

Redbourn Neighbourhood Plan Lego Consultation Event 5th April 2016

Please use this form during the event to give us your thoughts on the 6 potential sites for development in Redbourn. For each of the sites write a brief comment in the red, yellow or green box accordingly.

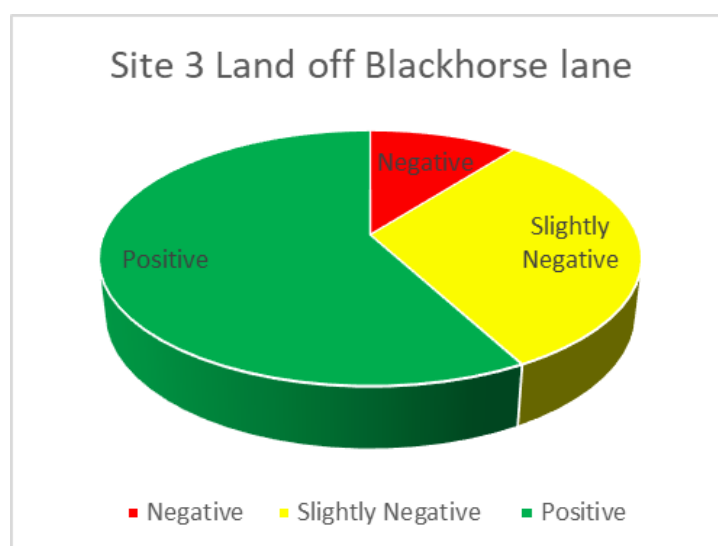
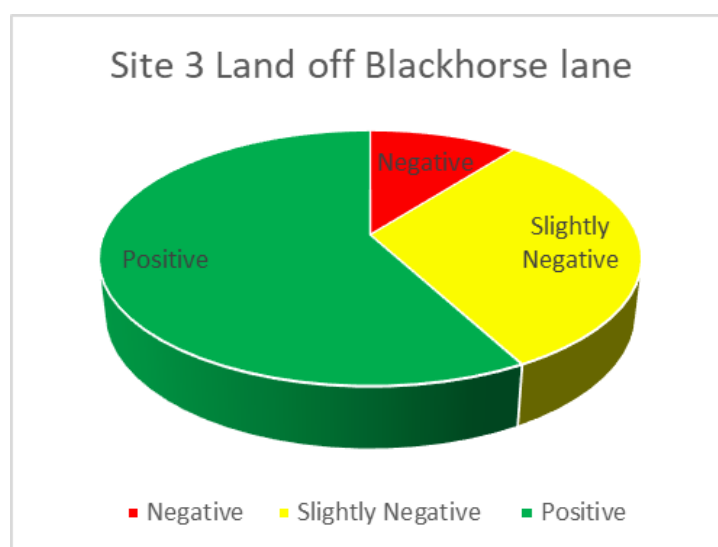
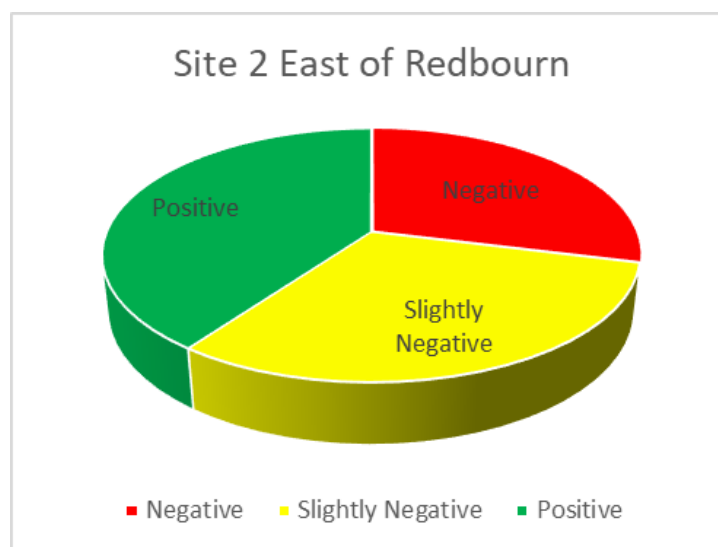
Name:

Address:

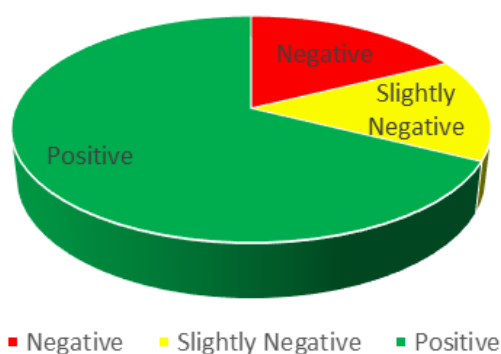
Email:

Sites	Red (Negative)	Yellow (Slightly Negative)	Green (Positive)
1. Greyhound Meadow	WITHDRAWN BY THE PARISH COUNCIL		
2. East of Redbourn			
3. Land north of Blackhorse Lane			
4. Land off Dunstable Rd			
5. Bridge Nursery, Dunstable Rd			
6. South West Redbourn			
7. Gaddesden Lane			

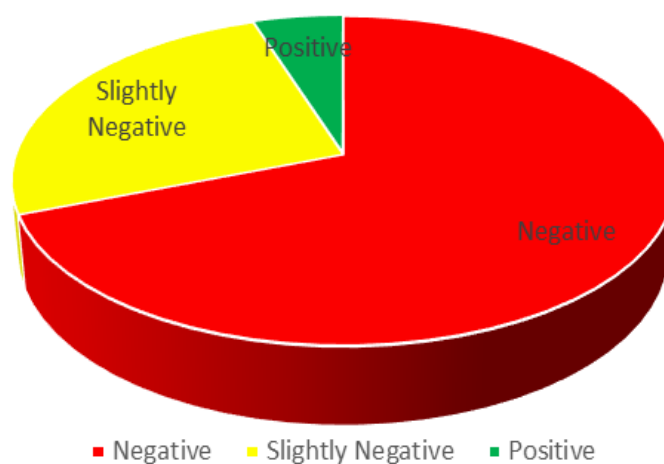
Lego Consultation Feedback Analysis



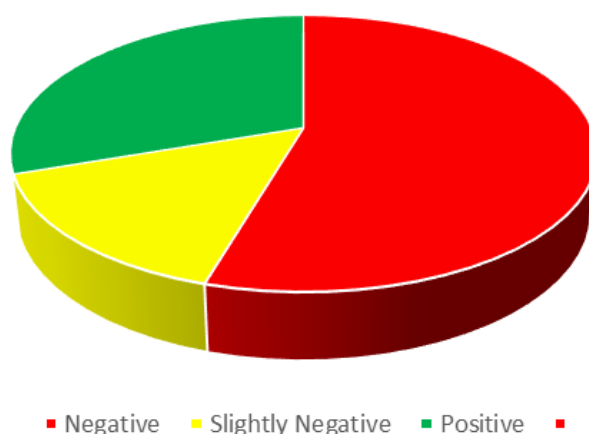
Site 5 Bridge Nursery Dunstable Road

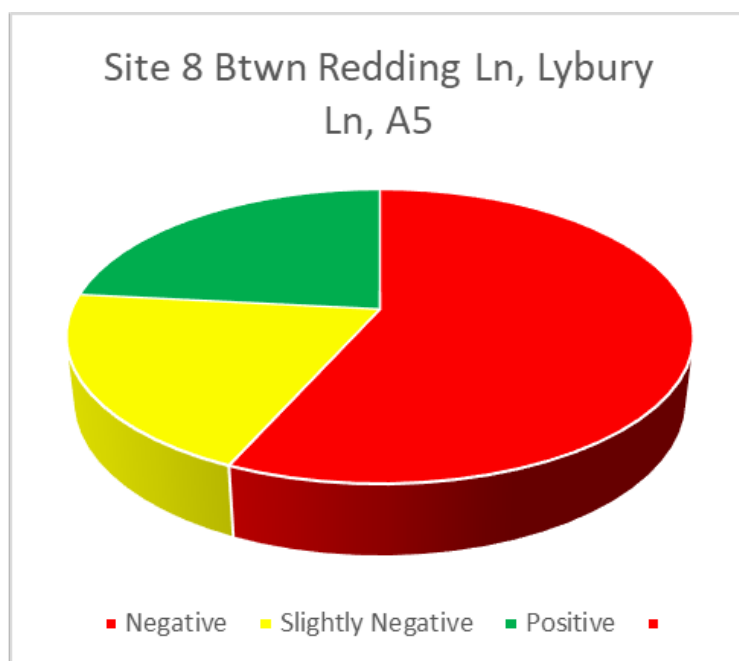


Site 6 South West Redbourn



Site 7 Gaddesden Lane





APPENDIX T: Redbourn News Spring/Summer 2016 - Article about Lego Consultation Event

REDBOURN NEIGHBOURHOOD PLAN *update*

The Working Party has been very busy, mainly dealing with the proposed sites for housing, but also gathering evidence for policies to be included in the Neighbourhood Plan. As Becky Firth, the parish council's Community Officer writes below, we have had a good response from families to the consultation event held on 5th April. While children worked on building houses and other structures in Lego, parents were able to look at the maps of the sites and complete consultation forms on where they thought any new housing should go.

Working Party volunteers have been meeting with landowners who have put their sites forward for housing or other development. The Parish Council has withdrawn the Greyhound Meadow site from consideration, but a new piece of land to the north of the village has now been put forward to the Planning Authority by its owners, and the Neighbourhood Plan must now assess this site. Our Planning Consultant will do an assessment on its viability, but in the meantime we included it on the list of potential sites at the consultation event on 5th April. When we have a full assessment, we will put details on the website and the Facebook page, and invite comments. There will also be future consultation events, and we will have the opportunity to ask people what they think about all the sites. If any other sites are submitted we have to go through the same process with them. This does mean that, although we are aiming to have completed our Plan as quickly as possible, if a site is submitted at the last minute we are obliged to consider it and this will cause some delay.

At the next Neighbourhood Plan meeting in May our Planning Consultant, Navigus, will help us assess feedback on the sites and move towards allocating sites for developments of less than 200 homes over the next 20 years. We will be doing more work on housing needs in the village, although the evidence we have at the moment is that we need more starter homes, homes for people to 'downsize' to (releasing the larger family homes), homes for families and sheltered housing for the ageing population. This is a work in progress, and we will keep you informed.

We also hope to meet with the Local Education Authority in the next few weeks to seek clarification on new Government rules on Academies and Free Schools. If more school places are required in Redbourn, the changes to Government guidelines mean that they may have to be brought forward by organisations other than the LEA. Two sites have been made available by the owners as possible locations for a school, but we need to get them assessed to see if they are suitable.

Please do continue to put your comments on the Neighbourhood Plan on our website (redbournplan.org.uk), or via Redbourn Neighbourhood Plan's Facebook page, or by email to project.manager@redbournparishcouncil.gov.uk or to co@redbournparishcouncil.gov.uk

Vivienne Windle
Project Manager
Neighbourhood Plan Working Party



LEGO EVENT (*Neighbourhood Plan consultation*)

We had an amazing turnout for the Neighbourhood Plan Lego event on 5th April. The Parish Centre was packed out with families for the whole afternoon - all playing with Lego! Melvyn from Awesome Engineers brought along 3 different types of houses for the children to build and was on hand to assist and encourage them in their model making. Alongside the more structured house building, there was also a separate free play area so children could make their own creations from a huge range of Lego pieces.



Aside from all the fun and creativity there was a more serious side to the event as it allowed us to talk with families about the Neighbourhood Plan and get ideas and feedback on development in Redbourn.

Thank you to all of you who took the time to fill in our forms and share your thoughts about the type of community facilities you think we need in the village.

Continued opposite

LEGO EVENT continued

Communication doesn't end with this event though. We want to keep up a dialogue with residents as it is a plan to be decided by the whole community not just a few. We see it as a great opportunity for us to shape development in the village ourselves and for residents to have a real say in the future of Redbourn.

As many of you from the event will realise, site 8 is a new site which we haven't even had chance to properly locate on the Neighbourhood Plan map yet and still needs to be assessed by our Planning Consultant.



There are further discussions to be had with stakeholders, landowners and developers with regards to site viabilities, housing type and number and community facilities. We will continue to share this information with the village via our Neighbourhood Plan Facebook page and our website <http://redbournplan.org.uk>.

If you are on Facebook please like our page and invite friends who also live in Redbourn so we can reach as many people as possible. We really want to know your views so please continue to post your comments about the plan.



Becky Firth, RPC Community Officer



FRIENDS OF THE NICKEY LINE & THE VER VALLEY SOCIETY

"Come and see the Orchids"

Sunday 19 June 2016 - 10.00 am

Friends of the Nickey Line and the Ver Valley Society are holding a joint walk for the third year to view orchids at two sites.

Starting at the car park on Redbourn Common, this 5 mile circular walk will visit a bee orchid site on the Nickey Line near the M1 Bridge, and also visit the chalk slopes on the side of Harpenden Hill where we hope to see pyramidal orchids and bee orchids. Last year we also saw fragrant orchids here for the first time.

For more information contact Roger on 01582 763560

Or John Fisher on 01582 792843



APPENDIX U: Flyer for Redbourn Neighbourhood Plan on Tour



REDBOURN NEIGHBOURHOOD PLAN GOES ON TOUR!

Over the next few months information boards will be on display in the following locations showing the sites the Neighbourhood plan is proposing to allocate for new housing and community facilities

FUN RUN AT THE LEISURE CENTRE
22ND MAY 10AM-3 PM

REDBOURN VILLAGE HALL
23RD MAY - 5TH JUNE

REDBOURN HEALTH CENTRE
6TH JUNE - 19TH JUNE

REDBOURN LEISURE CENTRE
20TH JUNE - 2ND JULY

REDBOURN LIBRARY
4TH JULY - 17TH JULY

We really want to hear your views as we want to be sure that what goes in the plan is what local people want.

Come along and talk to us at the Fun Run and/or get in touch by email, phone or via our website or Facebook.

To receive updates as it happens 'like' our Facebook page



www.redbournplan.org.uk



Redbourn Neighbourhood Plan



project.manager@redbournparishcouncil.gov.uk



01582 794832

APPENDIX V: Feedback sheet for Fun Run Consultation 22nd May 2016

Redbourn Neighbourhood Plan Fun Run Consultation Event 22nd May 2016

Please use this form during the event to give us your thoughts on the 6 potential sites for development in Redbourn. For each of the sites write a brief comment in the red, yellow or green box accordingly.

Name:

Address:

Email:

Sites	Red (Negative)	Yellow (Slightly Negative)	Green (Positive)
2. East of Redbourn			
3. Land north of Blackhorse Lane			
4. Land off Dunstable Rd			
5. Bridge Nursery, Dunstable Rd			
6. South West Redbourn			
7. Gaddesden Lane			
8. Between Redding Lane, Lybury Lane and A5			
9. Hemel Hempstead Road			

APPENDIX W: Redbourn News Autumn/Winter 2016/17 - Update on progress

REDBOURN NEIGHBOURHOOD PLAN latest news

Following extensive consultations with the community, sites which will be taken forward for allocation have now been decided. This decision was based on a combination of residents' feedback, technical site assessments and professional planning advice. Out of the original 9 sites which were considered, 4 are being proposed for housing-led development:

Site 2 East of Redbourn,

Site 3 Land north of Blackhorse Lane,

Site 4 Land off Dunstable Road,

Site 5 Bridge Nursery ('Scout Farm') off Dunstable Road with **Site 7** Gaddesden Lane proposed for business use.

A Draft Plan has now been completed which provides more detail about the size and type of housing and the community facilities the sites could deliver. This document was based on the aims and objectives of the Neighbourhood Plan, the vision statement and residents' views. The Draft Plan was presented to Redbourn Parish Councillors at Full Council on 20th October and it was agreed that the document could be passed to St Albans District Council (SADC) for informal comments.

The next step is to begin the formal pre-submission consultation process in January/February 2018. This is an opportunity for people to read the Draft Plan in full and make comments. This consultation is for anybody whose interests may be affected by the Plan i.e. residents, local businesses, landowners, community organisations, neighbouring parish/town councils and other bodies like the Environment Agency, English Heritage, local trusts etc. As a result of this process, a report called a 'consultation statement' will be produced which summarises the comments and issues raised, but also details how the plan may have been modified in response to feedback. Following this, the proposed Neighbourhood Plan will then be formally submitted to SADC.

For more information on Redbourn Neighbourhood Plan please visit our website: redbournplan.org.uk

Becky Firth, Community Officer, RPC email: co@redbournparishcouncil.gov.uk



Redbourn wins Herts CPRE Rural Living Awards

The Rural Community Award went to the Redbourn Care Group for outstanding work in the community. Cllr. Dennis Bigham said "It was a great night at County Hall. Redbourn Care Group has been recognized for the work that they have carried out serving the needs of Redbourn with hospital transport, shopping trips and all manner of things. This caring group of villagers has been going for a great deal of time now, starting way back in 1980 with a few people that were happy to give up some of their time to help others. It's now 150 strong and without them the Care Group could not give the service that it is doing"

Pictured left to right: Care Group members Dennis Bigham, Mollie Williams, Dennis Poole and Barry Welch.



The Dorothy Abel Smith Award for a young person making an outstanding contribution to rural life was presented to **Molly Goodchild** of Redbourn. The judges said "Molly has battled bravely with injuries following a car accident, and is an inspiration to the community."

APPENDIX X: Redbourn News Autumn/Winter 2016/18 - Promoting Pre-Submission Consultation Jan-Feb 2018

CHAIRMAN'S NOTES *Cllr. David Mitchell*

Yet another update on housing!

St Albans District Council is having to start again with a new Local Plan for development in the district. The government inspector failed the previous draft plan saying SADC hadn't fully co-operated with neighbouring planning authorities, and in June the High Court upheld his view. The government has since announced that it is introducing a standardised methodology for deciding on housing needs figures. This will see a requirement to build many more houses in the district, with the annual housing number being raised from the previous figure of 435 to around 913. Whilst recognising that housing is much needed, it is a worry that all the additional development sites will be on Green Belt.



In the previous plan, 4000 houses were proposed on the district's Green Belt, but now the figure will probably be over 11,000 i.e. nearly three times as many. Exactly where development will take place has yet to be decided but it's likely that many of the new houses will be allocated to sites in and around Redbourn Parish. In addition, Dacorum Borough Council is considering building 3000 new houses on Green Belt north of Hemel Hempstead. The Campaign to Protect Rural England (CPRE), amongst others, argue that housing needs in the south east can be met by using brown field sites without raiding the metropolitan Green Belt. Redbourn Parish Council will continue to oppose extensive loss of our Green Belt in order to maintain the rural nature of our Parish.

Neighbourhood Plan

Working with local residents, Redbourn Parish Council has prepared a Neighbourhood Plan, with approximately 144 new houses around the village. We believe this will meet local housing need but clearly little of the St Albans District's need or London's overspill. Our Neighbourhood Plan will be available to view on our website and elsewhere during a regulation 14 public consultation running from 2nd January to 16th February 2018. Do take a look and let us know what you think, good or bad. More details can be found on page 6.

New Hertfordshire County Councillor

Following the May 2017 elections, we now have a new County Councillor, Annie Brewster. Congratulations to her, and we look forward to working with Annie on matters relating to Redbourn. Herts County Council is responsible for road, schools and libraries amongst other things, so if you have any relevant issues, you can contact Annie directly at annie.brewster@hertfordshire.gov.uk.

New MP

And following the recent retirement of former cabinet minister, Peter Lilley, we also have a new MP for Hitchin and Harpenden, the constituency which includes Redbourn Parish. Congratulations to the new incumbent, Bim Afolami. In his election campaign he said that education is one of his main areas of interest. He also expressed his commitment to protecting the Green Belt. To contact him, you can find his details on the back page.

Award for the Common

One of the things that Redbourn residents value the most is our Common. Redbourn Parish Council owns the land having been given the Common in 1948 by the Earl of Verulam, and we look after it for the benefit of the local community. I'm pleased to say that, thanks to it being nominated by Redbourn-In-Bloom, Redbourn Common has been awarded the Eastern Region's **Biodiversity Award 2017**. This is a tribute to the hard work of our RPC staff, the Commons Committee, chaired by Cllr Colin O'Donovan, and our contractor and groundsman, John Pigeon. It's also great to see the Common being used for numerous community events such as Folk on the Common, the Classics Motors Show and most recently, the Fireworks Display. There is no doubt that the Common is a great asset to Redbourn. And for good measure, Redbourn also won Gold in the Anglia-In-Bloom small town category. Many congratulations all round!

Pictured left to right, Cllr Colin O'Donovan and John Pigeon



Finally...

I would like to wish everyone in Redbourn a Merry Christmas and a Happy New Year! And if you're going to the Redbourn Christmas Market on 3rd December – keep an eye out for the Nutcracker soldier!

REDBOURN NEIGHBOURHOOD PLAN latest news

Work on the Neighbourhood Plan was temporarily put on hold for 6 months as a result of St Albans District Council's (SADC) legal battles over the Strategic Local Plan (SLP). A Judicial Review was held in June and the judge dismissed the Council's case, meaning the plan has been withdrawn and they will have to begin the process again. As a new SLP may take a few years to complete, the working party has decided to push on now with work on Redbourn's Neighbourhood Plan.

Redbourn Neighbourhood Plan Recap

A Neighbourhood Plan is a community-led document which shapes and influences future growth and development in an area. It allows local people to have a say over where they want new homes, shops and offices to be built, provides the ability to protect green spaces and identify the infrastructure needed due to new development. As a result of several community engagement events and projects over the last few years, the Redbourn Neighbourhood Plan working party has identified 4 sites providing residential development of approximately 144 homes. The residential sites are: Land to the east of Redbourn at Ver Meadows (approx. 100 homes), land off Blackhorse Lane (11-14 homes) land off Dunstable Road by the Leisure Centre (12 homes) and land at the back of Scout farm on Dunstable Road (approximately 18 homes). One site identified for employment use off Gaddesden Lane has been discounted now and so this and other issues of parking in the village are being further explored by the working party.

Next Steps

On 2nd January 2018 the Redbourn Neighbourhood Plan working party will be launching a public consultation which will run for just over 6 weeks until 16th February. More in depth details will be shared with the community at local events, plus information provided on noticeboards, websites and via social media. Copies of the draft plan will be also be made available for people to read at various locations in the village.

For more information see: www.redbournplan.org.uk
or contact Becky Firth, Community Officer on: 01582 794832
or via email: co@redbournparishcouncil.gov.uk



Redbourn Community Library

in Lamb Lane is now completely run by volunteers. If you are not a member please do visit us and we will show you what the benefits are.

As well as books we have magazines, computers, printer, scanner, fax machine and photocopier and our very friendly and helpful volunteers will be happy to help you. We have a small number of new books on display each week and a display section of 'themed' books so you can try a new author. At present it is 'Autumn Reads'. If you want a book that we don't have in the Library we can always order it for you.

You may have seen some of the volunteers in white t-shirts or grey sweatshirts/hoodies with our new library logo on. The logo was designed by two children in the village following a competition earlier in the year.

We have a number of activities for children on Fridays and also had over 100 children taking part in the Summer Reading Challenge.

As a community library we need to raise our own funds, so we sell nearly new books in the library and at local events including at U3A meetings. So please come along and buy or if you have any nearly new books that you no longer want please donate them to us. You will see us next at the Library stall at Redbourn Christmas Market.

Lesley Hall

APPENDIX Y: Flyer for Pre-Submission Consultation Jan- Feb 2018



**REDBOURN
NEIGHBOURHOOD PLAN
CONSULTATION FROM
2ND JAN - 16TH FEB 2018**



**IT IS IMPORTANT TO HAVE YOUR SAY ON OUR
NEIGHBOURHOOD PLAN**

**COPIES OF THE PLAN TO VIEW AT THE PARISH
CENTRE, HEALTH CENTRE, SPORTS CENTRE.
LIBRARY, OR ONLINE AT:**

**[www.redbournplan.org.uk/document-
category/plan/](http://www.redbournplan.org.uk/document-category/plan/)**

**FILL IN A QUESTIONNAIRE OR COMPLETE A
SURVEY ONLINE AT:**

www.surveymonkey.co.uk/r/redbournplan

**ALTERNATIVELY COME ALONG TO HEAR MORE
AND ASK QUESTIONS AT A PUBLIC MEETING AT
THE PARISH CENTRE ON
SATURDAY 27TH JANUARY 11 AM - 1 PM**

For more information:

www.redbournplan.org.uk

Email: co@redbournparishcouncil.gov.uk

Tel: 01582 794832

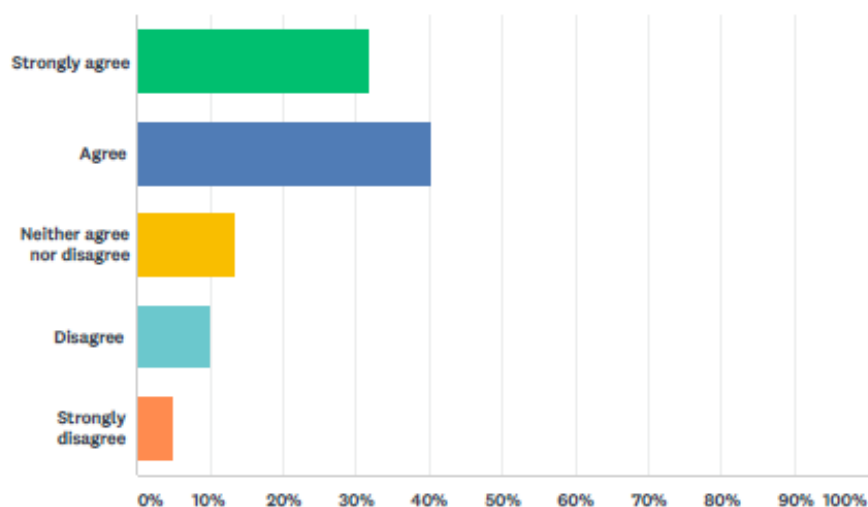
APPENDIX Z: Survey Monkey results for Pre-Submission Consultation

Redbourn Neighbourhood Plan

SurveyMonkey

Q1 Housing Mix In order to address the need for smaller homes in Redbourn, up to 50% of development should be 1-2 bed properties, 30-40% 3 bed and 15-20% 4 bed plus. There should be a mixture of market and affordable / social housing

Answered: 82 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly agree	31.71%	26
Agree	40.24%	33
Neither agree nor disagree	13.41%	11
Disagree	9.76%	8
Strongly disagree	4.88%	4
TOTAL		82

#	COMMENTS	DATE
1	No building on green belt	4/12/2018 2:28 PM
2	Reduce the number of 4 plus bed houses. 1-2 bed should be maisonettes	4/12/2018 2:11 PM
3	More 2 bed homes particularly would allow people with 3/4 bed houses to downsize as well as help first time buyers	3/29/2018 1:09 PM
4	I would question the building of 1 bed properties as these create an inevitable need to move as soon as the first child is born	3/22/2018 4:07 PM
5	Including more provision for elderly (ie sheltered, disability accessible) housing for the ageing population.	3/22/2018 2:38 PM

Redbourn Neighbourhood Plan

SurveyMonkey

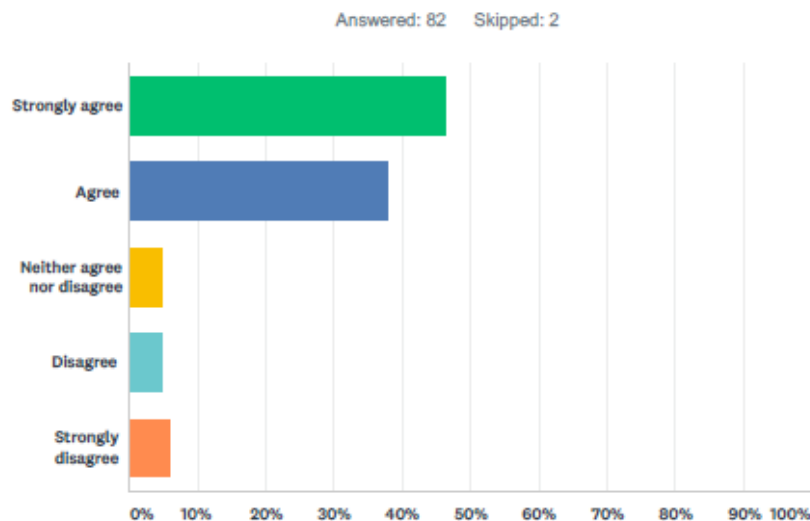
6	We recognise the importance of delivering a mix of housing types and sizes to meet current and future housing needs to ensure social diversity and mobility. However, we consider that the required housing mix for developments in different locations across the District needs to reflect the market in these locations and the local housing need. We consider that the provision of high quality housing, suitable to the needs and aspirations of an area is strongly supported. Notwithstanding this, the practicalities of housing provision needs to be carefully considered to ensure that unnecessary delays in housing delivery are not experienced. It is important to remember that development cannot only provide for existing demand, it can also address the aspirations of an area. For example, young families could be attracted to an area through the provision of family accommodation whereas the elderly would have different housing requirements. We consider that the prescriptive detailed mix has the potential to result in housing developments becoming unviable and therefore, cannot be delivered. The required mix of dwellings sizes will need to be based upon local evidence and also on market demand.	2/16/2018 5:11 PM
7	It is important that measures are in place to prevent private landlords cashing in on affordable housing by the use of appropriate restrictive covenants.	2/16/2018 8:59 AM
8	I don't believe there should be any one bedrooms properties. Those seeking one bed would likely be elderly who may require a carer / family member in the future to stay over. A single person could rent out a second room. Start with 2 bed properties as it makes it more flexible for young families and the elderly.	2/15/2018 7:55 PM
9	Important to enable our own young people to purchase a home in their own village as well as enabling other young families to move in.	2/15/2018 6:37 PM
10	We need mostly 2 and 3 bedrooms maisonettes and cottages/houses for downsizers and starter homes. We have enough 4 bedroom homes in our village! I would suggest 1 bedrooms would not be enough either!	2/15/2018 11:00 AM
11	Smaller and/or affordable homes are definitely needed, and are less land hungry. A mix that includes affordable home is welcome, indeed vital. However I feel that the housing policies in the NP, whether general of site specific, need to spell out - in their own right - the proportion and tenure of affordable homes. Surely it is unsound to refer to the policies of some other plan, especially now that SADC has had to abandon the unsound Strategic Local Plan and go back and start again, at the Issues and Options stage, with a new Local Plan. Moreover, if the housing policies of the NP were taken as referring to the 1994 District Plan, only one of the four new NP housing sites would be big enough (ie 25 plus) to trigger any affordable homes.	2/15/2018 1:11 AM
12	More 1 or 2 bed properties will result in more people in the village wanting to upgrade to family properties over time so development quantities should be even	2/11/2018 6:17 PM
13	Concern on the affordable/social housing in Red 7, whether the height of the apartments will be visible from Crown Street	2/7/2018 1:38 PM
14	But I think we need a higher percentage for downsizers and any apartments should be kept to 1 storey. Worst case 2 storey in a town house style. All hidden behind trees in RED7	2/7/2018 1:19 PM
15	The village needs young families to live here for future survival. Older people too need downsizing options to keep them where they have lived in the village	2/6/2018 1:08 PM
16	I would favour more 1-2 bed properties to enable people to get onto the property ladder.	2/6/2018 12:09 PM
17	We need younger people in the village. They can't afford "affordable" homes. A council has building programme. This of course will not happen while this Government is in power. Since they forbid councils from borrowing for this purpose. It used to work successfully before 1979.	2/6/2018 11:47 AM
18	Reduce the top - not 15/20% 4 bed - only 5/15 please - we need more 1/2 bed	2/6/2018 11:17 AM
19	Redbourn is overrun already	2/3/2018 2:57 PM
20	Where is the evidence to support the need for smaller homes? It is not in the Redbourn Neighbourhood Plan Analysis of Housing Needs document. A statistical comparison of Redbourn with St Albans, or East of England or England, is interesting but it is only a statistical comparison. The need for housing is caused by many factors, e.g. people choose to live in places because it is near their place of work, has good schooling, has a high quality of life, has good transport. A comparison of how many people work in Redbourn with how many live here and are of working age would be helpful. What exactly is the housing need in Redbourn?	2/1/2018 7:47 PM
21	The size mix seems fine but there should be a stronger bias towards affordable than outlined at the presentation. This could be done if a bolder line is taken on the amount of housing and the general approach to provision.	1/31/2018 6:01 PM
22	Ensure that if possible priority is given to Redbourn residents.	1/29/2018 1:20 PM

Redbourn Neighbourhood Plan

SurveyMonkey

23	There 2 questions here I agree there should be a mixture of market and affordable housing regarding mix i feel 50% is too large and would suggest a max of 40% and then 3 and 4 beds at 305 each.	1/28/2018 6:29 PM
24	the houses ought to be two bedroom and not one to save people moving on and it is unlikely they would be affordable and 4bed properties at very high prices are not needed	1/28/2018 4:30 PM
25	I think 50% in 1-2 bed properties is too many. I think there should be a larger percentage of 3 bed homes for the young families who might otherwise leave Redbourn for other parts of the country.	1/26/2018 6:19 PM
26	Suggest up to 25% social rented. No mention of homes for older people?	1/24/2018 2:55 PM
27	Extra attention should be paid to smaller properties which are fully accessible for residents with mobility needs. "Smaller" should also not mean "cheap and cheerful" with regard to standard of build or design.	1/22/2018 5:27 PM
28	The key must be 'affordable'	1/22/2018 4:42 PM

Q2 Small-scale Commercial Development Small-scale business developments encouraging local employment opportunities will be supported. This could either be through conversion of existing buildings or building of new ones, particularly on land East of Redbourn. The impact on road networks and parking must be taken into consideration by such developments



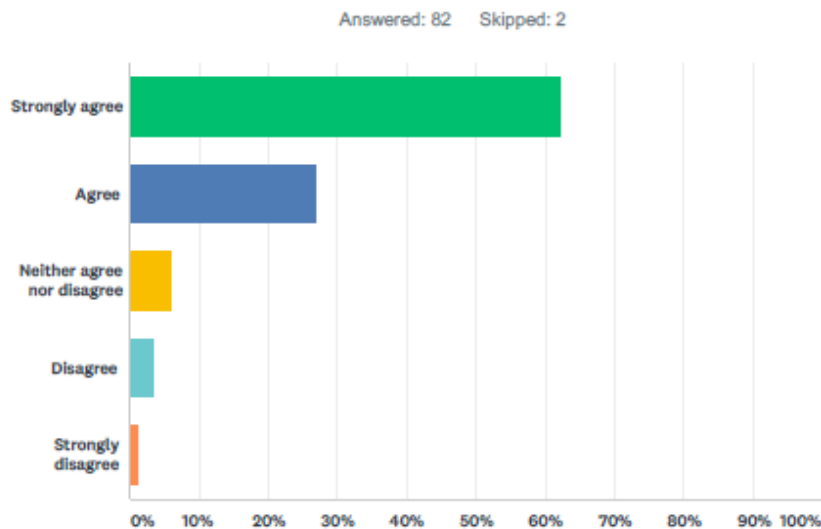
ANSWER CHOICES	RESPONSES
Strongly agree	46.34% 38
Agree	37.80% 31
Neither agree nor disagree	4.88% 4
Disagree	4.88% 4
Strongly disagree	6.10% 5
TOTAL	82

#	COMMENTS	DATE
1	The hot house on Dunstable Road is empty. The priory building is still used as offices. Jarman House is half empty, has been for a number of years. So why do we need more empty buildings in Redbourn?	4/12/2018 2:28 PM
2	Sufficient already	4/12/2018 1:02 PM
3	Parking is a problem already in Redbourn so any development for jobs needs to have parking provision	3/29/2018 1:09 PM
4	The cost of housing in the area makes it unlikely that many locals would in the small-scale businesses implied. This would create additional traffic	3/22/2018 4:07 PM
5	Preferably "clean" businesses and no more polluting sites like Kanel	3/22/2018 2:21 PM
6	We are supportive of the Neighbourhood Plan's aspirations to encourage local employment opportunities where they are commercially viable. Businesses located within the village will allow accessible employment opportunities for local people and reduce the need for them to commute further to work outside of the village.	2/16/2018 5:11 PM

**Redbourn Neighbourhood Plan
Consultation Statement Draft**

Redbourn Neighbourhood Plan		SurveyMonkey
7	Serious consideration needs to be given to effects on traffic. With proximity to m1 area already suffers if problems on the motorway. Possibly increase bypass to dual carriageway. Although I personally wouldn't want that.	2/16/2018 9:06 AM
8	The roads east of Redbourn are very dangerous so this would be difficult to address.	2/15/2018 7:53 PM
9	Full consideration of the impact on our roads is essential. The local road network is already inadequate. Will there be developments to our current bypass including an essential roundabout at the Hemel junction? This is gridlocked most days during rush hour. Also protect village roads with improved traffic calming measures to avoid a rat run developing across the village and over the common.	2/15/2018 6:37 PM
10	We must ensure no more properties in the high street are allowed to convert to residential, we have seen an increase in this over the last 10 years! Car parking is needed, so if any development was to take place, then we would most certainly need car parking, especially in this location.	2/15/2018 11:00 AM
11	In the past the village had Brooke Bond, the CEGB, and various professional offices in old buildings in the High St or on the Common - all now lost to housing. I agree with the need for local employment, but unfortunately the NP makes very limited proposals for new employment land - only an undefined part of Land East of Redbourn.	2/15/2018 1:11 AM
12	Business should be encouraged in Redbourn and stronger transport links are needed, particularly buses	2/11/2018 6:17 PM
13	BUT, business (other than the Hub) will not succeed unless we have better transport links to Harpenden and St Albans	2/7/2018 1:19 PM
14	Any increase in housing or business development will increase traffic flow and parking requirements, the lack of which is already causing problems	2/7/2018 12:12 PM
15	If industrial business (as opposed to small commercial business) could be avoided, the above suggestion would be welcome (could Kanes go?)	2/7/2018 11:39 AM
16	Congestion is already a massive problem in the village. Grid lock occurs regularly due to accidents on the motorway. By-pass already unsafe to cross at footpaths and cycling to Harpenden is an accident waiting to happen.	2/6/2018 2:25 PM
17	There is enough pollution from the village High Street parking, bypass and M1 traffic. So this might help people not have to travel to work and support shops and cafes.	2/6/2018 1:08 PM
18	Good road links and parking	2/6/2018 11:59 AM
19	The impact will be massive there are already congestion issues not being addressed	2/3/2018 2:57 PM
20	In the current state, Redbourn's roads cannot support such development.	2/3/2018 10:00 AM
21	Preference should be given to business developments that will align with developments of public transport.	2/1/2018 7:47 PM
22	Traffic on the ring road is heavy at most times - peak hours can be very bad	2/1/2018 2:46 PM
23	Last sentence above is very important	2/1/2018 1:45 PM
24	Likely to be concentrated on High Street and immediate environs. Also pay attention to encouraging the self-employed who run their businesses from home.	1/29/2018 1:20 PM
25	we dont need small units here there are plenty business opportunities nearby on the hemel industrial estate parking is very bad in redbourn and we dont want more problems with very congested roads around the area	1/28/2018 4:30 PM
26	One has limited space to locate commercial builds on this site as well as dwellings as you propose plus a small 'green area'. Access and egress solutions are required if you build 100 homes. On average this will include an extra 200 cars given that the average household in this area is a 2 car family. Then you plan for commercial builds with extra car usage. In my opinion it is fundamentally flawed without proper traffic calming or restrictions to this area. Access etc will have to be for instance be along Crown St/Ver Road or access only onto the bypass. Which is it to be? The latter will require another road straddling the Nicky Line. Crown St and Ver road will end up as cut through's which in turn will no doubt upset residents there. Once a quiet road, no more after this development.	1/27/2018 1:10 PM
27	The young people need job opportunities.	1/26/2018 6:19 PM
28	Why yet more business?? What about countryside and nature?! Do we need yet more concrete jungles. What business is being proposed? McDonalds? KFC? Starbucks?	1/24/2018 9:02 PM
29	This will help to reduce Redbourn being a dormitory village	1/24/2018 2:55 PM
30	Positive impact on the village	1/22/2018 4:42 PM

Q3 Redbourn High Street In order to encourage growth and occupancy of buildings on the High Street, development of, or changing shops, restaurants, pubs etc into other commercial uses and local employment opportunities will be strongly supported. Also temporary uses like 'pop up' shops, cultural/creative, leisure purposes will be supported and permanent loss of retail premises resisted. Businesses requiring lots of parking will not be considered appropriate.



ANSWER CHOICES	RESPONSES	
Strongly agree	62.20%	51
Agree	26.83%	22
Neither agree nor disagree	6.10%	5
Disagree	3.66%	3
Strongly disagree	1.22%	1
TOTAL		82

#	COMMENTS	DATE
1	No changing shops into commercial uses look at Q1. Pop up shops is great as is cultural/creative purposes.	4/12/2018 2:28 PM
2	But quicker decisions are required. It has taken a ridiculous amount of time to get the Co-op into the former Bull P.H.	4/12/2018 1:02 PM
3	Restricting parking on the High Street would stop the spaces being used by business owners/staff and hence deterring shoppers who cannot park	3/22/2018 4:07 PM
4	Planning rules must change to make the High Street more for instance central heating must be allowed in listed buildings	3/22/2018 3:37 PM
5	If we are increasing the size of the village we need more choice of shops - that would reduce car use a little!	3/22/2018 2:21 PM

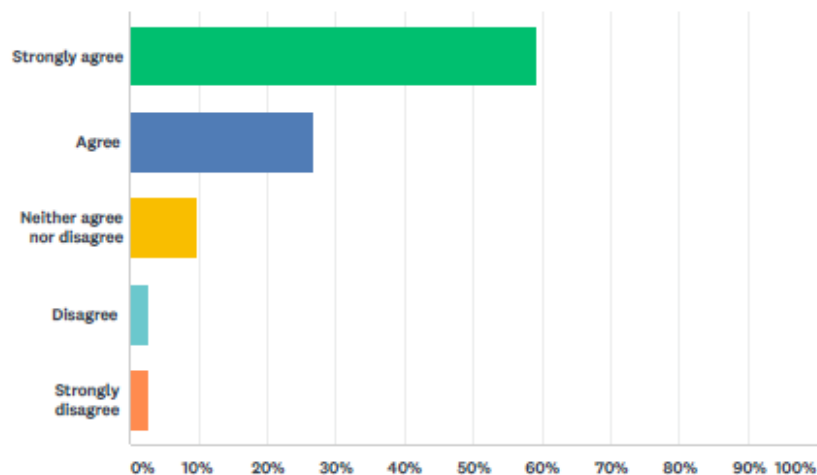
**Redbourn Neighbourhood Plan
Consultation Statement Draft**

Redbourn Neighbourhood Plan		SurveyMonkey
6	We are supportive of the Neighbourhood Plan's aspirations to encourage growth and occupancy of buildings on the High Street as this will help towards maintaining the vitality of the village and ensure a range of local amenities and services are accessible for local residents. We also consider that the provision of new market and affordable homes helps towards sustaining the local economy through local spend and prevent the decline of local village amenities and services.	2/16/2018 5:11 PM
7	I think for the period the plan is in place for we need to look forward to how high streets will develop. Younger generations use online far more for shopping so high streets are more social areas.	2/16/2018 9:06 AM
8	Public parking will be necessary to make this work and there isn't enough.	2/15/2018 7:53 PM
9	High need to rejuvenate the High Street. Good that we have the cycle hub as that has brought in positive trade. Need further businesses to use the shops but preferably permanent not pop up. Need to encourage increased support by improving public confidence.	2/15/2018 6:37 PM
10	I agree with the above, do all we can to prevent shop and office conversions, put some preventative measures in place to make it considerably harder for this to happen. Can St Albans District Council help and assist us with this. I fully support pop up shops in the high street, St Albans and Harpenden have been doing this for a while with some success. Great for entrepreneurs!	2/15/2018 11:00 AM
11	Commercially the High St is struggling with almost inevitable changes in retail, exacerbated by the removal of conversions-to-housing from planning control. The only real solution would be to grow the village.	2/15/2018 1:11 AM
12	Definitely agree support retail and reduce conversion to houses, more parking needed if possible so more central building like behind the bull should be resisted	2/11/2018 6:17 PM
13	See notes on transport links 2	2/7/2018 1:19 PM
14	Parking is already a problem, including day, time delivery lorries/vans	2/7/2018 11:39 AM
15	Especially agree about anything requiring parking - this is already making crossing side roads difficult for elderly/partially sighted or partially hearing impaired difficult	2/6/2018 1:08 PM
16	GOOD restaurants on High Street needed	2/6/2018 11:59 AM
17	Charity shop needed. But if business can't be attracted then "tastefully" convert to homes - not like no. 72 High Street which is an eyesore.	2/6/2018 11:47 AM
18	Do not like the idea of "pop up" shops	2/6/2018 11:10 AM
19	OK but the focus should be on local amenities (shops, restaurants) rather than more office accommodation	2/6/2018 11:06 AM
20	I agree with this statement 100% We should also find ways of supporting small businesses when they are getting into difficulties, such as when rents are increased disproportionately.	2/3/2018 10:00 AM
21	Too many shops have gone and become housing. Redbourn is big enough to support a vibrant High Street	2/1/2018 2:46 PM
22	Redbourn already needs more 'local' businesses/shops - and that need will grow	2/1/2018 1:45 PM
23	The success of our High Street will also be based in part on how attractive the village as a whole is seen to be by both our residents and visitors from further afield. We are already a centre for cyclists and runners, why not extend this int being a centre for walkers. all this will increase footfall on the High Street. Market the village through its attractiveness as a home for leisure and fitness, ably supported by the Leisure Centre, and of course sell our considerable historical heritage sites.	1/29/2018 1:20 PM
24	we dont need more commercial premises in the high street and shops that are very expensive	1/28/2018 4:30 PM
25	There is no extra parking now in the High Street. Most drivers are lazy, could not be bothered to walk syndrome. Most are now parking on both sides of the High St and totally blocking the road off at times. No enforcement or sporadic at best from NCP. I live in Pondsmeade off the High Street and see this daily occurrence. Everybody double parking, parking on footpaths, ignoring double yellow lines, parking on corners to the danger of other traffic or pedestrians. When one sees the odd and extremely rare event of a passing police officer, they ignore it! Blocking off access to residents to their dwellings and not being able to use their council tax paid facilities i.e. garage access. I suggest you get this issue right before moving on, planning for extra commercial premises in the Street. Due to extra commercial parking the High street near the railway bridge is now reduced down to one lane only. The footway is unusable due to parked vehicles on the east footway.	1/27/2018 1:10 PM
26	There is nothing worse in a High Street than empty or run-down shops.	1/26/2018 6:19 PM

Redbourn Neighbourhood Plan		SurveyMonkey
27	High Street is in need of a makeover and is the right place for business. Let's fill the high street and not concrete the countryside.	1/24/2018 9:02 PM
28	Pop up shops are a great idea - why has this not been done before? Perhaps reluctance on behalf of owners, so need to incentivise and encourage	1/24/2018 3:43 PM
29	Conversion of former commercial premises to residential use should be resisted.	1/22/2018 5:27 PM
30	Nothing worse than empty properties in a High Street	1/22/2018 4:42 PM

Q4 Cycle Routes Development which improves cycling will be supported with those proposing cycle routes that are separated from other road traffic being particularly welcomed. Some of the money contributed from developments will go towards a dedicated cycle route to St Albans linking up with the Green Ring and improving crossing at the roundabout providing safer access to the Nickey Line to Harpenden. It is expected that all developments in the plan ensure suitable access for cyclists onto the existing cycling network

Answered: 83 Skipped: 1



ANSWER CHOICES	RESPONSES
Strongly agree	59.04% 49
Agree	26.51% 22
Neither agree nor disagree	9.64% 8
Disagree	2.41% 2
Strongly disagree	2.41% 2
TOTAL	83

#	COMMENTS	DATE
1	No building on green belt won't get money. Builders developers council never put monies where needed.	4/12/2018 2:28 PM
2	Only solution to Nickey Line roundabout would be a tunnel. Expensive!	4/12/2018 2:11 PM
3	A safe cycle route in St Albans would be uses as it is flat. Unlike the coronary inducing hill to Harpenden	3/22/2018 4:07 PM
4	We are supportive of the Neighbourhood Plan's aspirations to improve cycling through improvements to the existing cycle network and through proposed cycle routes where possible.	2/16/2018 5:11 PM
5	Most cyclist have road bikes which require smooth surface for a good ride. The Nicky line is not used as much because of the surface and lack of connections to a variety of routes.	2/16/2018 9:06 AM

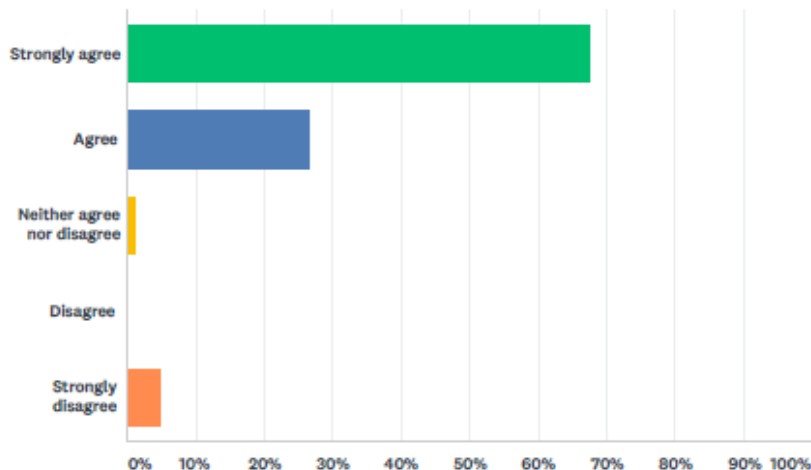
Redbourn Neighbourhood Plan

SurveyMonkey

6	Commuter public transport should take priority not cycling for leisure, which is the majority of cycle journeys taken in Redbourn	2/16/2018 8:59 AM
7	Improved cycle routes would enable more cyclists to get off the roads and ride safely. Encourage cycling through annual events eg fete du velo and positive promotion.	2/15/2018 6:37 PM
8	I strongly agree with it, we are seeing more cyclists on our roads and with this in mind a need to improve infrastructure for safer journeys is crucial!	2/15/2018 11:00 AM
9	As a keen cyclist, I welcome proposals that make cycling safer and more pleasant. Often small items of work can make a big difference. But I would question the value for money of a dedicated route to St Albans. Has it been costed recently? The former Clerk mentioned £600,000!	2/15/2018 1:11 AM
10	ASAP	2/11/2018 6:17 PM
11	Why is cycling to St Albans the only route to be considered when for more people try to cycle to Harpenden along Harpenden/Redbourn Lanes to access nearby train and local facilities. The road by Harpenden Rugby Club is v dangerous for both pedestrians and cyclists. A cycle/footpath lane is essential NOW before any additional housing is considered!	2/6/2018 2:25 PM
12	Many residents use the Nickey Line for exercising themselves and their dogs and cycling and walking are popular. Better crossing at Harpenden Lane roundabout at Harpenden Lane junction towards St Albans is needed. It is very difficult to judge GAPS for crossing here	2/6/2018 1:08 PM
13	Good cycling paths all around the village	2/6/2018 11:59 AM
14	Yes, but NOT at the expense of footpaths. Must be safe walking routes together with cycle routes	2/6/2018 11:06 AM
15	There should also be consideration for bridleway networks and improving & linking them for horse riding (from a non-horse rider)	2/5/2018 12:17 PM
16	Development will make cycling more dangerous	2/3/2018 2:57 PM
17	It is noted that the cycling link from Harpenden to St Albans has been in place for some time and that Redbourn appears to be subject to more challenging criteria to justify similar provision. This is in spite the Redbourn/St Albans road being a firm favourite with cyclists (as clear early on Sunday mornings).	1/31/2018 6:01 PM
18	Ultimately we need cycle and walking routes from the village into Hemel, Harpenden and St Albans. Our response to any large-scale developments over and above the Neighbourhood Plan should emphasise this strategic requirement.	1/29/2018 1:20 PM
19	the cyclists could use the paths on the road to st albans if that were cleared .at the moment they are a real menace going two or more abreast .not signaling and jumping traffic lights	1/28/2018 4:30 PM
20	An excellent idea. Cycling is a good healthy activity and will lead to less cars on the road.	1/26/2018 6:19 PM
21	Getting out on bikes in the countryside should be encouraged. Especially before you lot concrete over everything	1/24/2018 9:02 PM
22	This is essential. We need to remove the danger cyclists pose as well as protecting their safety.	1/22/2018 10:42 PM
23	Safe cycle route to St Albans is long overdue.	1/22/2018 5:27 PM

Q5 Redbourn Leisure Centre Development resulting in a loss of leisure facilities at the Redbourn Leisure Centre will only be accepted if alternative leisure provision of similar scale and standard is provided. New facilities must be generally accessible on foot from within the village

Answered: 83 Skipped: 1



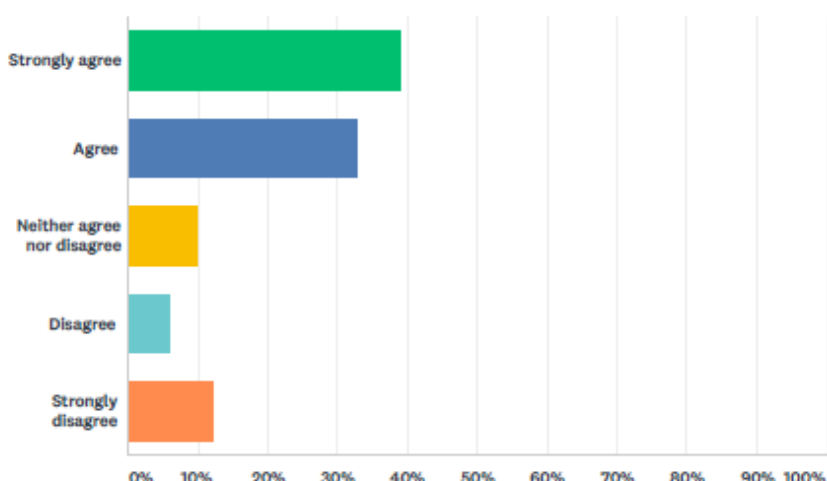
ANSWER CHOICES	RESPONSES	
Strongly agree	67.47%	56
Agree	26.51%	22
Neither agree nor disagree	1.20%	1
Disagree	0.00%	0
Strongly disagree	4.82%	4
TOTAL		83

#	COMMENTS	DATE
1	Save green belt open spaces when gone will never get equivalent else where	4/12/2018 2:28 PM
2	Why give up something that is useful?	4/12/2018 2:11 PM
3	With increased use of the Leisure Centre facilities it would be a backward step if this was jeopardised.	3/29/2018 1:09 PM
4	We do not have any comments on the loss of leisure facilities at the Redbourn Leisure Centre.	2/16/2018 5:11 PM
5	We cannot lose facilities but should be looking longer term at developing improved facilities not similar. I do sport but always use facilities out of the village as the current facilities don't offer me the right facilities. The football pitch should be full size not 5 a side as this will attract far more interest. Aim to develop this with floodlights.	2/15/2018 6:37 PM
6	I agree we don't want to lose anymore open space up there. Its well used by all.	2/15/2018 11:00 AM
7	Redbourn Leisure Centre should be supported in obtaining grants and subsidy to enhance the facilities, e.g. All weather pitches. Facilities should be broad ranging e.g. Not just football which brings cars and people from outside the village. Parking on Dunstable Rd would be an issue If developed, more parking at the Leisure Centre would be needed	2/11/2018 6:17 PM

Redbourn Neighbourhood Plan		SurveyMonkey
8	Society is becoming more sedentary. Removing accessible leisure facilities is madness	2/6/2018 2:25 PM
9	As the Leisure Centre is run by a private company only financially profitable amenities will be provided so don't hold your breath!	2/6/2018 11:47 AM
10	Don't want to lose the Leisure Centre, especially the gym and facilities but, if sports fields are not use, then consideration should be given to alternative uses. A swimming pool would be good!	2/6/2018 11:06 AM
11	I am secretary of Harpenden Colts, a large, local youth football club. The Club has circa 1000 playing members, many of whom are residents of Redbourn. We currently use the grass pitches at Redbourn Leisure Centre for a large number of our matches - as there are not sufficient grass pitches in Harpenden. The hire of the pitches provides significant revenue for the Leisure Centre. The housing development on Blackhorse Lane and Dunstable Road would affect at least 2 of the grass pitches that the Club currently uses ever Sunday morning. The proposed artificial pitch would presumably replace more of the grass pitches currently used by the Club. Loss of the grass pitches would have a significant and detrimental effect on the ability of the Club to sustain its current size and access suitable venues for matches. So we would urge you as part of the Neighbourhood Plan to ensure that any grass pitches that are lost due to housing development or the building of an artificial pitch, are replaced with new grass pitches on alternative sites around the Leisure Centre. Harpenden Colts FC would be more than happy to meet with representatives of the council to discuss the possibility of providing access to other appropriate land in and around Harpenden to replace any capacity lost at Redbourn Leisure Centre.	2/5/2018 6:18 PM
12	its disgraceful that land from the recreational centre be considered for development when there is so much other land available. the roads around the recreation centre are already under stress and the amount of land available for sports is already under pressure without taking some of this precious resource. there are fields around the new development just outside of redbourn that could be used as an alternative.	2/5/2018 11:39 AM
13	Redbourn has a thriving sporting community which is supported via other instutions such as The School and Churches. It is also provides valuable resources for the cricket club and any loss or reduction of facilities would have a severe impact on our village. Plans need to be consulted with the wider community which at present this appears not to have happened.	2/5/2018 11:02 AM
14	much used by our family and others with coaches giving their free time	2/3/2018 6:54 PM
15	The fields are a total asset to the village and currently there are no plans to reproduce the fields that will be lost. So development will harm our community	2/3/2018 2:57 PM
16	The plan does not state where alternative land will be found. Land off-site would not be appropriate as it would mean children travelling around Redbourn on a busy day. The playing fields are already often very busy and this will only increase by 2031 with increased housing. We MUST NOT lose any area of ground currently used for sports. The suggestion of an all weather pitch is good, but only IN ADDITION to keeping at least the current area.	2/3/2018 10:00 AM
17	Don't want to lose Leisure Centre	2/1/2018 2:58 PM
18	it would be stupid to close the leisure centre as lots of money has been spent on it there is room for houses to be built on adjoining land and a swimming pool is needed	1/28/2018 4:30 PM
19	Great idea, then all ages can use them without Mum or Dad being involved.	1/26/2018 6:19 PM
20	Why similar scale and standard?! Why not better?! You want to flood our village with more people and our aiming to improve nothing in facilities?!?!?	1/24/2018 9:02 PM
21	Providing this is only a LIMITED SIZE DEVELOPMENT of 11-14 homes off Blackhorse Lane. New facilities should be NO FURTHER from the centre of village than Leisure Centre which is on outskirts	1/24/2018 3:43 PM
22	Leisure Centre now offers a lot and the take-up seems good. Alternative facilities must not be any further away	1/22/2018 4:42 PM

Q6 Development on Land East of Redbourn Development on this site will be of approximately 100 homes with a mix of sizes of properties. As the site has multiple owners it must be developed as a comprehensive scheme which includes affordable/social housing. Residential development must not be located in parts of the site within flood zone 3 and should be well landscaped and screened to protect the view of the existing neighbours. Development must have a positive effect on wildlife with a nature reserve and riverside walk alongside the River Ver provided. Good and multiple footpaths and cycle paths must be created to link in with exiting public footpaths and to improve access to the Nickey Line. A new play area will be installed. Vehicle access to the development will be from Harpenden Lane, the Industrial Estate or the bypass. A car park for up to 20 cars will be provided near the existing Industrial Estate

Answered: 82 Skipped: 2



ANSWER CHOICES		RESPONSES	
Strongly agree		39.02%	32
Agree		32.93%	27
Neither agree nor disagree		9.76%	8
Disagree		6.10%	5
Strongly disagree		12.20%	10
TOTAL			82

#	COMMENTS	DATE
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**Redbourn Neighbourhood Plan
Consultation Statement Draft**

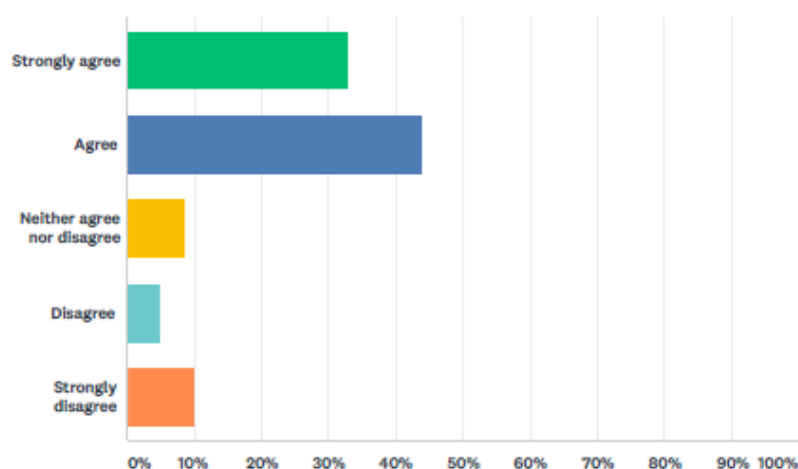
Redbourn Neighbourhood Plan		SurveyMonkey
1	I strongly agree to development on EAST of the river ver. I strongly disagree to access on Harpenden Lane I strongly disagree with vehicle access on Harpenden Lane either for construction access or once the site is completed. The speed limit from the roundabout is 60 mph. My daughter was hit by a van on this part of Harpenden Lane, it is too close to the roundabout to be safe. Please see 11 page 6	4/13/2018 3:01 PM
2	Great place for dumping junk by the neighbours instead of there back yard. No building on green belt	4/12/2018 2:28 PM
3	Keep properties small. NO access from by-pass	4/12/2018 2:11 PM
4	An excellent site for development	4/12/2018 1:02 PM
5	This sounds laudable but developers will want to build as many houses as possible as it is doubtful that the above will be achieved. The land is in the flood plain and this should be left	4/12/2018 12:58 PM
6	Do not agree with access to this site from the by-pass. Very dangerous for cars turning right unless a mini roundabout could be put in	3/22/2018 3:37 PM
7	Instead of 100 plus homes and a car park for 20 cars. Some of this space should be allocated to a car park for 100 plus cars!! Redbourn High Street will die unless more whole day parking for the daily workers is provided	3/22/2018 2:38 PM
8	Parking is at a premium and the 'Kane' trucks often take up the bit of parking on the road out of the village...	3/22/2018 2:21 PM
9	We do not have any comments on the proposed allocation on Land East of Redbourn.	2/16/2018 5:11 PM
10	Leaving the traveller site code to village housing is a mistake. The traveller community are separate community. Neither communities wish to merge. If development on east of Redbourn is to proceed the traveller site must move to the outskirts of the parish.	2/16/2018 9:06 AM
11	No development, including commercial and residential is appropriate on the flood plan. Water run off from new properties must also be considered	2/16/2018 8:59 AM
12	What about schooling? We moved to Redbourn 2 years ago and our children didn't get places at Redbourn school (Cumberland Drive), I now have to drive both children to The Grove in Southdown. Schools are oversubscribed.	2/15/2018 7:55 PM
13	Essential that full consideration is given to traffic management, improved leisure and nature facilities through careful and considered planning. Ensure that such properties are going to be fully maintained and not be allowed to become detrimental to the values of the redbourn community.	2/15/2018 6:37 PM
14	If the industrial estate is going to be used for access to new housing , this must be planned to allow better lines of sight for turning into the High St . I live in Fish St Farm , opposite the industrial estate . To drive out of Fish St farm onto the High St is getting very difficult because of high levels of traffic parking in the high street which blocks line of sight in both directions. In addition Kane lorries are bringing their lorries into the start of the the High St , near the vet/Nickey line bridge , sometimes there are up to 7 lorries waiting there to then enter and unload at the Kanes site . These lorries plus the office workers parking on the road there means that traffic is reduced to a single lane into and out of the village - it is an accident waiting to happen . So more traffic in this area will make this even worse.	2/15/2018 3:14 PM
15	Access via high street is important especially if there could be a potential car park there, would be needed at the bottom end of the high street. Affordable homes are very important and this site can provide that, could there be something in place that local people have a window of opportunity to buy before its offered outside. I have seen this happen elsewhere around the country, working closely with developers.	2/15/2018 11:00 AM
16	RED 7 is comprehensive and excellent - except for the reference to the affordable housing requirements of the St Albans Local Plan. See the comment at Qu 1 - namely that such requirements should instead appear in the NP.	2/15/2018 1:11 AM
17	Affordable or social? I don't see them as being the same. Support smaller properties which are more affordable and enable both first time buyers and older people to downsize	2/7/2018 2:11 PM
18	As long as there isn't an excess road with this site because Crown Street could not cope with the traffic. If flats are in the plan to make sure they are north of the travelers site so not visible of existing homes	2/7/2018 1:38 PM
19	If the caravan site needs to be moved, Redbourn already has one at Tullochside , it is unreasonable for any village to have more than site. Bear in mind Hemel Hempstead has put one very near to our border at Cherry Tree Lane	2/7/2018 1:28 PM
20	The apartments need to be built at the North end of RED7 to be concealed by trees also the trees running alongside the footpath running from Crown St MUST remain	2/7/2018 1:19 PM

Redbourn Neighbourhood Plan		SurveyMonkey
21	My agreement on this is solely based on ALL the above restrictions being applied to this site throughout the full period covered by the plan	2/7/2018 12:12 PM
22	Where would the play area be? If the flood area is prohibited for HOUSING would a play area end up in the flood zone? I would object to this. Would the car parking area be for general village use?	2/7/2018 11:39 AM
23	What is critical is that development is not within the flood plain and should be well screened. Also must have a positive effect on wildlife with a nature reserve and riverside walk What about existing landowners and their rights??	2/7/2018 11:32 AM
24	Congestion with the village can not manage currently. 100 homes with the additional 2/3 cars per family is just an unrealistic proportion. How are families expected to get children to secondary schools when there are no buses/ facilities to get them there without using roads. The bus network is TOO expensive currently, unreliable at best and more often not available	2/6/2018 2:25 PM
25	I am totally AGAINST development on ANY FLOOD PLAIN. In particular the speed of traffic along the bypass prohibits safe entry	2/6/2018 1:21 PM
26	Would this allow a variation in timing ie all day, or morning or up to 3 hours	2/6/2018 1:08 PM
27	This sounds an excellent solution and good and sensitive use of this area. Not quite sure why "screened to protect the view of the existing neighbours" is necessary! Why screening?	2/6/2018 12:09 PM
28	2 Bed properties priority	2/6/2018 11:59 AM
29	If they want to develop their land - make sure THEY pay for all the things WE want from it	2/6/2018 11:17 AM
30	Whilst important to provide as greener space as possible it also requires maintaining. Currently outsourced ground maintenance in Redbourn is very poor. Trees are not maintained to an adequate level and grass verges left long and unkempt. If this poor level is maintained within a new development instead of creating a nice place to live, the opposite will result.	2/5/2018 11:02 AM
31	sounds too large to be of positive impact	2/3/2018 6:54 PM
32	The car park is insufficient the roads will be overrun this will be a big negative for our community	2/3/2018 2:57 PM
33	The idea of developing this area seems positive, but the local roads, schools, doctors and parking, etc. cannot support it. 20 new car spaces is a ridiculously low target. They would be immediately used up right now, without adding any new development. You simply cannot keep adding to Redbourn if there is not enough space for vehicles - either moving or parked.	2/3/2018 10:00 AM
34	Generally agree with the statements, but have yet to see any justification for the need for 100 homes. Is the Redbourn Plan aiming to meet the needs of Redbourn residents or to generate a growing village with a population balanced across all age groups? Of the homes built in Redbourn over, say the last 10 years, how many were initially occupied by people from Redbourn.	2/1/2018 7:47 PM
35	The land identified on the plan is currently a wild and natural area, to subject it to any sort of development would be to destroy this natural unspoilt habitat.	2/1/2018 11:04 AM
36	It is a great shame that the travellers' site will blight the appeal of this area for potential occupiers. It would be good if it could be moved, with more homes accommodated and the removal of the blight. For those around when development was first suggested on this wider site, they will remember that opposition to a decent development left the site clear for the County Council to put the travellers' site there. Some of us pointed out the danger at the time but, as so often, those who oppose any reasonable scale of development lose their leverage to shape what is eventually built.	1/31/2018 6:01 PM
37	The land is a flood plain and also a much prized green area with wild life, horses, and pleasant views. There are many other places in the area which could be built on which would not impinge on the quality of life of nearby residents as much as this plan would. A large number of houses on all sides of this site would be affected by the proposed development.	1/29/2018 3:28 PM
38	This proposal will need to be re-assessed if proposals to develop the "Rothamsted" land adjacent to Harpenden Lane gather momentum in the next 3 months.	1/29/2018 1:20 PM
39	Concerned about schooling as the village school isn't large enough to cope with the needs of the village as it is.	1/28/2018 6:29 PM
40	the bypass is a very busy road and would not be suitable for access why not use land near the herfordshire garden centre where there would be easy access to the motorway or land on the road to st albans from redbourn where people would be able to drive to the train station	1/28/2018 4:30 PM
41	See my previous comments. 20 car spaces will not be enough.	1/27/2018 1:10 PM
42	Sounds good. Not sure that parking for 20 cars will be enough. Dog walkers often number much more than that in suitable places like this one sounds.	1/26/2018 6:19 PM

Redbourn Neighbourhood Plan		SurveyMonkey
43	I believe that most of this land is prone to floods. In fact it is in Flood Zone 3. Where would the new access from Harpenden Lane be if chosen? I welcome a footpath along the river Ver. This plan sounds to idealistic and not very practical. We have had this discussion before.	1/25/2018 6:45 PM
44	Ha! As if you care about those existing residents! Screened to protect the view? Their view will be social housing. Poor folks. Keep pretending you care about their existing views.....	1/24/2018 9:02 PM
45	Derelict greenhouses are unsightly and sensitive development could enhance visually. However a feature must be made of the rare chalk stream which causes no environmental damage	1/24/2018 3:43 PM
46	This can only be proposed if the social infrastructure is in place... schools/GP services etc	1/22/2018 10:42 PM
47	We have to accept the need for more housing but let it compliment the village	1/22/2018 4:42 PM

Q7 Development on Land off Blackhorse Lane Development on this site will be of approximately 11 to 14 homes with a mix of sizes of properties including affordable/social housing. Access will be from Blackhorse Lane and the existing footpath from Blackhorse Lane to the Leisure Centre will remain. Some land and a financial contribution towards an all-weather football pitch and other facilities will be made on the land adjacent to the site currently used by the Leisure Centre and its customers.

Answered: 82 Skipped: 2



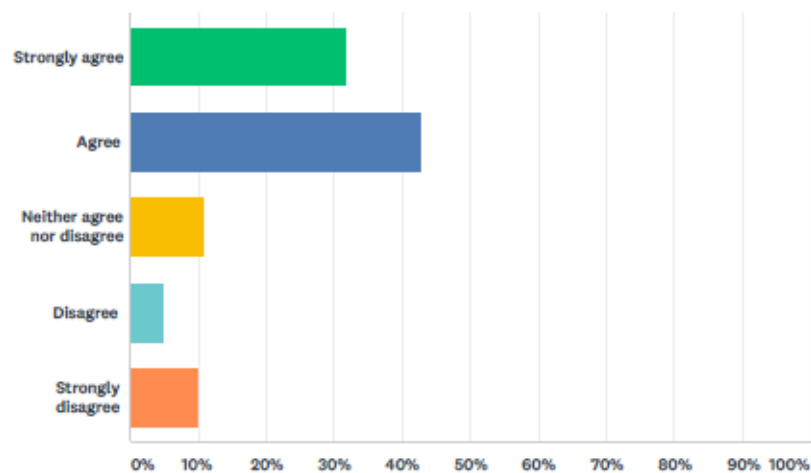
ANSWER CHOICES	RESPONSES	
Strongly agree	32.93%	27
Agree	43.90%	36
Neither agree nor disagree	8.54%	7
Disagree	4.88%	4
Strongly disagree	9.76%	8
TOTAL		82

#	COMMENTS	DATE
1	All weather football pitch for the use of Harpenden Colts, not Redbourn as the charge is way to high. Still more traffic up Dunstable Road.	4/12/2018 2:28 PM
2	We are supportive of the proposed allocation at Land off Blackhorse Lane. The proposed allocation and development of the site for residential use will provide significant benefits including contributing towards local housing needs in Redbourn. The site is located close to a range of village amenities and services all within safe walking distance. The proposed homes will assist with sustaining the local amenities and services of Redbourn through increased local spend. The proposed allocation and development of the site will also facilitate the improvement of facilities at Redbourn Leisure Centre.	2/16/2018 5:11 PM
3	That road can be quite congested already unless parking on the road is restricted.	2/15/2018 7:53 PM

Redbourn Neighbourhood Plan		SurveyMonkey
4	This seems a small scale development. Why are we not pushing for more outcome eg 106 agreement on redbourn gaining more from this rather than small scale gains eg full size football pitch with floodlights	2/15/2018 6:37 PM
5	ensure enough off street parking for the properties on Blackhorse lane as this road is use a lot and its quite narrow.	2/15/2018 11:00 AM
6	See the comment at Qu 1 - namely that affordable housing requirements should be specified in the NP policy for this site.	2/15/2018 1:11 AM
7	Not just a football pitch as this brings people from outside the village and traffic, pitch should be multi purpose to maximise the sporting requirements of people in Redbourn and more parking must be considered	2/11/2018 6:17 PM
8	Loss of this green park area is criminal. The parish has already built on the land behind Coopers Meadow, removing acres of public space. This is the last area of free space outside the common and used safely by dog walkers and children.	2/6/2018 2:25 PM
9	Another great use of this land	2/6/2018 12:09 PM
10	Don't take land from these developers. Let them keep the land to develop but make them pay for outcomes determined in the plan	2/6/2018 11:47 AM
11	Please see comments in section 5 about loss of grass football pitches. Whilst new all-weather facility are welcome, they are not always appropriate for league football matches and can often take away more playing area than they replace. So consideration should be given to finding additional space to replace grass pitches.	2/5/2018 6:18 PM
12	Widening of the road (Blackhorse Lane) along that road edge as part of the development as the road at that point is particularly narrow.	2/5/2018 12:17 PM
13	land should not be used here for houses when it is a piece of land to encourage sports use. make better use of the recreation centre rather than build houses here.	2/5/2018 11:39 AM
14	Why has it been determined that football is to be the sport of choice? What consultation has taken place? What are the financial contributions in cost or percentage. This is a very vague outline with very little thought and planning applied. It will also impact the very important cricket facilities which play a massive part in our village throughout the summer.	2/5/2018 11:02 AM
15	plan does not compensate fully for loss of recreational land with equal space provision please look at recent history of harpenden all weather court and lack of respect for the facility with litter being left and the surface burnt!	2/3/2018 6:54 PM
16	There are no plans to support this point. Land that is vital to Redbourn is being taken away	2/3/2018 2:57 PM
17	This is currently used as sports ground and should remain so. It is wrong that we find it acceptable to build on our sports grounds as a nation and I would hope Redbourn would not fall into this trap. The idea of an all-weather pitch is good but only IN ADDITION to retaining the current AREA used for sports. We will need more area for sports by 2031, particularly with increased housing.I realise the council does not own this land but presumably it does have the say in its usage.	2/3/2018 10:00 AM
18	If there is a need then for new homes then this is one of the better sites as it is by a bus route and within walking distance of the schools and shops.	2/1/2018 7:47 PM
19	Whilst I agree that this site should be developed, I disagree with committing the community benefit to enhancing the leisure facilities. Wouldn't it be better to use the money to make more homes affordable?	1/31/2018 6:01 PM
20	it would be good to fill some of this land space but I doubt if people will find any of the houses affordable to first time buyers	1/28/2018 4:30 PM
21	Sounds sensible.	1/26/2018 6:19 PM
22	I would like to see a map/plan to assess this.	1/25/2018 6:45 PM
23	At least the impact here will be minimal and I can see some logic. I would suggest changing the road access and allow cars down this route as well as buses. This might ease some Road pressure.	1/24/2018 9:02 PM
24	Suggest a boules pitch would be a popular addition to facilities for the village. Boules is a sport that can be enjoyed by all ages and also people with disabilities if access is good	1/24/2018 3:43 PM
25	As above	1/22/2018 4:42 PM

Q8 Land off Dunstable Road Development on this site will be of approximately 12 homes with a mix of sizes of properties including affordable/social housing. Access will be from Dunstable Road and suitable screening from the commercial offices next door and the Leisure Centre itself will be provided. A financial contribution towards an all-weather football pitch and other community uses will be made on the land adjacent to the site currently used by the Leisure Centre and its customers.

Answered: 82 Skipped: 2



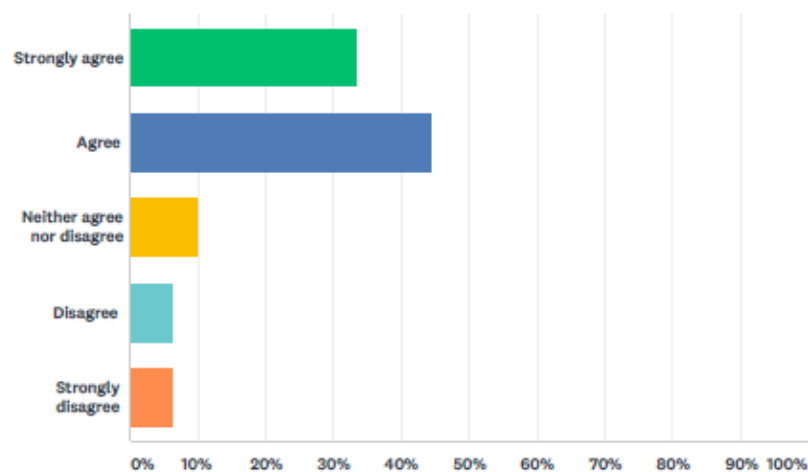
ANSWER CHOICES	RESPONSES	
Strongly agree	31.71%	26
Agree	42.68%	35
Neither agree nor disagree	10.98%	9
Disagree	4.88%	4
Strongly disagree	9.76%	8
TOTAL		82

#	COMMENTS	DATE
1	Save green belt. O 2 football pitches here comes the Colts in droves. What about Redbourn footballers	4/12/2018 2:28 PM
2	We are supportive of the proposed allocation at Land off Dunstable Road. The proposed allocation and development of the site for residential use will provide significant benefits including contributing towards local housing needs in Redbourn. The site is located close to a range of village amenities and services all within safe walking distance. The proposed homes will assist with sustaining the local amenities and services of Redbourn through increased local spend. The proposed allocation and development of the site will also facilitate the improvement of facilities at Redbourn Leisure Centre.	2/16/2018 5:11 PM
3	Same applies here, plenty of off street parking as Dunstable Road is well used!	2/15/2018 11:00 AM
4	See the comment at Qu 1 - namely that affordable housing requirements should be specified in the NP policy for this site.	2/15/2018 1:11 AM

5	Still need access to The playing fields from the recreation centre, needs to allow for parking on Dunstable Road i.e. off road access To properties. All-weather pitch needs to be multipurpose and have floodlights and more parking for the Rec will be needed	2/11/2018 6:17 PM
6	Affordable housing (ie small units) for young families, must be considered in relation to school places for 4 to 11 year olds	2/6/2018 1:08 PM
7	Good use of this site	2/6/2018 12:09 PM
8	Ditto (as per no. 7)	2/6/2018 11:47 AM
9	See comments in relation to section 5 and 8 above. A further grass pitch used every Sunday by Harpenden Colts will be affected by this re-development and provision should be made to retain the existing number of grass pitches.	2/5/2018 6:18 PM
10	It is not clear why it is football that has been determined as the sport of choice. What are those financial contributions? Very vague with no obvious thought,	2/5/2018 11:02 AM
11	same comments as no 7	2/3/2018 6:54 PM
12	There are no plans to support this and no evidence	2/3/2018 2:57 PM
13	See point 7.	2/3/2018 10:00 AM
14	On a bus route but further away from shops and schools compared with the Blackhorse Lane site. Both this and the Blackhorse Lane sites are preferable to the East of Redbourn site as they are on a bus route.	2/1/2018 7:47 PM
15	Yes, this site should be developed but their should be a much bolder land-take between Dunstable Road and the bypass to provide a much greater number of homes - a volume that would make a more comprehensive and innovative development scheme, with a high level of affordable, possible. Overall, the numbers of new homes in the plan lack ambition and fuller development of this wider site would go further in providing the homes that are so badly needed.	1/31/2018 6:01 PM
16	would make good use of empty land but hope that traffic would be aloud to turn left up the end of this road instead of causing too much traffic in harpenden lane	1/28/2018 4:30 PM
17	No thought has gone into the 'race track' mentality of vehicle users along Dunstable Road. I have a relative living along this road and on many weekends there are some drivers who use this as a race track, testing the performance of their cars. Doing beyond 30 MPH. There has been occasions when motorcyclists perform wheelies along here as in the TT races. Dunstable road is a straight road with no traffic calming, it encourages drivers to open up the throttle. Chicanes or humps would slow much of this down. Future or possible developers should be made to pay for these improvements. I find it odd that one always observes a police speeding van along Redbourn Lane. Three times this last week starting 15th Jan. I can only conclude that an important dignitary lives along this road and keeps complaining yet traffic calming in Redbourn plays 2nd fiddle.	1/27/2018 1:10 PM
18	Sounds fine.	1/26/2018 6:19 PM
19	I would like to see a map/plan to assess this.	1/25/2018 6:45 PM
20	As above	1/22/2018 4:42 PM

Q9 Land at Bridge Nursery 'Scout Farm' Dunstable Road Development
on this site will be of approximately 18 homes with a mix of sizes of properties including affordable/social housing. As the site has multiple owners it must be developed as a comprehensive scheme. Access will be from Dunstable Road and Harpenden Lane and will include a public car park for the relocated Redbourn Library and the High Street. The existing old glasshouses will be removed and this land will be provided for community use.

Answered: 81 Skipped: 3



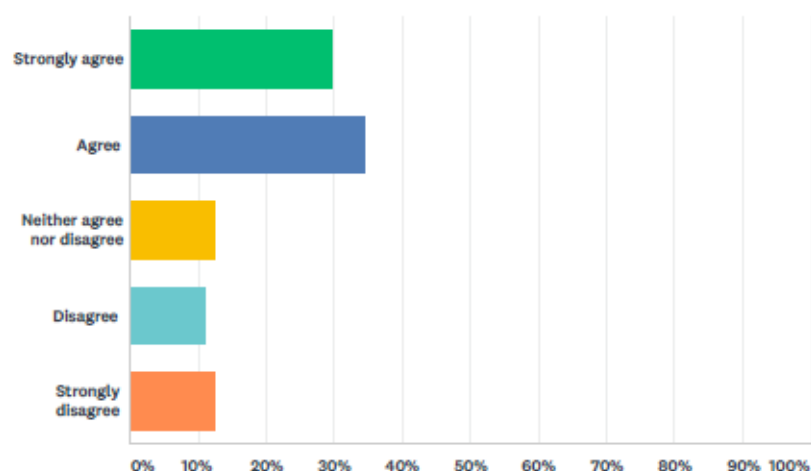
ANSWER CHOICES	RESPONSES
Strongly agree	33.33% 27
Agree	44.44% 36
Neither agree nor disagree	9.88% 8
Disagree	6.17% 5
Strongly disagree	6.17% 5
TOTAL	81

#	COMMENTS	DATE
1	Save green belt	4/12/2018 2:28 PM
2	Parking is already an issue for owners of 100 High Street so any additional parking in this area would be appreciated. Currently vehicles regularly park on the "pavement" just beyond the Fire Station. Can this be retained as proper roadside parking for homes opposite who mostly have no parking space.	4/12/2018 1:09 PM
3	A safe crossing must be put in to the relocated library	3/22/2018 3:37 PM
4	Please increase the size of the car park. Make it free long stay/daily so that the workers in Redbourn can park here all day to free up the High Street	3/22/2018 2:38 PM
5	Good having parking near the Library	3/22/2018 2:21 PM

Redbourn Neighbourhood Plan		SurveyMonkey
6	We do not have any comments on the proposed allocation at Land at Bridge Nursery 'Scout Farm' Dunstable Road.	2/16/2018 5:11 PM
7	agree with all, plenty of car parking crucial	2/15/2018 11:00 AM
8	Housing is welcome, as are the proposals for "community use". But the latter phrase does appear rather loose; in particular, are open uses (sport, allotments, play) or buildings contemplated? If buildings, what extra community use could be identified? If none, then why not an employment use (eg small offices) for this site? Digging an allotment on the site of the former glasshouses would be deadly!	2/15/2018 1:11 AM
9	This will help incorporate the new library into the village and prevent it being a 'desert island' on the fringes of the village	2/7/2018 2:11 PM
10	I think this would also be a good place to maybe make into parking because the other end of the High Street gets very congested	2/7/2018 1:38 PM
11	We do not need anymore community areas. I suggest using that land to increase car parking away from the High Street to secure congestion.	2/7/2018 1:19 PM
12	Access to the N village is realistically by this one road - too many cars will be maneuvering on a dangerous bend - unsafe. 18 homes with 2/3 cars per house....	2/6/2018 2:25 PM
13	I would welcome a new library/fire station. This sight has been an eyesore for far TOO long and is a trap for debris	2/6/2018 1:08 PM
14	This area is an eyesore, and in need of development. Sounds good, esp. more parking	2/6/2018 12:09 PM
15	What about the barn - can it be saved? Parking for this site? Will there be a play area? Not just a dog run?	2/6/2018 11:17 AM
16	the infrastructure around this part of redbourn to create another housing estate is poor - there are plenty of fields that can be built upon without destroying the rural nature of the village. the views across those fields are priceless and its crazy that the houses are being considered for this part of the village.	2/5/2018 11:39 AM
17	A disaster for our village	2/3/2018 2:57 PM
18	This seems a much better accessed site than all the others and one that its adjacent road could probably absorb safely. It would bring possibly 32 cars to the village so would probably soon use up any additional new parking. The additional new parking would be used up currently, without adding any housing.	2/3/2018 10:00 AM
19	A more desirable site as on a bus route and close to the shops.	2/1/2018 7:47 PM
20	There is plenty of land/walks around Redbourn for community use. The land should be used in total for housing. Its an obvious area for potential housing development. Parking land is essential for both the library and the fire station	2/1/2018 1:33 PM
21	See my answers to question 8 - yes develop this site but go for something more ambitious.	1/31/2018 6:01 PM
22	This proposal will need to be re-assessed if proposals to develop the "Rothamsted" land adjacent to Harpenden Lane gather momentum in the next 3 months.	1/29/2018 1:20 PM
23	this seems a reasonable suggestion	1/28/2018 4:30 PM
24	Same concerns as item 8.	1/27/2018 1:10 PM
25	Sounds all good.	1/26/2018 6:19 PM
26	This sounds ok.	1/25/2018 6:45 PM
27	Additional car parking is essential for new library and high street	1/24/2018 3:43 PM
28	I especially like the land for "community use" Perhaps a communal garden with links to schools/St Matthews etc	1/24/2018 2:55 PM
29	Additional parking essential	1/22/2018 4:42 PM

Q10 Housing Numbers: Do you agree that over the period of 2017-2036, approximately 144 new residential properties will be built in Redbourn on the 4 sites identified in the Neighbourhood Plan?

Answered: 81 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly agree	29.63%	24
Agree	34.57%	28
Neither agree nor disagree	12.35%	10
Disagree	11.11%	9
Strongly disagree	12.35%	10
TOTAL		81

#	COMMENTS	DATE
1	Save green belt not to this no to Rothamsted no to Hemel. Build a new town up north where they need homes and send overspill of London up there	4/12/2018 2:28 PM
2	More housing and facilities needed.	4/12/2018 2:11 PM
3	Yes, but since this document was produced the proposal has been put forward for a large development on Rothamstead land (Harpenden Lane). How does this fit in to the Neighbourhood Plan?	4/12/2018 1:09 PM
4	I am concerned that Rothamsted has expressed an interest in developing its land. Although some houses are required we must take into account that Redbourn is a very successful community and development must not prejudice this.	4/12/2018 12:58 PM
5	Houses are definitely needed to avoid children having to move too far away. 144 over 19 years is really a very small number probably not nearly enough.	3/29/2018 1:09 PM
6	I think this is a realistic cut of the village	3/22/2018 4:07 PM
7	The sites are well situated and not too large. I'm not sure how people will feel buying homes next to the travellers site though. I particularly worry that the "powers that be" may end up building on the flood plain. That would be much too big an area	3/22/2018 2:21 PM

Redbourn Neighbourhood Plan		SurveyMonkey
8	<p>Paragraph: 065, Reference ID: 41-065-20140306 of the National Planning Practice Guidance (NPPG) sets out the basic conditions that a draft Neighbourhood Development Plan or Order must meet if it is to proceed to referendum. Only conditions a, and d-g apply to a Neighbourhood Development Plan (conditions b and c relate to Neighbourhood Development Orders only). These are: • Condition A: having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). • Condition D: the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development • Condition E: the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). • Condition F: the making of the order (or neighbourhood Plan) does not breach, and is otherwise, compatible with, EU obligations. • Condition G: prescribed conditions are met in relation to the order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood Plan). We acknowledge that the Pre-submission Draft of the Redbourn Neighbourhood Plan has identified some housing growth through proposed allocations. However, we also note that St Albans City & District Council are preparing a new Local Plan. The Council are currently consulting on their Draft Issues and Options Consultation (Regulation 18) and undertaking a Call for Sites. For the Redbourn Neighbourhood Plan to be found sound, the Plan must be consistent with national and local policy, otherwise it will fail to meet Conditions 'A' or 'E' of Paragraph 065 of the NPPG. Condition D is also relevant as the Plan will need to ensure that it contributes towards achieving sustainable development in the District. Without any further details of the required housing numbers for Redbourn in the Neighbourhood Plan based on the District's housing requirements, there is a risk that the Neighbourhood Plan may be found unsound at Examination and will be unable to proceed to referendum.</p>	2/16/2018 5:11 PM
9	The East of Redbourn is too large a site. What is happening to other land.	2/16/2018 9:06 AM
10	Reduce initial numbers on land east of Redbourn and phase development	2/16/2018 8:59 AM
11	While this offers a small contribution to the housing problem, will this still go ahead if we are forced to accept the 1000 houses on sale of the rothamsted land ??	2/15/2018 6:37 PM
12	Think that is enough for Redbourn village to accommodate over the period.	2/15/2018 11:00 AM
13	I have ticked Strongly Agree because to Disagree is likely to be bracket me with those who oppose new housing. But in fact I disagree with 144 homes over the years 2018 to 2036, as being too few. It is actually an somewhat underwhelming 8 per year.	2/15/2018 1:11 AM
14	Yes it's a reasonable number to meet the need and can be incorporated without having a detrimental impact on the character of the village	2/7/2018 2:11 PM
15	But NOT on the flood plains	2/7/2018 1:19 PM
16	Redbourn was a village - it is now being developed to be a town with no benefits or facilities or transport links to achieve this status.	2/6/2018 2:25 PM
17	We should use these sites and we need them as soon as possible	2/6/2018 1:08 PM
18	I would be very happy for more properties than 144, with a preference for building to the North East "Rothamstead owned" rather than West	2/6/2018 12:03 PM
19	More houses will keep the village alive	2/6/2018 11:47 AM
20	We need more people in the village to keep the High Street alive!	2/6/2018 11:17 AM
21	What additional infrastructure provisions are being planned to accommodate additional people (300-400), eg Doctors surgery/Health Centre, schools, transport links (easy access to mainline rail stations)	2/6/2018 11:06 AM
22	We would not support additional housing on land forthcoming from sale from Rothamstead, should this occur	2/6/2018 10:47 AM
23	i dont disagree that new houses should be built but i am sure there are plenty of development potentials without impacting on the current village life / views and walks that are available.	2/5/2018 11:39 AM
24	The need for additional housing can only be addressed if all resources are provided. This includes schools, retail and transport routes. This survey only addresses housing which appears to be a tick box exercise.	2/5/2018 11:02 AM
25	Providing infrastructure such as schooling is properly considered	2/4/2018 10:18 PM
26	seems too aggressive numbers for the scale and facilities of the high street and local community that already have large influx of residents from surrounding areas	2/3/2018 6:54 PM
27	Redbourn is at full capacity already this will be a disaster	2/3/2018 2:57 PM
28	No. The facilities and environment cannot cope with that many more people and cars.	2/3/2018 10:00 AM

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SurveyMonkey

29	Please can the exact need for homes be quantified. A need for homes derived from the Analysis of Housing Needs document which based on a statistical comparison using data from the 2001 and 2011 censuses is far from sound. If the need for 144 new residential properties can be justified then the 4 sites identified in the Neighbourhood Plan seem a reasonable choice.	2/1/2018 7:47 PM
30	More houses - will need extra school places - another Doctor at local practice?	2/1/2018 2:58 PM
31	This would seem to be saturation point. With the 1500 the other side of the motorway (towards Hemel) and talk by Rothamsted releasing land for building, traffic will become horrendous if any more are built.	2/1/2018 2:46 PM
32	These developments, plus the wider plans for the area, re-emphasises the importance of traffic planning and the impact on already busy roads in and around Redbourn	2/1/2018 1:45 PM
33	We obviously have to make a serious contribution to the SADC plans and it's better if we decide the locations rather than some "townies from London"	2/1/2018 1:33 PM
34	We believe the amount of housing (144) proposed for Redbourn is beyond the needs of residents or potential residents and also the capabilities of local services. This particularly applies to the proposed east of Redbourn development which as well as sharing these issues would also be detrimental to a peaceful and natural area of wildlife habitat. These issues are even more apparent given that the proposed east Hemel Hempstead development (which we do fully support) is only a short distance away and is planned to include all necessary transport, school, commercial and health facilities.	2/1/2018 11:04 AM
35	This needs to be at least doubled. My answers to questions 8 and 9 give one solution. 144 is far too low.	1/31/2018 6:01 PM
36	A decision on the 144 will be dependant upon, and should be taken in conjunction with unfolding decisions on major large-scale developments within parish boundaries and on green-belt land, namely East Hemel (both SADC and Dacorum councils) and north -east Redbourn (Rothamsted land).	1/29/2018 1:20 PM
37	surely this would be enough as we dont want redbourn to become overcrowded and it would be much better to build separate villages between large towns like st albans and harpenden	1/28/2018 4:30 PM
38	As specified above	1/27/2018 1:10 PM
39	144 in 19 years seems like the minimum required.	1/26/2018 6:19 PM
40	Spoiling the village and turning country areas to concrete jungles seems an appalling use of council power. Some areas seem okay as they would appear small developments and possibly won't impact too much. Other areas feel unbalanced and naive. I don't feel you are considering the impact on current residents and providing any tangible benefits for giving up land.	1/24/2018 9:02 PM
41	Better to have well thought out plans as per attached proposals rather than a forced village	1/24/2018 2:55 PM

Q11 Further CommentsDo you have any further comments on the draft Neighbourhood Plan?

Answered: 84 Skipped: 0

#	RESPONSES	DATE
1	<p>Although we fully understand and support the need for new homes in Redbourn, as a family that has been devastated by the severe brain injury my daughter suffered being hit by a van outside our house, we cannot accept the possibility of vehicles accessing the site at the side of our property, either for construction purposes or for residential access once the site is complete. We feel the proximity to our garages which the children use all the time for bikes etc makes this too dangerous. The proximity to the roundabout also means it is difficult for us to pull out of the drive or in to it as people do not expect you to pull in so soon after the roundabout. With the many options to create access points from the bypass if the development was to the east of the river, we feel this is a more reasonable solution. In short we would fully support development to the east of the river Ver with access from the bypass not the village. We understand and fully support the need for new homes in Redbourn, we believe that developing the land on the east of Redbourn would be beneficial to our whole community as at the moment it is unsightly and wasted space. The proposed building and landscaping to incorporate riverside walks and a children's play park will enhance the area. We are however extremely concerned with regard to the entrance of the site, both for construction purposes and residential access once the site is completed. The speed limit on the stretch of road outside our house to the roundabout is 60 mph, vehicles speed off the roundabout on to Harpenden Lane, the entrance to our property is almost an immediate left after the roundabout, it can be difficult getting out of our drive also when turning into our drive from the roundabout other drivers don't anticipate a left turn so quickly. It would be dangerous for cars of 100 houses to enter or exit from this area. My daughter was hit by a van outside our house 3 years ago, it was a very serious accident and resulted in her being airlifted to hospital, she has been left with a brain injury and is now disabled,, with learning disabilities. Increased traffic to this area would be another accident waiting to happen. The Ver River walk runs to the left of our property, it is a very popular with dog walkers, rambling groups and families. People tend to turn right at the end of the Ver walk to make their way to the Nickey Line on the other side of our house and at the bottom of Redbourn Lane. This is also popular for local families who go past our house on bikes with their children. We believe that the traffic from 100 houses would be dangerous for pedestrians and cyclists, as well as other road users. Further to the above points you can see from the enclosed property deed of our house we have right of way access into our garages to the side of our house, we are extremely concerned for the safety of our family members as the garages are in constant use, my son cycles to school everyday with his friends to Roundwood Park School up the Nickey Line, he gets his bike out of the garage and puts it away every day. We park on our property and my disabled daughter has to use the right of way area to get into the house. We feel that if the area was used for access to the proposed site it would be extremely dangerous for us to use our garages as we currently do. My daughter is agitated by loud, sudden noises, such as passing lorries, trains etc, her therapist believes it is a subconscious memory of the sound of her accident, vehicles passing our house at such close proximity would cause her immense stress. We believe the entrance to the site should be either from the by-pass or from the industrial estate. I hope the council will consider our concerns when planning the entrance to the site.</p>	4/13/2018 3:01 PM
2	No	4/12/2018 2:28 PM
3	no	4/12/2018 2:13 PM
4	Pressure SADC to make an exclusion zone to the east of Buncefield Depot where not building will be allowed for safety as Dacorum has done to the west of the depot	4/12/2018 2:11 PM
5	Concern re infrastructure - water supplies etc	4/12/2018 2:04 PM
6	no	4/12/2018 1:09 PM
7	It is absolutely imperative that developers are persuaded to only build smaller homes for the workforce in such an expensive area.	4/12/2018 1:02 PM
8	No	4/12/2018 12:58 PM
9	No comments	3/29/2018 1:09 PM
10	No comments	3/29/2018 12:58 PM
11	No comments	3/29/2018 12:53 PM

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Redbourn Neighbourhood Plan		SurveyMonkey
12	A thoughtful well-considered plan	3/29/2018 12:43 PM
13	It would be good to publish the acceptability of allowing building on current house plots which would allow 2-3 homes to be built where one exists at present	3/22/2018 4:07 PM
14	NO	3/22/2018 3:37 PM
15	Thank you to the volunteer Councillors and Redbourn Parish employees who have obviously put so much effort into this proposal on behalf of us Redbourn residents. Overall the plan is sensible and well thought out. I look forward to being involved and watching future developments. The two main concerns are: 1. Parking - more daily/free for workers - to free up the High Street 2. More "old people" housing so that older people down size and free up their larger family homes so that everyone moves up the ladder	3/22/2018 2:38 PM
16	No	3/22/2018 2:21 PM
17	My client wishes to promote their land interest at Land West of Lybury Lane, Redbourn for residential allocation through the Redbourn Neighbourhood Plan. The site is located on the northern edge of Redbourn, located within the Metropolitan Green Belt and the existing use of the site is a nursery comprising glasshouses, which are largely single storey in nature. The site is considered to be previously developed for the purposes of the definition of 'previously developed land' at Annex 2 of the NPPF. It is considered that the site can accommodate up to 18 dwellings. Masterplanning can be prepared for the site to show details of an indicative proposed layout and design and to identify how residential development of the site can be delivered. Proposed residential development of the site will provide significant benefits including contributing towards local housing needs in Redbourn by providing a mix of types and sizes of market and affordable housing, contributing to the District's deliverable supply of housing and towards the local economy. The removal of this site as an unsightly brownfield site on the edge of Redbourn and replaced with a sensitive approach to proposed development through much needed new homes is considered to be of a significant benefit. The proposed allocation and development of my client's site would be supported by a planning application comprising a detailed package of technical information to demonstrate that the proposed development will not result in any significant harm to matters of acknowledged importance, such as highway safety, flooding, ecology, arboriculture, heritage, archaeology or landscape and visual amenity. The site represents an achievable, suitable and deliverable allocation to support local housing need of Redbourn. The site is located close to a range of village amenities and services all within safe walking distance. The proposed homes will assist with sustaining the local amenities and services of Redbourn through increased local spend.	2/16/2018 5:11 PM
18	No	2/16/2018 9:06 AM
19	Generally well thought out and balanced	2/16/2018 8:59 AM
20	No	2/15/2018 8:09 PM
21	Schooling must be addressed.	2/15/2018 7:55 PM
22	As long as the village does not begin to merge with other towns etc I am happy with extra housing especially for younger people or downsizers.	2/15/2018 7:53 PM
23	We need to be looking ahead and developing redbourn positively for future generations and not get stuck in trying to hold back positive developments. We could do with some input from young adults. What do they think? Redbourn currently feels like an aging community. We need to be looking for new facilities, housing, shops that offer more to young families and their children, and to young adults.	2/15/2018 6:37 PM
24	No	2/15/2018 5:45 PM
25	No	2/15/2018 3:14 PM
26	no	2/15/2018 11:00 AM
27	Well done to the Parish Council in taking forward a vision and a plan for the future	2/15/2018 1:11 AM
28	Stop the big Hemel development and improve buses	2/11/2018 6:17 PM
29	The ratio of Social Housing:private Homes should be specified.	2/10/2018 4:38 PM
30	No developments in Redbourn not supported by the local people	2/9/2018 10:29 PM
31	I don't see the need for more allotments when so many are not used. Mind you that could just be due to very poor marketing of them! I don't agree that the Health Centre can accommodate more residents. It's creaking at the seams already with 2-3 weeks wait for appointments	2/7/2018 2:11 PM
32	We really need to think of transport links to Harpenden station and St Albans, especially if we are thinking of affordable housing for young people to get work	2/7/2018 1:38 PM

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Redbourn Neighbourhood Plan		SurveyMonkey
33	We pray that St. Albans DC does not build on our Green Belt they call Hemel Hempstead East (North) which mean HH swamping Redbourn	2/7/2018 1:28 PM
34	Ver Road and Crown St residents must be screened off from new development and their rural aspect should be retained and the flood plains turned into a park retaining the screening provided by the existing trees on the public footpath. Restrict storeys for apartments to 1-2 storeys	2/7/2018 1:19 PM
35	I am impressed with the amount of work which has been put into this plan and agree with the process the Parish Council are following. Hopefully, once agreed, the plan will provide a comprehensive set of rules to prevent developers exceeding the plan without further local consultation	2/7/2018 12:12 PM
36	Possible car parking could be in what is now the MOT centre. Also the patch of green opposite the players studio in lamb lane. Any new housing should include adequate parking space. Sheltered housing (warden controlled?) for the large elderly population in Redbourn could also be included or at least considered. Impressive plan overall	2/7/2018 11:39 AM
37	Can you local infrastructure cope? Schools, water supply, sewage, traffic in rush hour; especially with problems on M1	2/7/2018 11:32 AM
38it destroys what I love about this village. It will not be a quiet, safe place to live. Traffic is already massively congested. When walking/cyclind around our roads we already take our lives in our hands whilst trying to maintain a healthy life style. There are already too many cars and lorries on these village roads...Dangerous and congested. Never peaceful	2/6/2018 2:25 PM
39	In general this seems a sensible plan, small scale, reasonably prices (for rent and purchase) properties EXCEPT ALONG THE BANKS OF THE RIVER VER	2/6/2018 1:21 PM
40	f	2/6/2018 1:08 PM
41	I congratulate the parish council on all the work in preparation for these proposals. I would support all 4 sites	2/6/2018 12:09 PM
42	fs	2/6/2018 12:03 PM
43	ds	2/6/2018 11:59 AM
44	- Improve public transport eg bus service to Harpenden - How will the plan impact the Nickey Line??	2/6/2018 11:56 AM
45	A plan without finance is a "dream". I suspect that there is a lot of dreaming going on here	2/6/2018 11:47 AM
46	gfd	2/6/2018 11:17 AM
47	gdg	2/6/2018 11:10 AM
48	nh	2/6/2018 11:06 AM
49	gffg	2/6/2018 10:47 AM
50	The Harpenden Neighbourhood Plan includes a statement as follows (page 58):- "In particular, appropriate proposals that would provide permanent venues for local sports clubs without a permanent venue, such as Harpenden Hockey Club and the Harpenden Colts Football Club, would be supported." Our Club supports youth football in Harpenden, Redbourn and other surrounding villages such as Flamstead. If possible, we would urge you to include a similar statement in the Redbourn Neighbourhood Plan to support any future options made available around Redbourn for a permanent home for either or both sports clubs.	2/5/2018 6:18 PM
51	No	2/5/2018 2:38 PM
52	None	2/5/2018 2:24 PM
53	No - it looks a well thought through neighbourhood plan and as a local resident I endorse it.	2/5/2018 12:17 PM
54	taking sporting land from our children is a direction that i strongly oppose, as well as destroying the fields within the actyual village itself when there are so many other areas where houses could be built.	2/5/2018 11:39 AM
55	The draft is too vague and not enough thought is provided as to loss of sports facilities, recreational areas and financial contributions.	2/5/2018 11:02 AM
56	No. Redbourn is already overcrowded	2/5/2018 9:31 AM
57	Please condSpider the impact on School Places are f this expansion	2/4/2018 10:18 PM
58	no	2/3/2018 6:54 PM
59	This plan must not go ahead	2/3/2018 2:57 PM

**Redbourn Neighbourhood Plan
Consultation Statement Draft**

Redbourn Neighbourhood Plan

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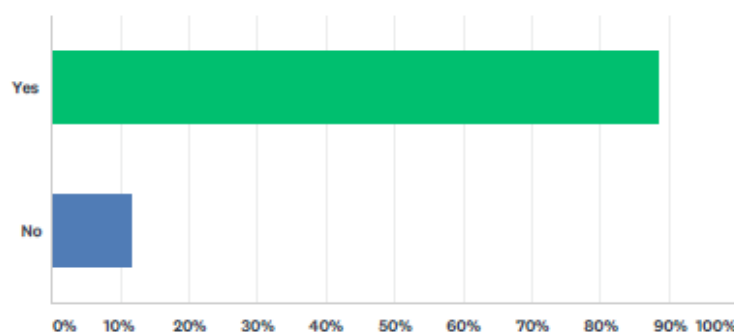
60	No.	2/3/2018 10:00 AM
61	I appreciate the need for more housing but feel that the number of homes allocated to Redbourn is too high, considering St Albans Council plans to build 2500 homes on our doorstep! Why not share the housing allocation to all villages and towns	2/1/2018 8:43 PM
62	No	2/1/2018 7:47 PM
63	gfgf	2/1/2018 2:58 PM
64	The 144 houses for Redbourn seem reasonable. What are not reasonable are for 1500 and other unknown numbers (Rothamstead) to be built on the outskirts. These will really rob us of green belt and contribute enormously to traffic congestion and pollution	2/1/2018 2:46 PM
65	Concerned that these local plans should not be developed in isolation from those those affecting the immediate area - or vice versa. Piecemeal planning leads to serious problems	2/1/2018 1:45 PM
66	Buses in Leverstock Green (HH) run every 15 minutes and I used to use these regularly and in preference to the car. Routes LG to HH and LG to St.A. If we had a similar bus service I would use it regularly. The present frequency is painful	2/1/2018 1:33 PM
67	None	2/1/2018 11:04 AM
68	Thanks to those who have brought this forward but please revisit the numbers and give realistic provision through to 2036.	1/31/2018 6:01 PM
69	Houses on the edge of the village fronting on the main roads would be more acceptable to local residents.	1/29/2018 3:28 PM
70	I support the Neighbourhood Plan BUT any decision to proceed should also be based on consulting the village community on whether they think either the East Hemel and / or the Rothamstead land developments should take place.	1/29/2018 1:20 PM
71	My concerns are on mainly schooling and parking	1/28/2018 6:29 PM
72	I don't want Redbourn to expand much more it will spoil village life and we don't want any more people at the local surgery and the schools	1/28/2018 4:30 PM
73	Why does this plan keep doing the rounds. I thought this was all decided ages ago. I think that planning for these extra homes without due consideration to traffic calming or restricting car usage will result in the plan being unworkable or causing severe nuisance to existing inhabitants.	1/27/2018 1:10 PM
74	Not at present.	1/26/2018 6:19 PM
75	I would like more dates to visit the Parish centre, Health Centre, Sports Centre, Library. We are away on Saturday 27 January	1/25/2018 6:45 PM
76	People love Redbourn because it has a village feel. It's surrounded by beautiful countryside. While I accept houses are needed not at the expense of other residents nor our countryside. Feels like the planners don't like green fields and as it's not in their backyard you don't care.	1/24/2018 9:02 PM
77	Developments suggested seem appropriate but I wonder if it will be enough and hope that the percentage of 1-2 bed homes will be as close to 50% as possible. This will provide starter homes but also potential for downsizing and release of other properties. Need to ensure these homes are suitable for both young AND OLD!	1/24/2018 3:43 PM
78	Seems sensible and well thought out. Easy to respond because of the design of document - Thanks	1/24/2018 2:55 PM
79	X	1/22/2018 10:42 PM
80	144 additional properties will bring c.200 additional cars and many more car journeys to the village. Consideration must be given to improving public transport services.	1/22/2018 5:27 PM
81	A very good document, particularly the vision for 2031	1/22/2018 4:42 PM
82	No	1/20/2018 11:24 AM
83	No	1/14/2018 9:39 AM
84	No	12/27/2017 10:02 AM

Redbourn Neighbourhood Plan

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Q12 Consent to Use Your Personal Details Redbourn Parish Council would like to use information about you as part of their analysis of feedback received in relation to this consultation. If you are happy for this, please tick 'Yes' below and complete boxes 13, 14 and 15. Redbourn Parish Council will never sell your data and will keep your information safe and secure

Answered: 77 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	88.31%	68
No	11.69%	9
TOTAL		77

Redbourn Neighbourhood Plan

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Q13 About You

Answered: 77 Skipped: 7

ANSWER CHOICES	RESPONSES	
Name	94.81%	73
Postcode	96.10%	74
How long have you lived in Redbourn?	100.00%	77

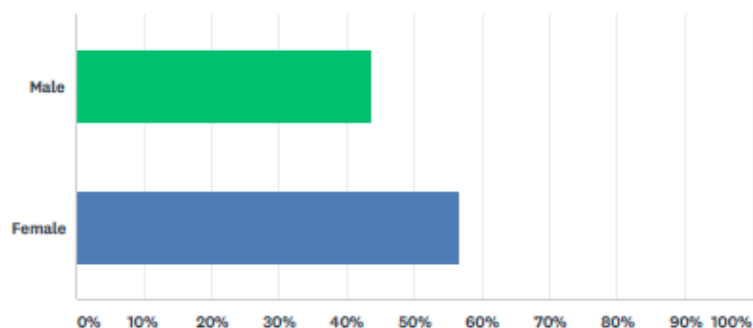
Please note personal details have been left out of this report.

Redbourn Neighbourhood Plan

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Q14 Are you

Answered: 76 Skipped: 8



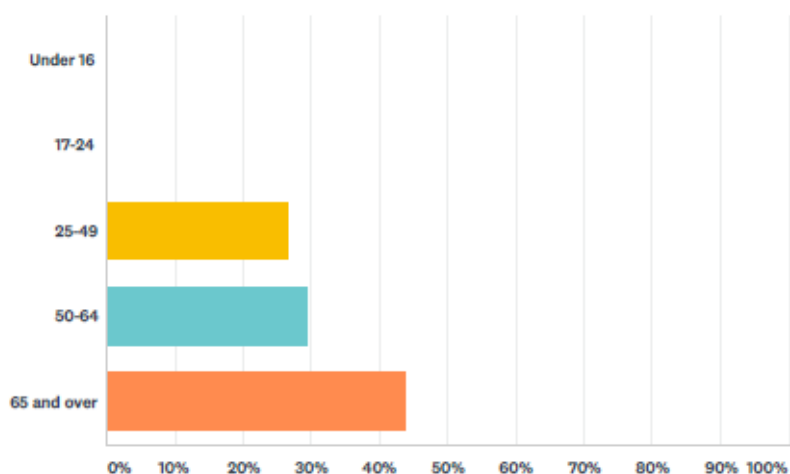
ANSWER CHOICES	RESPONSES	
Male	43.42%	33
Female	56.58%	43
TOTAL		76

Redbourn Neighbourhood Plan

SurveyMonkey

Q15 Which age group do you fall into?

Answered: 75 Skipped: 9



ANSWER CHOICES	RESPONSES	
Under 16	0.00%	0
17-24	0.00%	0
25-49	26.67%	20
50-64	29.33%	22
65 and over	44.00%	33
TOTAL		75

Q16 Communication ConsentWould you like to receive emails from Redbourn Parish Council on matters relating to the Redbourn Neighbourhood Plan? If so please provide your email address in the box below

Answered: 59 Skipped: 25

ANSWER CHOICES	RESPONSES
Email	100.00% 59

Please note personal details have been left out of this report.

Redbourn Parish Council

Neighbourhood Plan: 2020-2038

Consultation Statement, May 2022

Volume 2

(Covering consultation activities between May 2011 and January 2018)

Redbourn Parish Council

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