

REDBOURN PARISH COUNCIL

NEIGHBOURHOOD PLAN

2020 – 2038

CONSULTATION STATEMENT,
MAY 2022

VOLUME 3

(Covering consultation activities between
December 2020 and April 2022)



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VOLUME 3, PART 1

**Report of 'Re-launch' consultation,
December 2020 – January 2021**

Redbourn Neighbourhood Plan Questionnaire

Response Summary

This document provides a summary of the Redbourn Neighbourhood Plan consultation undertaken in December 2020 and January 2021. The findings of the consultation underline the level of public support for the draft Neighbourhood Plan vision and objectives, as put forward within the consultation questionnaire. Where appropriate, respondents' comments have been extracted to provide reasoning for the responses collected. The Appendix includes copies of the re-launch materials made available during the consultation period.

1. Background

Between 7th December 2020 and 8th January 2021 consultation on the Redbourn Neighbourhood Plan was undertaken. The purpose of this was to ask whether the draft vision and objectives identified during earlier stages of the plan-making process (made during the initial work conducted in 2018) remained a fair reflection of the community's aspirations for Redbourn or, if not, whether there were alternative opportunities and issues to be addressed.

The consultation was advertised through a combination of means which included; posters displayed in community noticeboards around the town, on the Parish Council website and through online communication and social media networks. Respondents' views were collected using an online questionnaire. The questionnaire was accessible via the Parish Council's website. Hard-copy questionnaires were also made available for completion. For reference, all material mentioned above has been included in the Appendix.

The questionnaire responses can be grouped into three sections. The first section asked respondents to indicate whether they '*strongly agree*', '*agree*', '*neither agree nor disagree*', '*disagree*' or '*strongly disagree*' with the proposed draft Vision Statement. This was followed by an open question which allowed respondents to highlight how they believe the Vision Statement could be improved. Following the same format, respondents were then asked to express the extent to which they agree with each of the five draft Objectives, which again included a long text box for respondents to leave a comment or state how each Objective could be improved. The inclusion of open-ended questions allowed for more flexible and informative responses. The five draft Objectives are as follows:

- **Objective 1:** Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside.
- **Objective 2:** To provide for the changing housing needs of the community, particularly the growing need for smaller properties by first-time buyers and older.
- **Objective 3:** Make Redbourn a hub for start-up business and commercial enterprise
- **Objective 4:** Provide new community facilities and recreation space to address the needs of the growing population.

- **Objective 5:** Increase walking and cycling movements through improved footpath and cycle path provision

Respondents were also asked to provide their basic personal information.

In total, 97 people completed the survey, with an average response rate on the optional open-ended questions of 69% on the draft Vision Statement and 51% for the draft Objectives. Of those responding, 98% were residents of Redbourn. In terms of age, 44% of respondents were over 65. No respondents were aged 25 or under, and only 6% of respondents were aged 26-35. 55% of respondents were female compared with 44% male (the remaining 1% preferred not to state their gender).

The following sections unpack the responses for each question, outlining the overarching result before addressing themes that emerged from the comments sections.

2. The Vision

The draft Vision for Redbourn set out on the consultation material was:

"In 2036, Redbourn is still a pleasant village to live in. It has retained its village feel, along with its particular individual characteristics, including its high-quality built heritage, High Street and its green and spacious setting.

Where development has taken place, this has been focused on providing for Redbourn's changing needs. The barrier created by not having enough of the type of properties that people want has been broken down. Additional smaller units have been built, enabling both young first-time buyers and older 'downsizers' to remain in the village (with all new dwellings built to Lifetime Homes standards so that they are capable of adaptation as people's needs change through their lives). This has been achieved with development that is in keeping with the character of Redbourn, in particular ensuring that historic and listed buildings remain protected.

Redbourn has become a thriving hub for small, start-up businesses. The growing trend of self-employment has created a large number of start-up businesses. More residents now work locally.

The High Street is thriving in both daytime and evening, and the appearance of the High Street reflects that. This has been anchored by the re-location of Redbourn Library to co-locate with the Fire Station at the northern end of the High Street, also providing additional car parking for easy access to both the Library and High Street shops. The Redbourn Care Group's bus garage has been retained as part of the redevelopment, enabling the Care Group to continue to help the less able members of the community. A pedestrian crossing has ensured easy access to the site.

Redbourn remains a village with a distinct identity sitting in a rural setting. Development has served to improve access to the countryside surrounding Redbourn, which itself is protected from inappropriate development. This means that more Redbourn residents are able to enjoy

the countryside, including the Ver Valley's Nature Reserve, which is run by a local community group of volunteers.

Redbourn Common is well loved and continues to provide a physical heart to the community, enjoyed for leisure activities by all. More formal leisure activities have been improved through the enhancement of Redbourn Leisure Centre.

The proportion of journeys made by non-car modes has increased. This is not only due to the improved shopping on the High Street and number of local jobs, but also through improved cycle links and footpaths to nearby towns. This has been delivered through contributions from development, and pride of place has been taken by improvements to access along the Nickey Line."

The survey posed the following question:

To what extent do you agree with the contents of the vision (choose one answer only)?

Responses are summarised in the chart below.

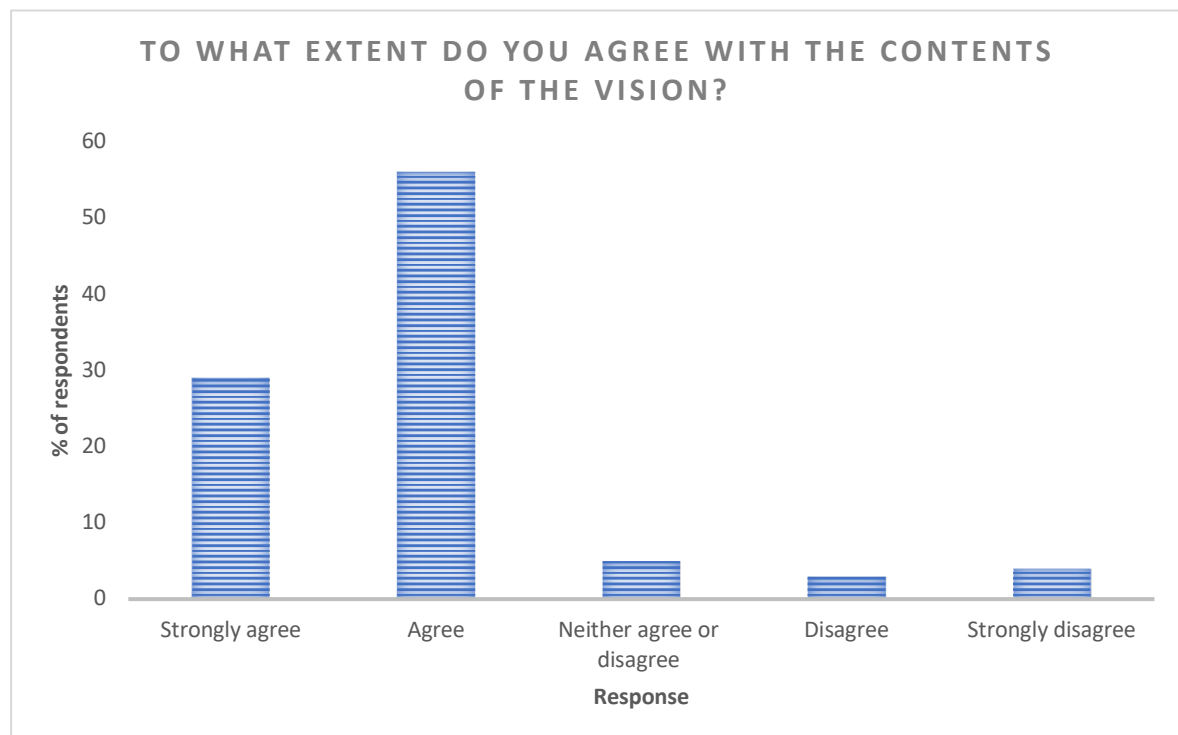


Figure 1: Breakdown of responses to question 1

Respondents were positive about the Vision for Redbourn with 29.8% indicating that they *strongly agree* with the vision and a further 57.7% selecting *agree* (equating to a total of 87.5% of respondents agreeing to the draft Vision). The small proportion who *disagree* or *strongly disagree* are predominantly concerned with the potential adverse environmental impacts associated with future development, particularly relating to energy (and the need for green energy and higher energy efficiency), air pollution, damage to the road network and overcrowding. One responded expanded on this point by stating that “*there is a whole*

section missing on sustainability, which is perhaps the biggest issue facing us all in the near future". Although it is not the purpose of this Neighbourhood Plan to identify specific sites for development¹, it can promote sustainable development through policies which safeguard green spaces and seek to ensure that any future growth is low carbon and/or renewable.

Of those that were supportive of the draft Vision, many respondents expressed their concerns over the lack of existing infrastructure and services. It was noted that respondents felt there was a particular lack of the following:

- Affordable housing for first-time buyers
- Bus services (to nearby destinations such as Harpenden)
- Biodiversity (including trees and green spaces)
- School provision (including primary, secondary, nurseries and special educational needs)
- Retail offering
- Local health services
- Sustainable travel infrastructure, such as EV charging points
- Car parking spaces close to the High Street
- Vibrancy along the High Street
- Community sports facilities
- Restaurants

It is worth noting that some of the above matters have been covered in the existing draft Neighbourhood Plan, including: the High Street, the leisure centre and cycle routes. However, consideration will be given to each of the above matters for their inclusion within subsequent versions of the Plan.

Some respondents also voiced their discontent regarding the aesthetics and vitality of the High Street, as one respondent stated that *"more attention [should be] given to the rejuvenation of the High Street which could include inducements to new businesses to set up retail outlets"*. Another respondent added that improvements could include *"use of empty high street shops for either business or conversion to residential dwellings"*.

¹ Following a change of approach subsequent to the withdrawal of the St Albans Local Plan and implications for Green Belt sites identified in early drafts of the Neighbourhood Plan

3. Objective 1: Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside

Respondents were asked:

To what extent do you agree with Objective 1?

Responses are summarised in the chart below.

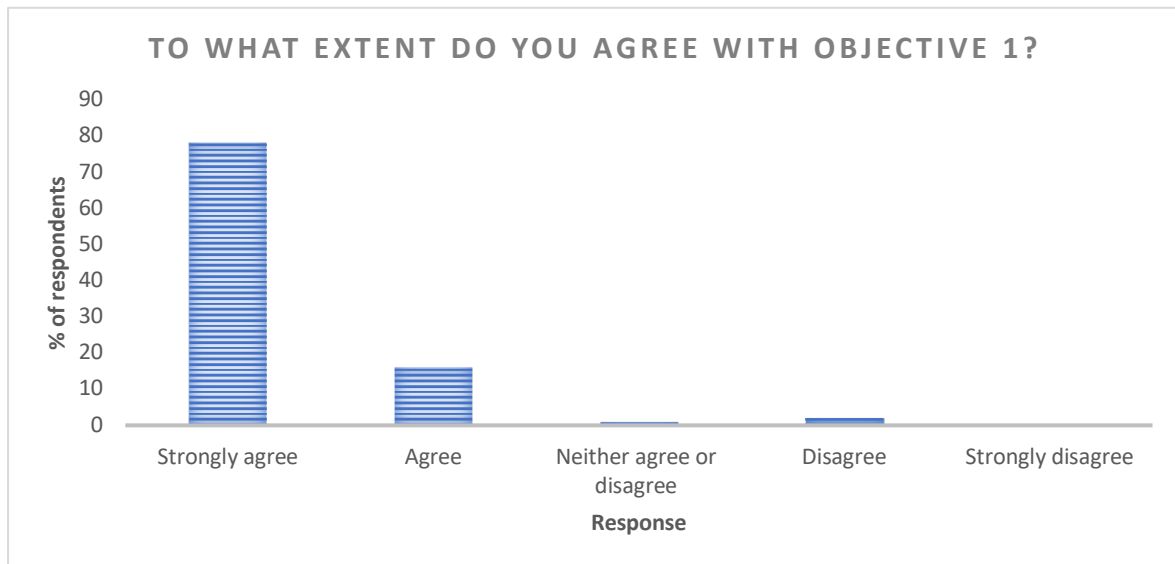


Figure 2: Breakdown of responses for question 2

The vast majority of respondents (96.9%) either *agree* or *strongly agree* with draft Objective 1. There is consensus support for the enhancement of existing assets. Some added that greater flexibility should be encouraged along the High Street to ensure that vacant buildings (particularly those that are listed) are utilised. Community events, such as a monthly Saturday market, craft markets and continued volunteer-led activities were perceived as ways to rejuvenate the High Street and enhance Redbourn's cultural identity. Others raised the prospect of promoting and circulating historical information (regarding key events such as the closure of the railway station) as a means of garnering a more cohesive community spirit. Respondents also highlighted the need to respond to the climate crisis through improvements to energy efficiency, delivering climate neutral developments and the need to monitor air pollution emitted from sources such as the M1.

In relation to Redbourn's "countryside setting", some respondents expressed concern over the quality of existing walking, cycling and public transport routes, with one respondent iterating that "*access to the countryside would be helped if cycle paths are available and bus routes increased*". Whilst the overriding sentiment focused on the need to improve active travel and public transport links, one respondent also put forward the concept of a car sharing scheme and the provision of new EV charging ports for electric vehicles. Each of the above options can be explored further by the Steering Group as the plan-making process progresses.

4. Objective 2: To provide for the changing housing needs of the community, particularly the growing need for smaller properties by first-time buyers and older

Respondents were asked:

To what extent do you agree with Objective 2?

Responses are summarised in the chart below.

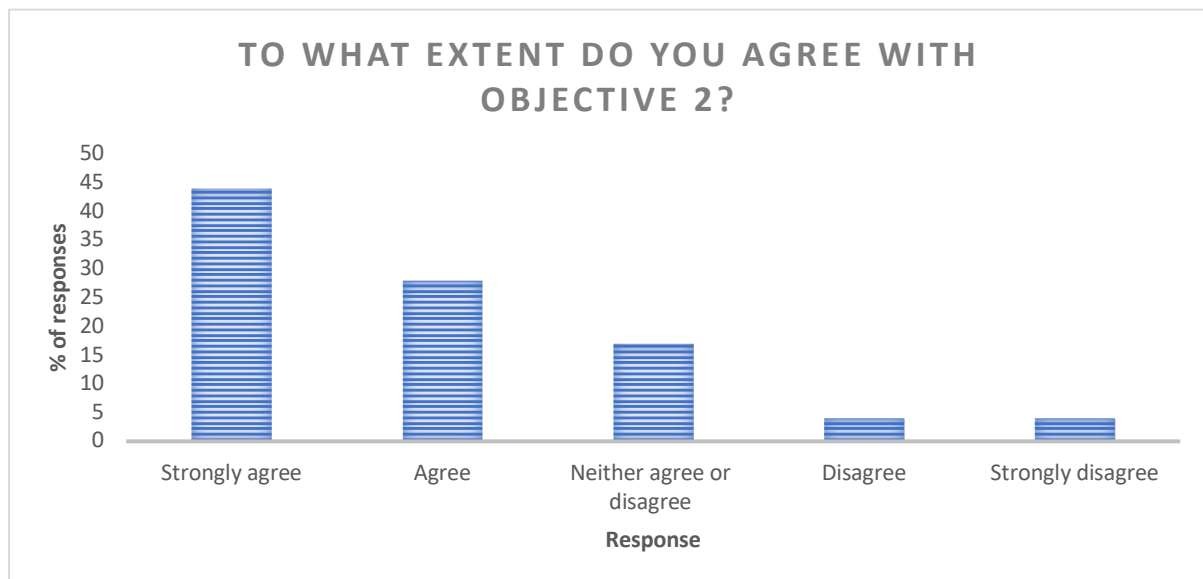


Figure 3: Breakdown of responses for question 3

Over 74% of individuals were supportive of draft Objective 2, with 45.4% of respondents selecting *strongly agree* and a further 28.9% selecting *agree*. Just 8.2% of respondents *disagree* or *strongly disagree*. Respondents had conflicting views on affordability, with some respondents stating that it is not possible to build affordable housing with Redbourn, with others more optimistic. One respondent remarked *"the village has always had a range of people and with the ridiculous price of even the smallest flat/ maisonette it makes purchase an impossibility for even people on average earnings. The needs of people at the bottom of the market should be addressed so they have somewhere affordable to rent and so they can aim to save and possibly buy a house of their own."* Others were generally supportive of the Objective, but were sceptical of its ability to be implemented, as one respondent stated *"it sounds good but how do you make it happen. Inevitably housing developments are market-driven - just look at the 5 large houses being built in Dunstable Road - this was not the original intention for the plot."*

With regard to the above, it is evident that there is overall support for the inclusion of smaller, affordable homes within the Neighbourhood Area. This opportunity will be considered through the local housing needs assessment, and therefore any housing policies within the Neighbourhood Plan would be founded upon robust technical evidence.

5. Objective 3: Make Redbourn a hub for start-up business and commercial enterprise

Respondents were asked:

To what extent do you agree with Objective 3?

Responses are summarised in the chart below.

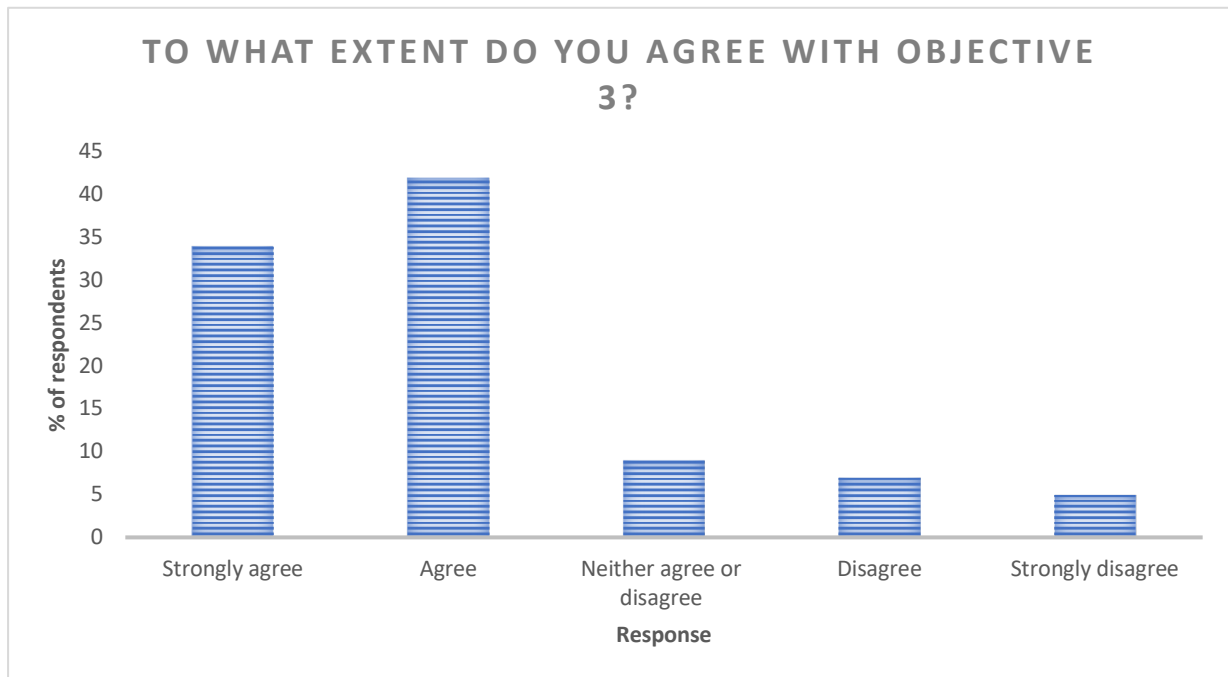


Figure 4: Breakdown of responses for question 4

78.4% of respondents *strongly agree* or *agree* with draft Objective 3. Respondents were keen to provide a setting where start-ups businesses could thrive, with many emphasising the need for local employment both now and post-pandemic. In this regard, one respondent stated that *“Covid provides the absolute stimulus to encourage entrepreneurship and the foundation of new business as well as support for those working for large small, medium and large enterprises from home. For that we need to develop all the support infrastructure e.g. childcare, IT connectivity.”*

Despite the above, many respondents expressed concern over the viability and durability of such an Objective, as one respondent stated *“in the 25 years I have lived in Redbourn there have been several start-ups which have failed. I have no idea of any steps that could be taken to make success more likely”*. It is important to note that the majority of respondents were less despondent on this matter, with many presenting new measures to support this Objective. Of note, proposed measures included:

- Viable office and commercial premises situated along the High Street
- Improved (and additional) parking close to the High Street
- Improve internet connectivity
- Emphasis should be on green ventures

- Resist residential developments along the High Street
- Improved road network (to reduce congestion)
- Additional support for existing local businesses

It is within the scope of the Neighbourhood Plan to encourage particular uses within defined areas such as the High Street, particularly where a flexible approach can be adopted.

Whilst it is recognised that some of these measures cannot be directly addressed through the Neighbourhood Plan as they do not constitute a land use matter e.g. improving local internet connectivity, it is possible that non-land use measures can be identified as aspirational projects within the Neighbourhood Plan.

6. Objective 4: Provide new community facilities and recreation space to address the needs of the growing population.

Respondents were asked:

To what extent do you agree with Objective 4?

Responses are summarised in the chart below.

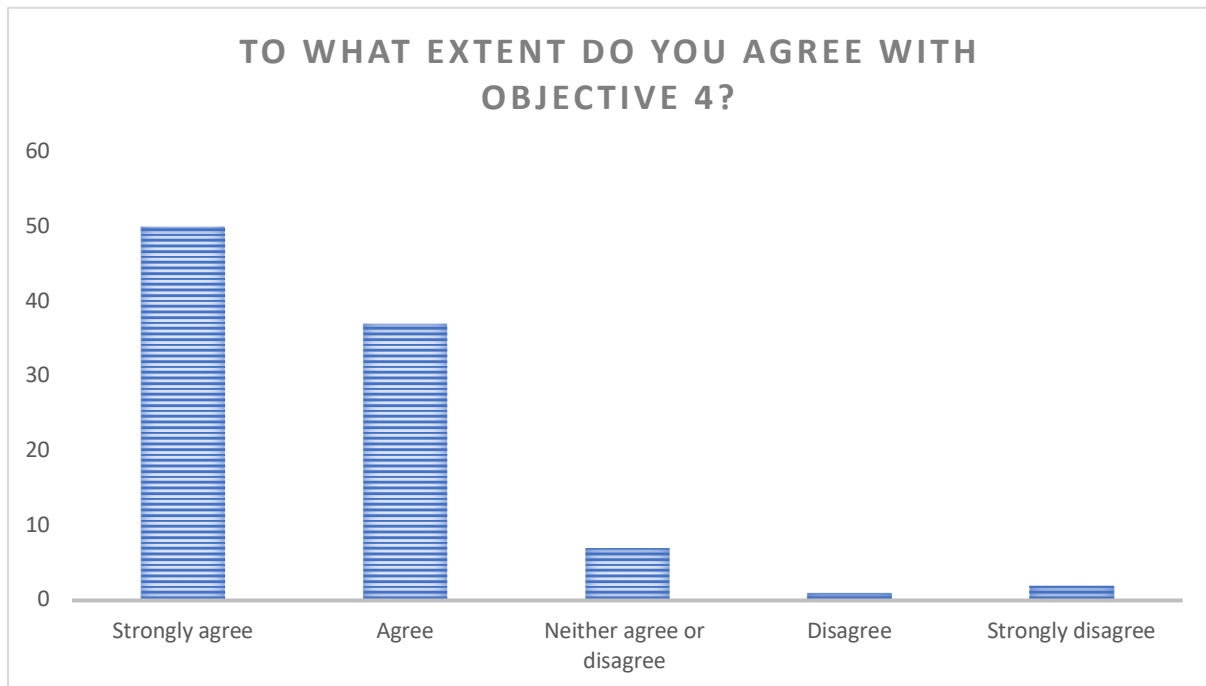


Figure 5: Breakdown of responses for question 5

As with the above draft Objectives, respondents were generally very supportive of draft Objective 4, with 89.7% stating that they *strongly agree* or *agree*, and just 3.1% stating that they *disagree* or *strongly disagree*. Many respondents welcomed further provision of community infrastructure and services within Redbourn, with one respondent affirming that *“the facilities and services must interconnect throughout the leisure, wellbeing, health and social care continuum. Whilst the neighbourhood plan may not tackle the broader aspects it needs to be cognisant and take them into account or we risk failing our population in delivery.”* It should be acknowledged that many respondents were content with the quality of facilities currently on offer, with one respondent commenting that *“Redbourn is relatively well off for community and recreational facilities with the Common, the village hall and the Leisure Centre”*. Despite this, the respondents did identify a number of community facilities and services which were in need of improvement and/or additional provision. These included:

- A new secondary school
- More community-led initiatives (such as Redbourn in Bloom)
- Community-led green energy projects
- Local health care services

- Recreational events (such as cycling events)
- Facilities for younger people (such as a youth clubs and skate parks)
- Improved public hall
- New sports facilities such as a swimming pool, an astro turf pitch and tennis courts
- Improved pedestrian and cycle path networks
- Greater inclusivity of existing leisure centres

Based on the above, further analysis of the District's Infrastructure Delivery Plan (IDP) will need to be undertaken to assess future infrastructure requirements for London Colney. Subject to the outcomes of this analysis, it will then be possible to deduce how the Neighbourhood Plan might best support this.

7. Objective 5: Increase walking and cycling movements through improved footpath and cycle path provision

Respondents were asked:

To what extent do you agree with Objective 5?

Responses are summarised in the chart below.

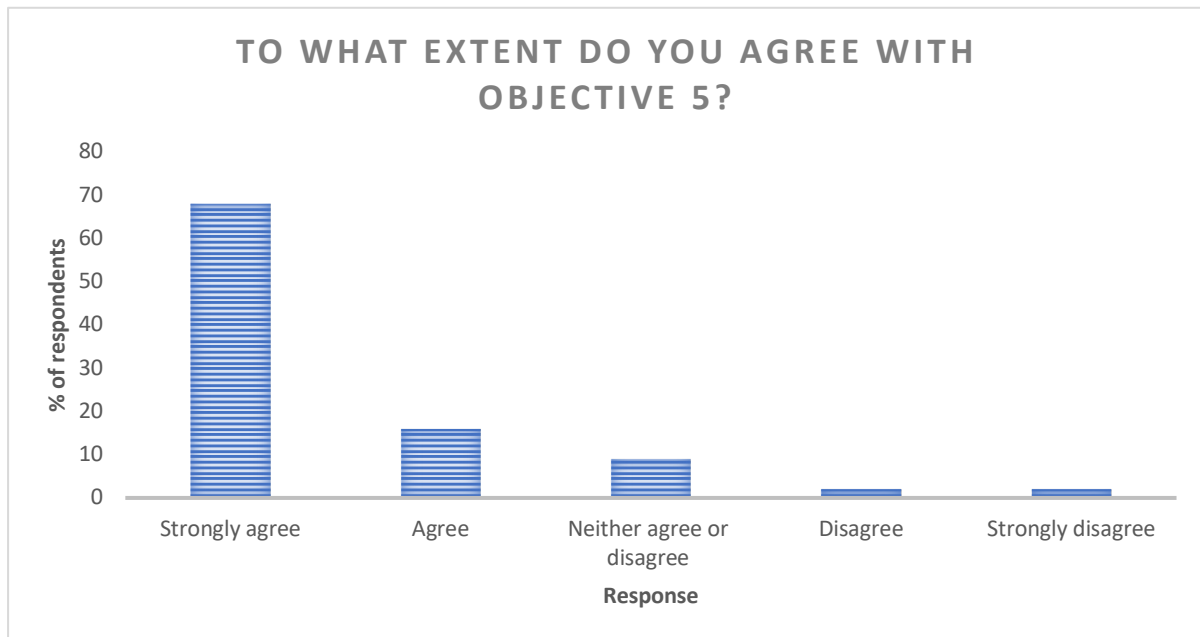


Figure 6: Breakdown of responses for question 6

Aspirations for improved walking and cycling mobility (and associated infrastructure) across Redbourn received strong support, with 86.6% of respondents either selecting *agree* or *strongly agree* for draft Objective 5, and just 4.1% stating that they *disagree* or *strongly disagree*. Those who left comments put forward a number of potential improvements to walking and cycling infrastructure, which included:

- Accessibility for all (including wheelchairs and buggies)
- Improved use of the Nickey Line
- Wider pedestrian and cycling connectivity to Harpenden, St Albans and Hemel Hempstead
- Tidying up the existing pedestrian paths
- Cycle path provision along St Albans Road and adjacent to A5183

In many responses, respondents were particularly wary of the need to bolster the safety, wayfinding and aesthetics of existing pedestrian and cycling routes. The improvements listed above will be subject to an additional review to establish which of those can be included as a policy (i.e. where linked to a land-use or development matter) and which of those can be developed into a specific project, of which CIL and other funds might be directed.

8. Are there any additional issues or opportunities that should be addressed in the Neighbourhood Plan?

A final question was put to respondents – *Are there any other topics, issues or opportunities that should be addressed in the Neighbourhood Plan?* – to give them an open-ended opportunity to identify any gaps.

The word cloud below highlights the key themes raised within the respondents' comments. Further discussion on these themes is set out below Figure 7.

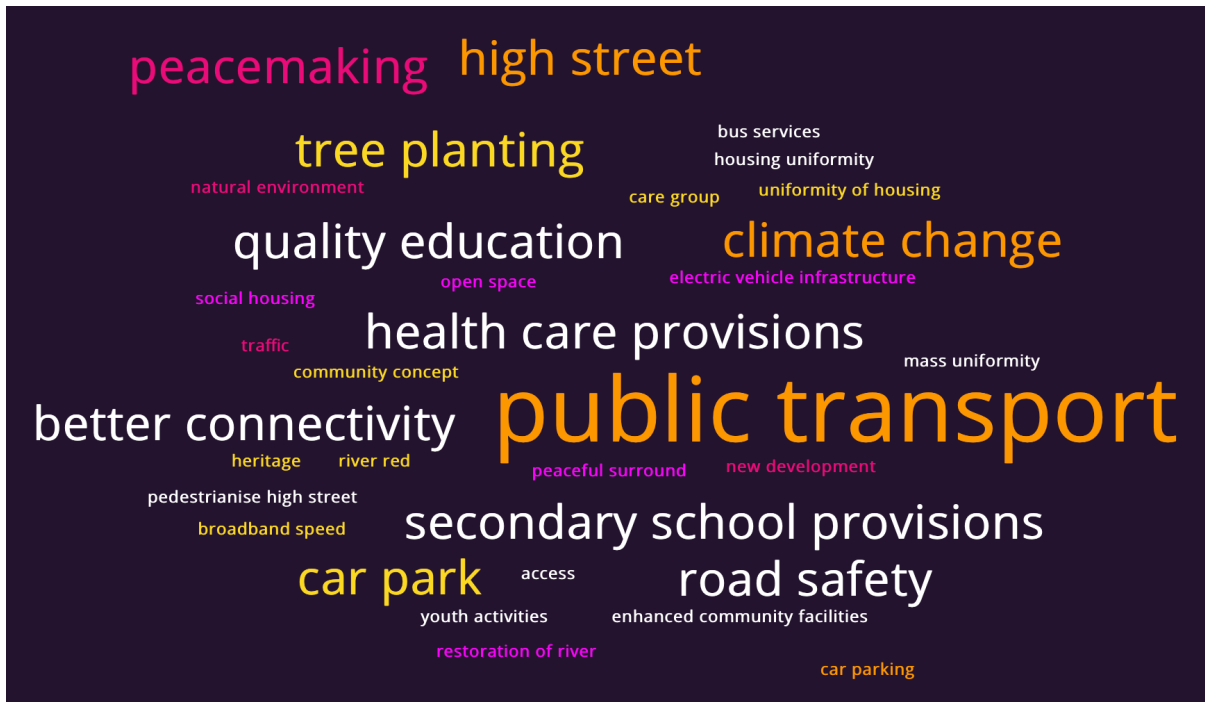


Figure 7: Key themes raised in comments for question 8

As shown above, public transport is recognised as a main area for improvement within Redbourn. Specifically, respondents noted that expanding local bus services to nearby towns and securing funding for its continued service are key priorities. Numerous comments were made with regard to the need for a new high-quality secondary school within the Neighbourhood Area, in addition to a need for local healthcare services, as currently residents have to travel to nearby towns to fulfil their healthcare needs. Other respondents expressed concern over the lack of car parking (particularly along the High Street), whilst some expressed a more general need for better transport links and improved road safety.

Notably, a number of respondents stated that climate change should be addressed within the Neighbourhood Plan, with proposals for tree planting, restoration of the River Red, the provision of EV charging points and the preservation and enhancement of open spaces and the natural environment all featuring within the comments. Others took a more community-focused stance, by proposing initiatives for youth activities and community concepts (such as hop-on volunteer buses), including the provision of new

social housing and what were termed ‘peacemaking’² initiatives to support social cohesion amongst existing residents. Design issues such as: maintaining residential amenity (noise); preserving heritage assets; and the avoidance of mass uniformity in new developments too should be addressed within the Neighbourhood Plan.

9. Conclusion

It is clear from the above that the draft Objectives identified for the Neighbourhood Plan are well supported and appropriate, addressing many of the concerns held by the public. Those that disagreed with the draft Objectives did so on the grounds that further consideration needs to be given to ensure the draft Objectives complement one another, whereas others were dissatisfied with the prospect of any new development coming forward (and despite the Neighbourhood Plan not now allocating specific sites for housing given the change to the status of the St Albans Local Plan and implications for the Green Belt review) – very rarely was a draft Objective deemed unimportant or not relevant for Redbourn. This reflects the positive consultation efforts that were made during the early stages of work on the Neighbourhood Plan (in 2018) and feedback from this. Despite the pause in progress on the Plan, the survey responses ratify its focus and provide a strong foundation for ongoing work on the Plan.

As noted in the Chapters above, key areas for improvement include: improving public transport; establishing new walking and cycling infrastructure (with links to nearby towns) and reinstating poorly maintained existing pathways; rejuvenating the High Street; addressing climate change impacts; promoting local community events such as craft markets and leisure activities; providing adequate car parking where it is most needed (close to the High Street); providing high-quality education facilities; and providing activities for youths. Many of these ideas can be incorporated and addressed within the draft Plan, including the vision itself, where greater emphasis can be given to the matters highlighted above.

Indeed, the plan-making process will need to respond to issues relating to the ongoing Covid-19 pandemic. Covid-19 has changed the way we move, work, shop and socialise, and some of the emerging trends may persist beyond the pandemic. The Neighbourhood Plan, through its draft policies, already responds to some of these trends in a sustainable manner, for example through promoting local community facilities; rejuvenating the High Street and providing better connectivity; however, the Neighbourhood Plan should acknowledge the implications of the pandemic and outline how it will help Redbourn adapt to the future.

² This could equally refer to ‘placemaking’ initiatives

10. Appendix 1: The Questionnaire



YOUR REDBOURN, YOUR PLAN

NEIGHBOURHOOD PLAN QUESTIONNAIRE



Redbourn Parish Council has set up a Steering Group of Councillors and residents to prepare a Neighbourhood Plan which will help to guide future change. It is important that this Neighbourhood Plan is reflective of your aspirations and needs.

The purpose of this questionnaire is to gather your views on the vision and objectives of the Plan. The current vision and objectives have evolved to reflect the feedback received at the previous consultation events run by the Steering Group. It should be noted that the Neighbourhood Plan can be used to positively influence the design and quality of new homes, in addition to encouraging the provision of spaces, services and facilities within the parish. It cannot, however, be used to prevent homebuilding.

Please do familiarise yourself with the supporting material prior to completing our survey. Please see here for the link to the online version of the survey: <https://forms.gle/4qwf1bjMcwtGFoP76> It is also possible to return your completed form to us by emailing it as an attachment to deputy.clerk@redbourn-pc.gov.uk or returning a completed hard-copy to the Parish Centre post box: *Redbourn Parish Centre, The Park, Redbourn, AL3 7LR*. Please return all completed by 08th January 2021. Thank you!

THE VISION

1) Please tell us about the proposed vision for Redbourn:

| | | | | | |
|---|----------------|-------|----------------------------|----------|-------------------|
| 1a. To what extent do you agree with the contents of the vision (tick only one) | Strongly Agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
| 1b. Do you feel that the vision could be improved? If so, what should it say? | | | | | |

NEIGHBOURHOOD PLAN OBJECTIVES

2) To what extent do you agree with the current Neighbourhood Plan objectives (please tick only one):

| | Strongly Agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|----------------|-------|----------------------------|----------|-------------------|
| Objective 1: Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside setting. | | | | | |
| Objective 2: To provide for the changing housing needs of the community, particularly the growing need for smaller properties by first-time buyers and older 'downsizers'. | | | | | |
| Objective 3: Make Redbourn a hub for start-up business and commercial enterprise. | | | | | |
| Objective 4: Provide new community facilities and recreation space to address the needs of the growing population. | | | | | |
| Objective 5: Increase walking and cycling movements through improved footpath and cycle path provision. | | | | | |

3) Do you have any comments or suggested improvements for any of the objectives?

| | |
|---|--|
| Objective 1: Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside setting. | |
| Objective 2: To provide for the changing housing needs of the community, particularly the growing need for smaller properties by first-time buyers and older 'downsizers'. | |
| Objective 3: Make Redbourn a hub for start-up business and commercial enterprise. | |
| Objective 4: Provide new community facilities and recreation space to address the needs of the growing population. | |
| Objective 5: Increase walking and cycling movements through improved footpath and cycle path provision. | |

4) Are there any additional issues or opportunities that should be address in the Neighbourhood Plan?

| |
|--|
| |
|--|

PLEASE TELL US ABOUT YOURSELF

5a) Are you (please tick all that apply):

| | |
|--|--|
| A resident of Redbourn | |
| An employee in Redbourn | |
| A business or organisation in Redbourn | |
| Visiting Redbourn | |
| Other (please state) | |

5b) How old are you (please only tick one):

| | | | | | | | |
|----------|-------|-------|-------|-------|-------|---------|----------------------|
| Under 18 | 18-25 | 26-35 | 36-45 | 46-55 | 56-65 | Over 65 | Would rather not say |
|----------|-------|-------|-------|-------|-------|---------|----------------------|

5c) Are you:

| | | |
|------|--------|----------------------|
| Male | Female | Would rather not say |
|------|--------|----------------------|

KEEP IN TOUCH

6) If you would like to be kept updated on the Neighbourhood Plan please provide your email address:

DATA PROTECTION

Data is being collected by Troy Planning and Design on behalf on the Parish Council. Data in this questionnaire will be analysed to inform the contents of the Neighbourhood Plan. Anonymous data may be shared as evidence that the Plan reflects the aspirations of the community. Email addresses will only be used as stated and will not be shared with third parties.

If you wish your data to be removed or to change your contact preferences, please email: info@troyplanning.com. Please see our privacy and data retention terms at: <https://troyplanning.com>

11. Appendix 2: Consultation Poster (A3)



HELP US SHAPE THE FUTURE FOR REDBOURN






"In 2036, Redbourn remains a pleasant village to live in. It has retained its village feel and local character, including its high quality built heritage, High Street and its green and spacious setting". Do you agree?"

Redbourn Parish Council is re-commencing work on a Neighbourhood Plan. We made concerted efforts to prepare a Plan between 2014 and 2018, but that was delayed by the new Local Plan that St Albans was preparing. The Local Plan presents strategic policies for future development across the District. The Neighbourhood Plan allows us to focus in on what this means for Redbourn.

However, the St Albans Local Plan will be withdrawn, meaning there will be no up-to-date policies for Redbourn which can be used to inform and determine applications for development. In the absence of the St Albans Local Plan and its associated evidence, sites previously allocated for development in the Green Belt in the draft Neighbourhood Plan will no longer be allocated, as there is no higher-level evidence to support their inclusion. It is therefore important to prepare a Neighbourhood Plan to fill this policy gap. The Neighbourhood Plan will establish development policies setting out how we, the community, wish to see Redbourn changed in the future. It can also identify projects that we'd like to see come to fruition, such as improvements to community facilities.

We prepared a vision and set of objectives for the Neighbourhood Plan in 2018 following extensive consultation. We'd like to know whether they remain relevant for Redbourn. Do you agree with them? Should they be changed? Are there other ideas we should consider?

The proposed objectives and thus the focus for the Neighbourhood Plan are:

-  **1. TO RETAIN REDBOURN'S ROLE AS A VILLAGE WITH A STRONG HERITAGE LOCATED IN A HIGH QUALITY AND ACCESSIBLE COUNTRYSIDE SETTING.**
-  **2. TO PROVIDE FOR THE CHANGING HOUSING NEEDS OF THE COMMUNITY, PARTICULARLY THE GROWING NEED FOR SMALLER PROPERTIES BY FIRST-TIME BUYERS AND OLDER 'DOWNSIZERS'**
-  **3. TO MAKE REDBOURN A HUB FOR START-UP BUSINESS AND COMMERCIAL ENTERPRISE.**
-  **4. TO PROVIDE NEW COMMUNITY FACILITIES AND RECREATION SPACE TO ADDRESS THE NEEDS OF THE GROWING POPULATION.**
-  **5. TO INCREASE WALKING AND CYCLING MOVEMENTS THROUGH IMPROVED FOOTPATH AND CYCLE PATH PROVISION.**

This is a Plan for the community by the community. It is an exciting opportunity for us to come together and help shape the future of Redbourn. Please complete one of the surveys and let us know what you think.

The survey is open from 7th December to 8th January.

To find out more about the Plan please visit the Parish Council website:
www.redbourn-pc.gov.uk

To leave your comments on the emerging ideas please complete the questionnaire by 8th January 2021:
<https://forms.gle/4qwf1bjMcwtGFoP76>



12. Appendix 3: Consultation Boards (A1)



Between 2014 and 2018 Redbourn Parish Council made concerted efforts to prepare a Neighbourhood Plan, led by a Steering Group comprising Parish Councillors and residents of Redbourn.

Neighbourhood Plans are a powerful opportunity for the community to have their say and make a difference in the parish. They can establish planning policies that shape and influence future growth and development. In addition, a Neighbourhood Plan can also establish what improvements are required across the parish and how these improvements might best be implemented. This may include matters such as the provision of new infrastructure or open spaces, and design principles to ensure new developments are of a high quality.

It is important to note that the Neighbourhood Plan materially differs from the St Albans City and District Local Plan. The Local Plan presents the strategic policy direction and scale of future growth in the District (including Redbourn), whereas the Neighbourhood Plan provides the opportunity to develop a policy framework which responds to local matters specific to Redbourn.

However, the new Local Plan for St Albans District will not be adopted, meaning there is no up-to-date policy framework in place for Redbourn.

In the absence of a Local Plan, the Neighbourhood Plan offers an opportunity to help shape the future growth of Redbourn with the needs of the local community at heart. The Neighbourhood Plan will provide an ambitious framework which includes a vision and objectives for the parish to deliver over the next ten to fifteen years.

In 2018, work on the Neighbourhood Plan was paused to enable its policies to fully align with the higher policies of the emerging Local Plan, and to allow Redbourn parish to formally engage in the Local Plan process. Given the current status of the emerging Local Plan, the Parish Council has now decided to recommence work on the Redbourn Neighbourhood Plan. The Parish Council would like to know if the views and ideas expressed within the previous consultation remain both important and relevant. This is an exciting opportunity to influence change in Redbourn. Please tell us what you think.



To find out more about the Plan please visit the Parish Council website:
www.redbourn-pc.gov.uk

To leave your comments on the emerging ideas please complete the questionnaire by 8th Jan 2021:
<https://forms.gle/4qwf1bjMcwtGFoP76>





In 2018 we prepared a draft vision for Redbourn. Given changes that have taken place since then, do you think the vision remains up-to-date and relevant?

THE DRAFT VISION IS AS FOLLOWS:

"In 2036, Redbourn is still a pleasant village to live in. It has retained its village feel, along with its particular individual characteristics, including its high quality built heritage, High Street and its green and spacious setting.

Where development has taken place, this has been focused on providing for Redbourn's changing needs. The barrier created by not having enough of the type of properties that people want has been broken down. Additional smaller units have been built, enabling both young first-time buyers and older 'downsizers' to remain in the village (with all new dwellings built to Lifetime Homes standards so that they are capable of adaptation as people's needs change through their lives). This has been achieved with development that is in keeping with the character of Redbourn, in particular ensuring that historic and listed buildings remain protected.

Redbourn has become a thriving hub for small, start-up businesses. The growing trend of self-employment has created a large number of start-up businesses. More residents now work locally.

The High Street is thriving in both daytime and evening, and the appearance of the High Street reflects that. This has been anchored by the re-location of Redbourn Library to co-locate with the Fire Station at the northern end of the High Street, also providing additional car parking for easy access to both the Library and High Street shops.

The Redbourn Care Group's bus garage has been retained as part of the redevelopment, enabling the Care Group to continue to help the less able members of the community. A pedestrian crossing has ensured easy access to the site.

Redbourn remains a village with a distinct identity sitting in a rural setting. Development has served to improve access to the countryside surrounding Redbourn, which itself is protected from inappropriate development. This means that more Redbourn residents are able to enjoy the countryside, including the Ver Valley's Nature Reserve, which is run by a local community group of volunteers.

Redbourn Common is well loved and continues to provide a physical heart to the community, enjoyed for leisure activities by all. More formal leisure activities have been improved through the enhancement of Redbourn Leisure Centre.

The proportion of journeys made by non-car modes has increased. This is not only due to the improved shopping on the High Street and number of local jobs, but also through improved cycle links and footpaths to nearby towns. This has been delivered through contributions from development, and pride of place has been taken by improvements to access along the Nickey Line."



To find out more about the Plan please visit the Parish Council website:
www.redbourn-pc.gov.uk

To leave your comments on the emerging ideas please complete the questionnaire by 8th Jan 2021:
<https://forms.gle/4qwf1bjMcwtGFoP76>





The objectives outlined below form the basis of the draft Neighbourhood Plan.



1. RETAIN REDBOURN'S ROLE AS A VILLAGE WITH A STRONG HERITAGE LOCATED IN A HIGH QUALITY AND ACCESSIBLE COUNTRYSIDE SETTING.



- Retain high-quality built heritage
- Protect historic and listed buildings



2. TO PROVIDE FOR THE CHANGING HOUSING NEEDS OF THE COMMUNITY, PARTICULARLY THE GROWING NEED FOR SMALLER PROPERTIES BY FIRST-TIME BUYERS AND OLDER 'DOWNSIZERS'.

- Focus on new development schemes providing 2- and 3-bedroom homes



3. MAKE REDBOURN A HUB FOR START-UP BUSINESS AND COMMERCIAL ENTERPRISE.



- Support small-scale office use (either through conversion of existing buildings or provision of new buildings)



- Support temporary (pop-up) uses in former shops and retail units
- Encourage a range of uses that support a lively and attractive High Street



- Resist the permanent loss of former retail uses to non-commercial uses along the Primary Shopping Frontage and shopping frontage of Redbourn High Street



4. PROVIDE NEW COMMUNITY FACILITIES AND RECREATION SPACE TO ADDRESS THE NEEDS OF THE GROWING POPULATION.



- Resist any loss of facilities at Redbourn Leisure Centre unless alternative and equivalent leisure facilities are provided



5. INCREASE WALKING AND CYCLING MOVEMENTS THROUGH IMPROVED FOOTPATH AND CYCLE PATH PROVISION.



- Support development proposals which improve cycling infrastructure
- Contributions from development will be directed towards a) a dedicated cycle route to St Albans (linking with the Green Ring), and b), improvements to the crossings of the A5183 and B487 to provide safer access to the Nickey Line to Harpenden

We are keen to hear your views on whether you think the objectives are ...

- a) relevant? i.e. are the objectives still reflective of what the local community needs
- b) inclusive of your views? i.e. are there additional matters which you think should be included
- c) justified? i.e. do you agree that there is evidence to support these objectives
- d) aspirational but deliverable? i.e. are the objectives well-grounded

Icons made by FlatIcon: www.flaticon.com

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To leave your comments on the emerging ideas please complete the questionnaire by 8th Jan 2021:
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YOUR VIEWS

The Neighbourhood Plan is a Plan made **for** the community, **by** the community.

We are eager to hear your views on the Neighbourhood Plan.

Do you agree with the vision and objectives that form the focus of the Neighbourhood Plan? Do you have any other ideas or suggestions? Please let us know by 8th Jan.

Your comments are integral to us establishing planning projects and policies which will help guide the evolution of Redbourn over the next twenty years.



NEXT STEPS

We will continue to work with you to shape the Neighbourhood Plan for Redbourn. Once the Neighbourhood Plan has been finalised, it will be subject to examination and referendum. This entails a public vote, whereby those who are residents of Redbourn and are of a voting age will be able to vote on whether the Plan should legally come into force.

If more than 50% of people of voters are in favour, the Neighbourhood Plan will be formally ratified (or 'made') and will become a statutory document which must be considered when determining planning applications within the parish.

To find out more about the Plan please visit the Parish Council website:
www.redbourn-pc.gov.uk

To leave your comments on the emerging ideas please complete the questionnaire by 8th Jan 2021:
<https://forms.gle/4qwf1bjMcwtGFoP76>



VOLUME 3, PART 2

**Report of High Street workshop, June
2021**

Redbourn Neighbourhood Plan

High Street Workshop Summary

This document provides a summary of the Redbourn Neighbourhood Plan High Street Workshop, which was held virtually on Zoom on Monday 7th June 2021, 7pm to 9pm. In total, there were 12 attendees, including parish councillors, local business owners, residents and representatives from Troy Planning + Design and Aecom (please see Appendix 1 for a screenshot taken during the workshop).

1. Background

The purpose of the High Street workshop was to explore the existing challenges and opportunities facing Redbourn village centre and to provide a platform for the local community to think critically about how the village centre can improve and adapt to meet future needs, particularly in the context of the Covid pandemic and climate emergency. The workshop also provided an opportunity for consultants Troy Planning + Design and Aecom to introduce and update attendees on their respective Neighbourhood Plan and design code work.

The workshop was opened by Councillor Teresa Finnigan (Redbourn Parish Council and Friends of the High Street member). Following this, Troy Planning + Design provided an introduction to neighbourhood planning (Appendix 2). This included an overview of the vision, objectives and relevant policies within the emerging Redbourn Neighbourhood Plan, as well as a series of propositions to help participants think about different opportunities that might be explored. A separate instant polling exercise followed, allowing attendees to voice their thoughts on the existing High Street and to share their ideas on how Redbourn village centre can be improved. Representatives from Aecom then convened an open discussion on the fabric and design of Redbourn High Street. This led to in-depth conversations regarding the potential public realm improvements which could be implemented.

2. Instant polling results

Three separate questions were posed during this section of the workshop, generating extensive discussion. The questions were:

1. What are the strengths / successful elements of Redbourn's village centre?
2. What do you think the biggest challenges facing Redbourn's village centre are?
3. What ideas do you have for the future of the High Street?

Responses and ideas are summarised in the following sections:

What are the strengths/successful elements of Redbourn's village centre?

Responses are summarised in the word cloud below.



Figure 1: Question 1 word cloud

Many attendees spoke fondly of Cumberland Gardens as they provide a peaceful place to convene during work breaks. The gardens are also an important connecting route between the High Street and Redbourn Common. They are though hidden away behind a large wall and referred to as a 'secret garden' and, although providing a walking route to The Common, this is somewhat convoluted. It was suggested that wayfinding between the two could be improved.

Attendees also considered the quality and vibrancy of existing shops as a key strength of the village centre. In particular, the High Street's existing convenience stores and independent cafes were noted as being focal points within the centre. Others showed appreciation for the quality and intrinsic qualities of Redbourn's historic fabric.

What do you think the biggest challenges facing Redbourn's village centre are?

Responses are summarised in the word cloud below.



Figure 2: Question 2 word cloud

Many attendees voiced concern over the existing parking arrangements in the village centre. Some stated that there was insufficient parking along the High Street, particularly for those wishing to make a short stop at the local Co-op. Others agreed that although parking important, it impacts on the quality of the street scene and setting of historic buildings lining the High Street.

Others acknowledged that changing retail trends could adversely impact Redbourn High Street in the future. One attendee made reference to the need to incorporate electric vehicle charging and car sharing schemes to ensure Redbourn is sufficiently future proofed.

What ideas do you have for the future of the High Street?

The following responses were given in response:

| RESPONSES: |
|---|
| Library |
| Make area in front of village hall an open space instead of a car park - do we really need this small car park? |
| All major supermarkets do deliver to Redbourn thus need specialist shops |
| More entrepreneurs setting up |
| Open up Cumberland gardens so more visible from the High Street |
| Visual heritage signage |
| Needs more hospitality |
| Definitely should have electric charging points and I would like to see a car share scheme. Mix of shops could be improved. |
| Employees can shop/bank/post a letter/buy a paper/safe space to eat lunch/fitness/mindfulness |
| Where people can meet and socialise |
| Mobile shops could attract residents on specific days |
| Think the future of the High Street will become more social |
| Need to have a USP for attending the High St |
| Evening entertainment - Cumberland Gardens as a venue |
| Restaurants |
| More cycle racks/ parking facilities to encourage more sustainable travel |
| Link to our heritage |
| Good mix of shops |
| EV charging point! |
| Better signage |
| Fewer cars |
| Green spaces |
| Can't see it having any positive changes |
| Charity shop |
| Events |

As highlighted through the responses a wide array of ideas to improve Redbourn village centre were put forward.

There was a general consensus that the High Street would benefit from investment. Attendees felt that there were opportunities to diversify the existing offer by encouraging new independents, specialists and entrepreneurs to lease premises within the village centre.

At the same time it was recognised that the future of the High Street is perhaps less about retail and more about services and social activities. It was suggested that the USPs of the High Street need maximising. It provides for the cycling community with the bike shop and café, but can it do more to cater to a wider audience? This could relate to the quality of the built form, enhancing the quality of public space, and improve linkages with The Common, although the historic fabric of the High Street, which displays a strong north south axis, has limited opportunities for east-west connectivity.

Attendees also felt that there is scope to increase the number and diversity of community events, particularly during the evening. Cumberland Gardens was considered a suitable venue to hold such events.

The need for better wayfinding was also considered a key priority for Redbourn, as existing signage is not considered to sufficiently guide residents and visitors between key areas within the village centre or raise awareness and promote Redbourn's heritage assets.

Some attendees also voiced their concerns over the lack of greenery and open space along the High Street. To address this, some suggested that the village hall car park could be reimagined as a green space at the heart of the High Street.

However, this also led to a wider discussion around parking provision along the High Street, and, given the lack of dedicated parking areas beyond on-street parking bays (and limited potential to accommodate a car park elsewhere), that the village hall car park might be better suited remaining in use as a car park and instead a series of public realm interventions introduced along the High Street, providing multi-functional space to accommodate a mix of parking, loading, activities and dwell space at different times of the day. This could be related to different areas and clusters of activity along the High Street, combined with gateway improvements to enhance the welcome and sense of arrival into the High Street.

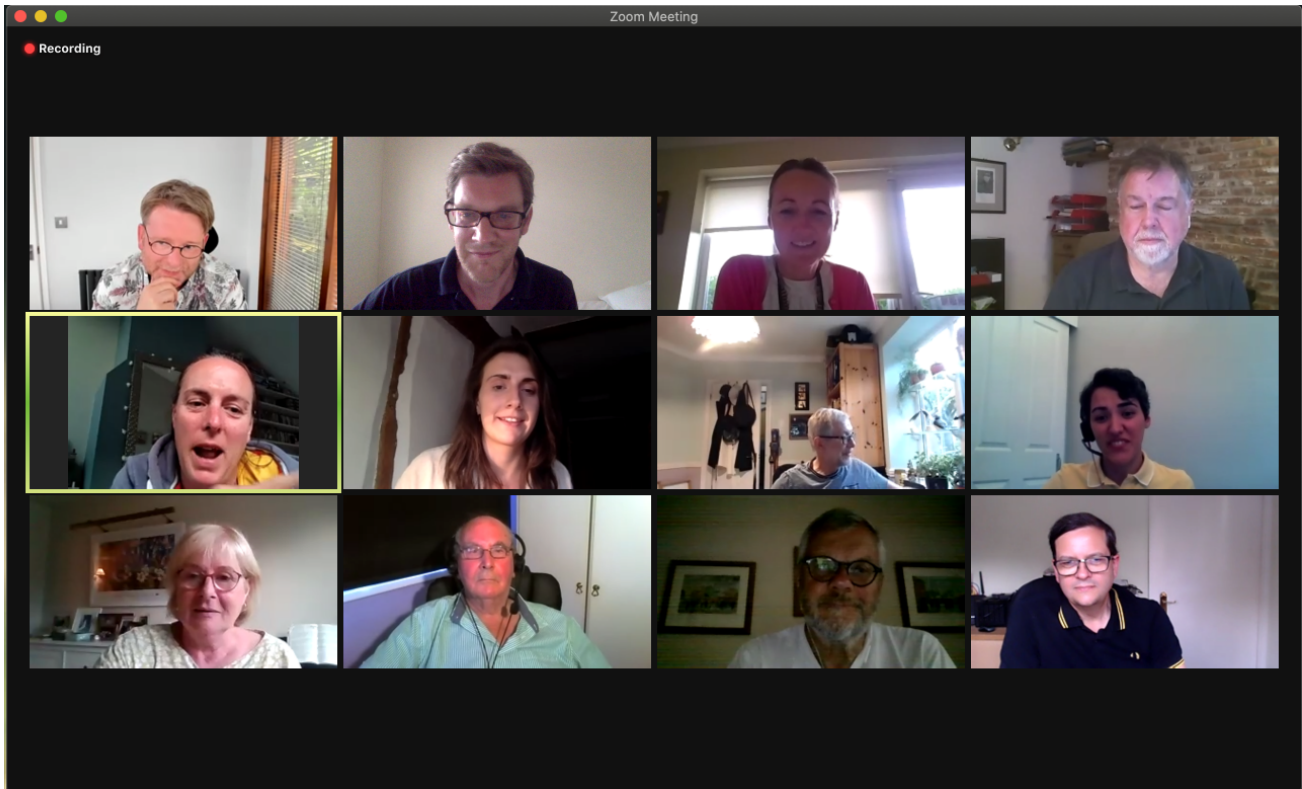
It was considered that any public realm works should be of a high quality and use materials that respond sensitively to the quality of buildings lining the street. It was felt that this would help the High Street become a 'sticky space', where people would spend more time (and thus money in local businesses). It was considered that this would help create a virtuous circle, with such interventions having spin-off benefits for and supporting the viability of local businesses.

There was also a wider discussion around accessibility and whether more people could be encouraged to walk and cycle to the centre, and how bus services might be sensitively integrated into the High Street.

It was agreed that a town centre concept strategy could be prepared to help capture these ideas and which might form the basis of a series of projects within the Neighbourhood Plan.

Appendix 1

Screenshot of workshop



Appendix 2

Troy Planning + Design presentation slides



Redbourn Neighbourhood Plan

High Street Workshop: Monday 7th June

Troy Planning + Design
Redbourn Parish Council
AECOM

REDBOURN
PARISH COUNCIL



AGENDA AND PURPOSE OF WORKSHOP

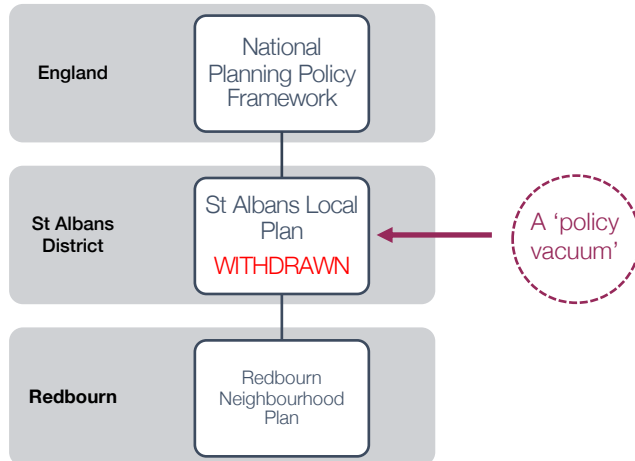
1. **Introductions** – Redbourn Parish Council (5 minutes)
2. **Presentation: Redbourn Neighbourhood Plan** – Troy Planning + Design (10 minutes)
3. **Instant Polling Exercise** – Troy Planning + Design (10 minutes)
4. **Presentation: Redbourn High Street** – Aecom (20 minutes)
5. **Next Steps** (5 minutes)

PURPOSES OF WORKSHOP:

- To introduce the Redbourn Neighbourhood Plan and supplementary Design Code work.
- To understand the challenges and opportunities which face Redbourn High Street and the village centre.
- To collate your ideas on how Redbourn High Street and village centre can be improved.

INTRODUCTION TO NEIGHBOURHOOD PLANNING

WHERE DOES IT STAND?



WHAT CAN IT AFFECT?



Green Spaces



Historic buildings



Development management



Community aspirations



Urban revitalisation



Local character

BENEFITS OF PREPARING A NEIGHBOURHOOD PLAN

- Neighbourhood Development Plans: a way of giving 'power' to local people
- Must be land use related: but can include a wider manifesto to influence change – can be about more than new development
- Can bring about positive planning and community cohesion
- Can draw out the benefits of change
- Expressing the community's aspirations for change
- **For Redbourn, in the absence of a Local Plan, to provide very local policies that inform and drive change, and are used to determine applications**

NEIGHBOURHOOD
PLAN POLICIES
MUST:



BE LAND-USE RELATED

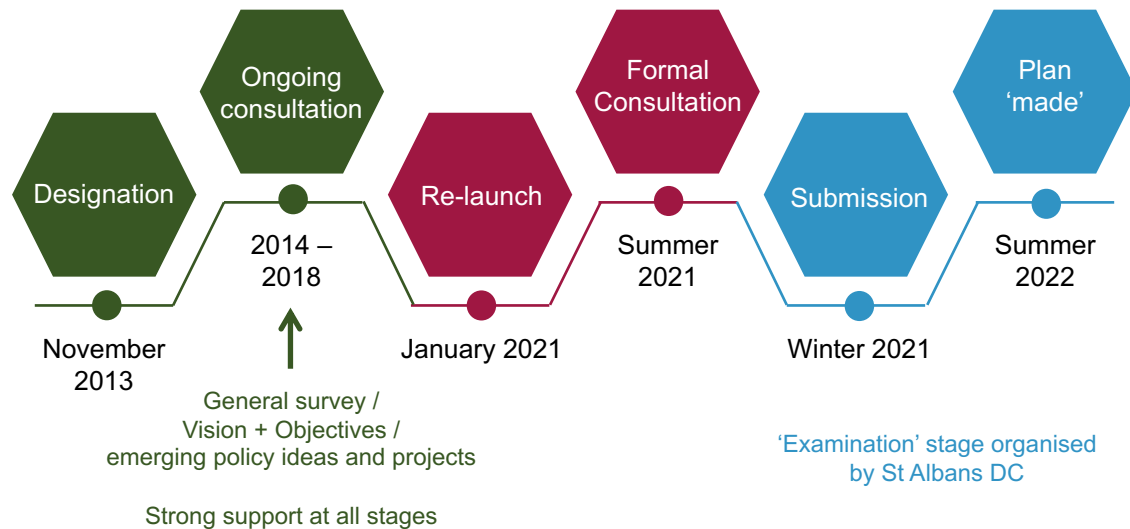


CONFORM WITH
HIGHER POLICY



BE INFORMED BY
COMMUNITY
ENGAGEMENT

PROGRESS ON THE PLAN



FOCUS OF THE NEIGHBOURHOOD PLAN

Draft Neighbourhood Plan Objectives:

- **Objective 1:** Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside setting.
- **Objective 2:** To provide for the changing housing needs of the community, particularly the growing need for smaller properties by first-time buyers and older 'downsizers'.
- **Objective 3:** Make Redbourn a hub for start-up business and commercial enterprise.
- **Objective 4:** Provide new community facilities and recreation space to address the needs of the growing population.
- **Objective 5:** Increase walking and cycling movements through improved footpath and cycle path provision.



VISION EXTRACTS

"In 2036, Redbourn is still a pleasant village to live in. It has **retained its village feel** along with its particular individual characteristics, including its **high-quality built heritage, high street** and its **green and spacious setting**."

"Where development has taken place, this has been focused on **providing for Redbourn's changing needs**."

"Redbourn has become a **thriving hub for small, start-up businesses**."

"The High Street is **thriving in both daytime and evening** and the appearance of the High Street reflects that."

"Redbourn remains a village with a **distinct identity sitting in a rural setting**."

VILLAGE CENTRE CHALLENGES

The draft Plan:

- supports continued retail activity and complementary uses along the High Street.
- supports temporary, pop-up activities for retail, cultural, creative and leisure uses.
- establishes marketing requirements to protect the loss of these uses

But, planning policies and world events have had an impact on the nature of and our relationship with the High Street:

- How can Redbourn High Street adapt to the 'post-pandemic' era?
- How can the High Street respond to the Climate Emergency?
- What do use class changes mean for the High Street?
- What is the vision and ambition for the High Street?
- How can we make the most of local assets and intrinsic qualities?



FRIENDS OF THE HIGH STREET ACTIONS MARCH 2019

| Suggested item / topic |
|---|
| Charity Shop or Community Craft Shop |
| Traffic flow / parking improvements: delivery access times, bike racks |
| High Street Cleaning Rota |
| Street signage improvements / by-pass |
| Walks / heritage trails including DIY blue-plaques |
| Hanging baskets / floral displays (via Redbourn in Bloom) |
| Campaign to support local shops and businesses |
| Empty shop appearance (with Redbourn School ?) |
| Street lighting / paving improvements |
| Campaign for better bus & transport services (environmentally friendly) |
| Village Market |
| Capitalise on Redbournbury Mill |
| Evenings in the High Street |

- Are these actions still relevant?
- Are there additional actions that should be added?



PROPOSITION: Potential for public realm improvements?



PROPOSITION: Potential to rationalise on-street parking provision?



PROPOSITION: Re-imagine and make more effective use of underutilised space??



PROPOSITION: Strengthen and promote awareness of local heritage?



PROPOSITION: Improve relationship with and economic potential from green assets?



INSTANT POLLING



VOLUME 3, PART 3

**Report of Regulation 14 consultation,
December 2021 – April 2022**



Redbourn Neighbourhood Plan

Regulation 14 Consultation Summary Findings Report

May 2022

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1. Introduction

- 1.1. Public consultation was undertaken on the Pre-Submission Redbourn Neighbourhood Plan ('Regulation 14') between 1st December 2021 and 25th January 2022, totalling eight weeks. This was extended until the end of April 2022 as a number of the statutory consultees had not responded within the original consultation period. All were contacted again and requested to respond.
- 1.2. During this period, residents of the Parish, businesses, those who work in and visit Redbourn, and other interested parties had the opportunity to share their views on the Pre-Submission Neighbourhood Plan by filling out an online survey. Hard copy surveys were available to collect from Redbourn Village Hall and the Redbourn Parish Centre. Hard copy surveys had to be returned to the Redbourn Parish Centre.
- 1.3. Supporting engagement material was made available, including a flyer, poster board and the hard-copy survey. All material prepared for consultation purposes is presented in Appendix 1. The Parish Council also prepared a video which was embedded on the Neighbourhood Plan page of the Parish website. This emphasised the role and importance of the Neighbourhood Plan and why people should respond to the consultation. The Redbourn Parish Council website¹ included links to the Pre-Submission Neighbourhood Plan and supporting documents, including the Local Green Space Assessment, Redbourn Design Guidance and Code, and the Redbourn Housing Needs Assessment.
- 1.4. Statutory consultees and others, including residents and businesses who had previously expressed interest in the Plan, were sent letters and emails notifying them of the consultation. Contact details for statutory consultees were provided to the Parish by St Albans City and District Council.
- 1.5. A total of 77 responses were received, representing a mix of local residents, local organisations and those responding on behalf of the development industry, as well as responses from the statutory consultees, including the City and District Council, County Council, the Environment Agency, Historic England and Natural England.
- 1.6. This report outlines the results and key messages of the consultation exercise and provides responses to key themes and consultation comments from all respondents. The findings of the consultation will, where appropriate, inform any changes to the Redbourn Neighbourhood Plan.

¹ <https://www.redbourn-pc.gov.uk/neighbourhood-plan-working-party.html>

2. Questionnaire Results: Headlines Messages

- 2.1. This chapter presents the key headline messages from the survey responses that were submitted via the online survey and in hard copy or by email to the Redbourn Parish Deputy Clerk. In total, 66 responses were received via the survey. This summarises 66 responses in total. A further eleven responses were received; however, these did not align with the survey format and therefore these responses have been considered in the 'individual comments' section of this summary report.
- 2.2. Of those who completed the survey, 65 respondents indicated that they were residents of Redbourn, and 1 respondent was a landowner. Three respondents lived and worked within the Parish. 24% of respondents identify as female, 38% as male and 38% did not specify a gender. As shown in Figure 1, those aged over 65 represented the largest group of respondents at 38%. Responses from the following age groups comprised: under 18s (0%), 18-25s (0%), 26-35s (7%), 36-45s (11%), 46-55s (14%), 56-65s (26%) and would rather not say (4%).

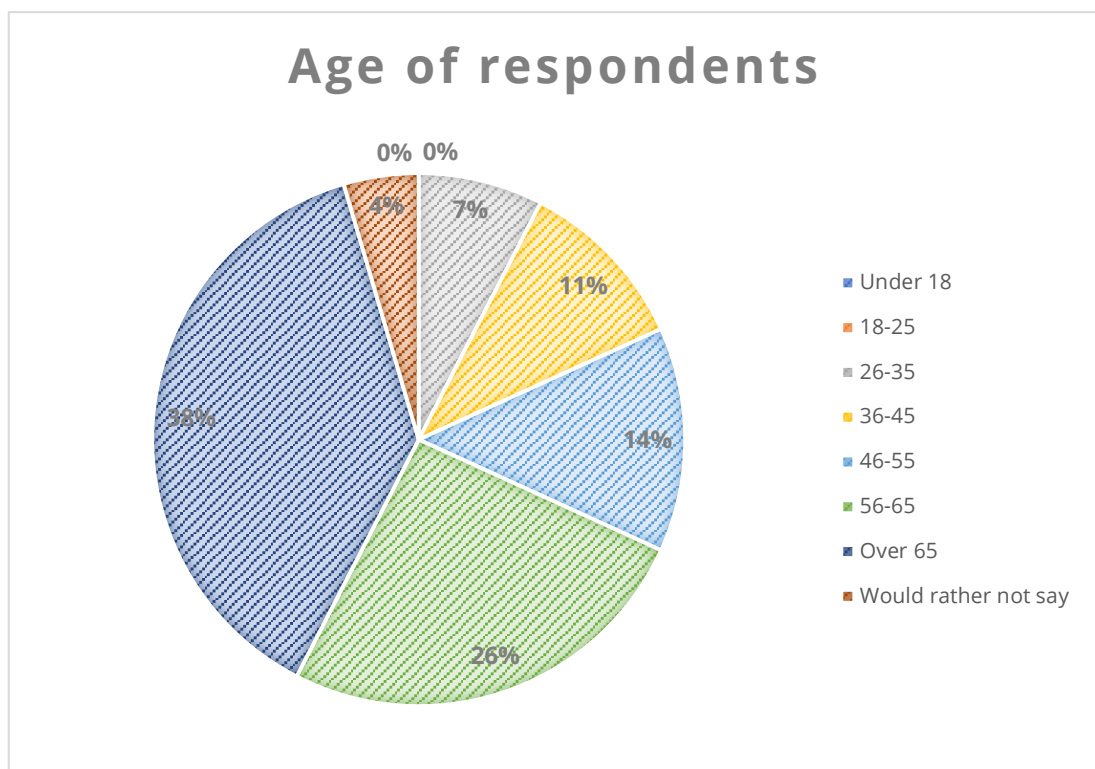


Figure 1: Age breakdown of respondents

- 2.3. The first half of the survey required respondents to state to what extent they agree or disagree with the policies of the Neighbourhood Plan.

- 2.4. Generally speaking, respondents were supportive of all of the Neighbourhood Plan policies, and none of the policies received a majority disagreement. The extent to which respondents were supportive (i.e., answered that they strongly agreed or agreed) with each policy is shown in descending order in Table 1.
- 2.5. Whilst Policies RED5 and RED6 received relatively lower levels of support than other Neighbourhood Plan policies, it is acknowledged that a higher proportion of respondents answered 'neither agree or disagree' to these policies. Respectively, 23% and 20% indicated 'neither agree or disagree with only. A further 8% of respondents declined to give a view on either of these policies. Only 14% of respondents said they disagreed with Policy RED5, and 17% to RED6. This indicates that many more were in favour and supportive of these policies. The higher levels of 'neither agree nor disagree', or non-response to the question, may indicate that respondents would rather not see future growth come forward but, at the same time, recognise that, if it should, then this should be undertaken in the most appropriate way for Redbourn. It is therefore plausible that the lower perceived levels of support for these policies may reflect resistance towards on the ground changes, rather than to the policies themselves.

| Neighbourhood Plan policy | % of respondents that strongly agreed and agreed with the Neighbourhood Plan policy |
|--|--|
| Policy RED3 (Local Green Space Designations) | 85% |
| Policy RED11 (Sustainable Design) | 83% |
| Policy RED1 (Redbourn High Street) | 82% |
| Policy RED8 (Community Facilities) | 82% |
| Policy RED10 (High-Quality Design) | 82% |
| Policy RED12 (Heritage Assets) | 82% |
| Policy RED4 (Biodiversity) | 77% |
| Policy RED9 (Active Travel) | 77% |
| Policy RED2 (Small-Scale Commercial Development) | 74% |
| Policy RED7 (Redbourn Leisure Centre) | 65% |
| Policy RED5 (Housing Mix) | 56% |
| Policy RED6 (Suitable Sites for New Development) | 56% |

Table 1: Level of support received for each Neighbourhood Plan policy

- 2.6. Figure 2 and Figure 3 below summarises the level of support for each of the Neighbourhood Plans.

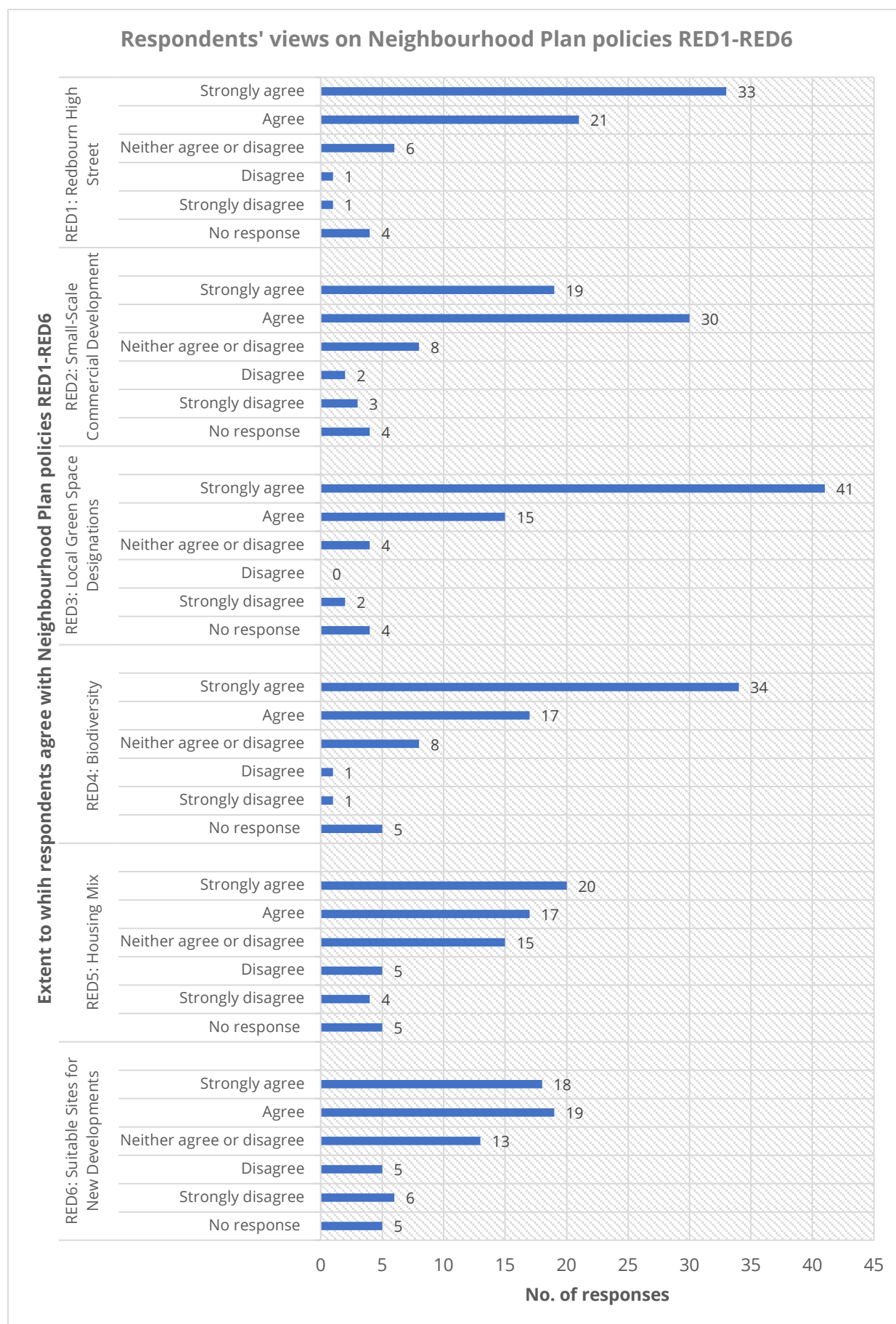


Figure 2: Respondents' views on Neighbourhood Plan policies RED1-RED6

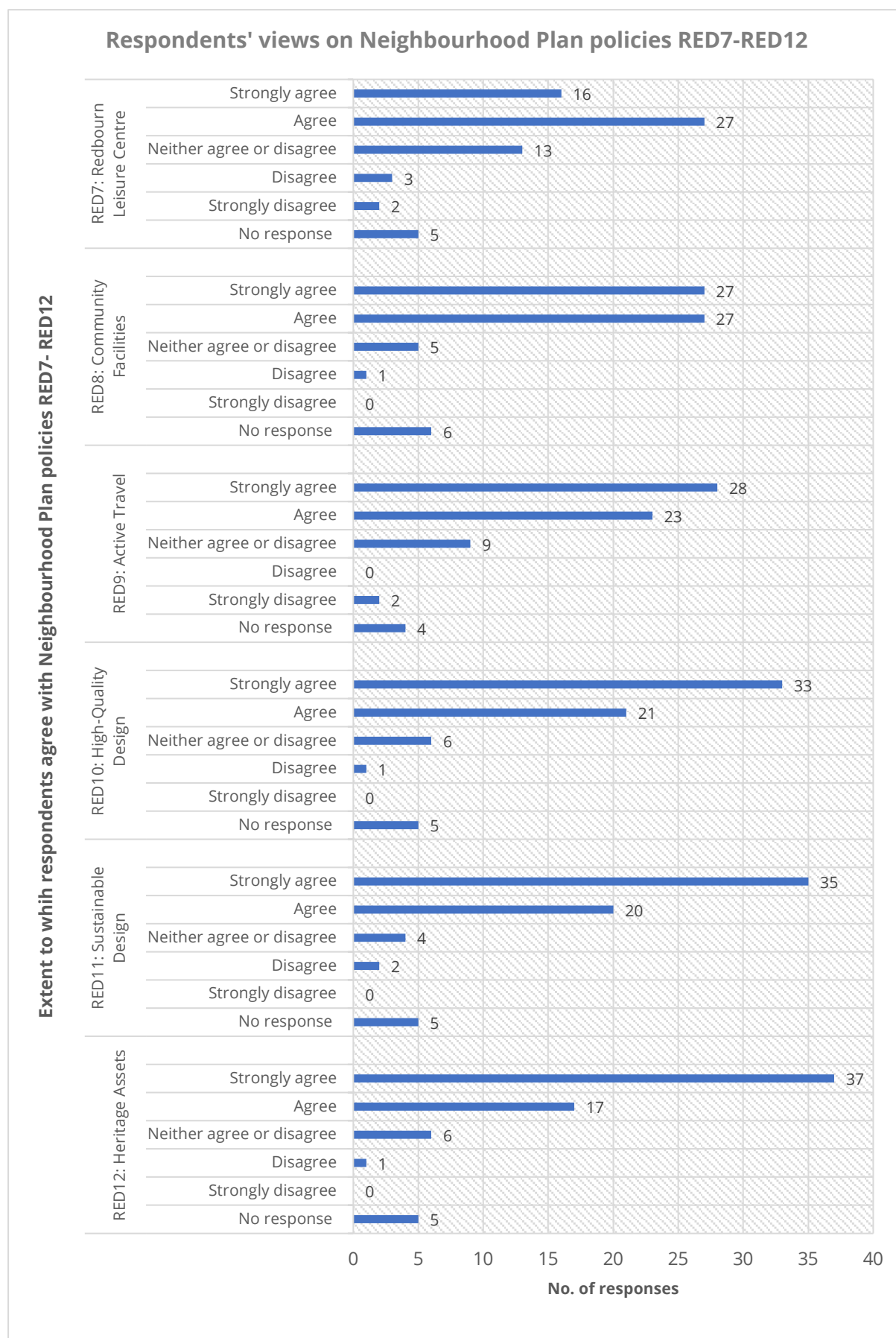


Figure 3: Respondents' views on Neighbourhood Plan policies RED7-RED12

- 2.7. The second half of the survey asked respondents whether they supported the designation of each of the local green spaces proposed in the Pre-Submission Plan. The results of this are presented in Figure 4 below.

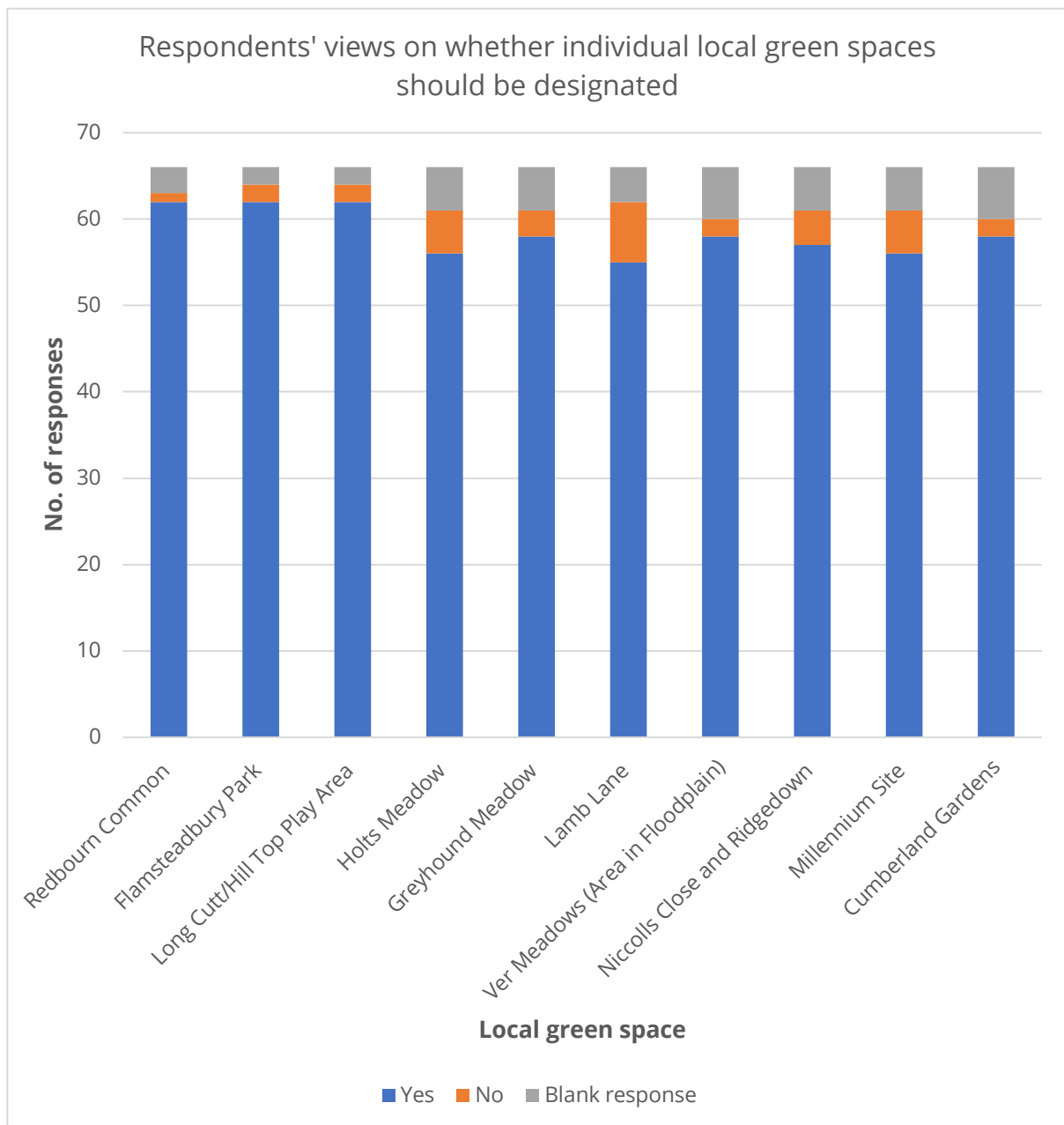


Figure 4: Respondents' responses regarding local green space designations

- 2.8. As highlighted above, respondents generally supported the designation of all local green spaces proposed within the Pre-Submission Neighbourhood Plan, as over 80% of respondents responded 'yes' for each local green space. Redbourn Common, Flamsteadbury park and Long Cutts/Hill Top Area were the most popular choices for local green space designation, with each garnering 94% of 'yes' votes i.e., 94% of respondents were in support of designating those local green spaces. Lamb Lane, the Millennium Site and Holts Meadow had the least support for designation, garnering 83%, 85% and 85% of 'yes' votes respectively.

Nevertheless, all three sites were considered to have sufficient support to warrant their designation as local green spaces.

- 2.9. Respondents were also asked what they use each local green space for and whether these spaces fulfil the relevant NPPF criteria for designation. The key findings are presented below.

| Local Green Space | Respondents' views on what the space is used for (three most popular responses) | % of respondents that stated that the local green space fulfilled the NPPF criteria for designation (taken as a % of total responses for that particular question) |
|----------------------------------|--|---|
| Redbourn Common | Walking/dog walking, watching cricket, play area for children | 96% |
| Flamsteadbury Park | Walking/dog walking, play area for children, cut through to footpath | 92% |
| Long Cutt/Hill Top Play Area | Play area for children, walking/dog walking, cut through to footpath | 79% |
| Holts Meadow | Footpath link to elsewhere, walking/dog walking, play area for children | 82% |
| Greyhound Meadow | Playing tennis, scouts, visiting allotments | 87% |
| Lamb Lane | Walking/dog walking, meeting place, informal play area | 81% |
| Ver Meadows (Area in Floodplain) | Walking/dog walking, wildlife watching, recreation | 88% |
| Nicholls Close and Ridgedown | Informal play area, walking, landscape appreciation | 77% |
| Millennium Site | Walking/dog walking, picnics, resting | 91% |
| Cumberland Gardens | As a walk through, community event space, resting | 90% |

Table 2: Respondents' responses on what local green spaces are used for and whether they fulfil relevant NPPF criteria

- 2.10. Table 2 above reveals that the majority of local green spaces are used for walking/dog walking, child play areas and other recreational activities. Over 75% of respondents (taken as a percentage of those who responded to each individual question) felt that each local green space adequately fulfilled the NPPF's local green space criteria.

3. Individual Comments

- 3.1. Respondents were also given the opportunity to comment on any policy or project within the Neighbourhood Plan. This includes both comments raised in survey responses and those submitted separately as representations. Comments are summarised by chapter, policy and project below.

SENSE OF PLACE I - Policy RED1: Redbourn High Street and PROJECT RED A: Village Centre Initiatives

- 3.2. Respondents raised concerns regarding parking along the High Street. Several respondents voiced concern over the potential loss of car parking at the Village Hall, citing the use of those spaces by elderly people wishing to access the pharmacist and High Street as reasons to maintain the existing car parking spaces at the Village Hall. One comment was also made in relation to public safety, as there is a need for better street lighting in the centre of Redbourn along the High Street and near to Redbourn Common.
- 3.3. However, there was a general consensus that there are opportunities to re-configure car parking to ensure that local residents are still encouraged to visit the High Street, whilst preventing inconsiderate parking along nearby residential streets. Some respondents stated that the removal of existing car parking would reduce the number of customers at the Co-op and other local stores.
- 3.4. **Summary of actions:** No changes to Policy RED1 are required. Project REDA will clarify that any proposals will need to carefully consider the mobility needs of all and any possible impacts on the local economy resulting from any changes to car parking provision (whilst at the same time it is recognised that there are also economic benefits from an improved public realm, walking and cycling routes).

SENSE OF PLACE II - Policy RED2: Small-Scale Commercial Development

- 3.5. One respondent put forward the former station site as a suitable location for commercial redevelopment on the grounds that the existing business negatively effects residential amenity (noise and mess) and should therefore be sited elsewhere.
- 3.6. **Summary of actions:** No changes to Policy RED2 are required. It should be noted that the purpose of the Neighbourhood Plan is not to identify and allocate sites for development. Instead, applications will be based on their merits against the policies of the Plan.

SENSE OF PLACE III - Policy RED3: Local Green Space Designations

- 3.7. Respondents welcomed the aim of this policy and were generally in support of protecting the local green spaces proposed in the Neighbourhood Plan.
- 3.8. Respondents proposed the following updates to the proposed local green space designations: a) the inclusion of the Tassel Hall allotments, b) the boundary of Redbourn Common should be extended to include the whole of the Common (including the cricket pitch, the area outside the road at West Common and the area outside Chequer Lane as in line with the Redbourn Conservation Area, c) the Millennium Site should be reconsidered as it is vulnerable to local level vandalism and therefore cannot be enjoyed by local residents, d) the banks of the River Red and River Ver may include areas that are worthy of designation as they are biodiverse and seem undervalued, e), the access track to Greyhound Meadows and the borders of the Nickey Line should be included as they do not benefit from any other designations and f), green open spaces within 'The Park' should be designated to ensure that there is no attempt to develop what is now open residential development.
- 3.9. Ver Meadows was a contentious site, as one respondent felt that the site was rightfully designated as a local green space due to its environmental value as a chalk river stream with old watercress beds, whereas a local developer (London and Cambridge Properties Limited) stated that the site holds little community value and that its designation may be unhelpful in creating an informal open space which can be used and valued by the local community in the long-term. The same respondent also added that the wording of Policy RED3 is unduly onerous and goes beyond the protection offered to the Green belt through the National Planning Policy Framework (NPPF). It should be noted that it is only the area of flood plain that is identified as being designated as a Local Green Space. This does not preclude the wider area of land from being appropriately developed.
- 3.10. Linked to Policy RED3, one respondent stated that it would be beneficial to add a policy which encouraged the registration of local green spaces as 'Town or Village Greens'.
- 3.11. **Summary of actions:** The list of Local Green Spaces identified in Policy RED3 will be kept under review and assessments of further proposed sites will be undertaken for inclusion in the next review of the Neighbourhood Plan. In relation to the comments on the Ver Meadows site, the Neighbourhood Plan regards this site to be appropriate for designation and considers the policy text to be in line with the NPPF. The project idea for 'Towns and Village Greens' can be added as a new project within the Neighbourhood Plan.

SENSE OF PLACE IV - Policy RED4: Biodiversity, Project RED B: Restoration and Conservation of the River Red and Project RED C: Tree Planting and Re-Wilding Initiatives

- 3.12. Very few comments were made in relation to Policy RED4, Project RED B and Project RED C and therefore it is considered that respondents were in support of these policies and projects. One local organisation (Redbourn Allotment Association) welcomed Policy RED4 and confirmed that they are keen to be engaged with to coordinate conservation and rewilding projects within the Parish. One respondent felt that the biodiversity net gain target of 10% could be more aspirational and should be increased to 20%.
- 3.13. **Summary of actions:** The policy wording of Policy RED4 can be updated to state that a 'minimum' of 10% biodiversity net gain should be secured on-site.

HOUSING I- Policy RED5: Housing Mix

- 3.14. Whilst most respondents generally supported Policy RED5, some voiced concern over the methodology and evidence underpinning this policy. In particular, one respondent highlighted that this policy is based on 2018 population data which fails to take account of Covid-19 and Brexit. Another respondent questioned the accuracy of the proposed housing mix and related data on the grounds that the housing mix does not reflect changing lifestyle trends – particularly the increased desire for working from home space. Another respondent felt that further evidence was required to justify the proposed housing mix in Policy RED5.
- 3.15. In relation to the ascribed housing mix, multiple respondents voiced concern by stating that smaller (one to two-bed) homes are needed for younger couples and families to ensure that locals can get onto the property ladder and to ensure that the demographic profile in Redbourn becomes more balanced. Another respondent stated that opportunities should be sought to provide multiple dwellings on a single plot.
- 3.16. One respondent felt that the affordable housing requirement was unnecessarily high and could lead to housing stock that undermines the character of the village.
- 3.17. **Summary of actions:** The data contained within the Housing Needs Assessment (HNA) is the most up-to-date data available and is based on recognised good practice. The next review of the Neighbourhood Plan (potentially within five years) will be underpinned by Census 2021 data (and any other more recent data published at that time), which will provide a better understanding of the impacts of Covid-19. Policy RED5 will be reviewed and updated accordingly as part of that process.

HOUSING II - Policy RED6: Suitable Sites for New Development

- 3.18. There was a general consensus that the growth of Redbourn should preserve the 'village' feel and efforts should be made to maintain future development within the current blueprint of the village. It was considered Policy RED6 will help to ensure that this remains the case.
- 3.19. Several respondents agreed that new developments should have adequate supporting infrastructure, including healthcare facilities, schools and transport infrastructure. The proposed development at Ben Austins/Mansdale Road was given as an example of a scheme which would place too much pressure on existing infrastructure, resulting in unwanted traffic and pollution. The Old Fire Station proposal was also referenced as a scheme which lacks focus on green spaces and local services.
- 3.20. On the topic of transport infrastructure, some respondents felt that, whilst efforts to promote walking and cycling were admirable, adequate road widths and sufficient parking facilities should be provided in all new developments to allow for the safe passing of vehicles. Others felt that the 800m walking distance threshold should only be applied loosely and where practicable, as it is not deemed necessary for development to be within a short distance of all services and facilities. One respondent stated that planning based on over-optimistic use of public transport, walking and cycling should be avoided as it is unrealistic.
- 3.21. Development on Green Belt was a contentious issue, as some respondents took a protectionist stance by stating that the policy should explicitly reference Green Belt in Policy RED6 and that the risk of piecemeal development on Green Belt should not be underestimated, whereas others urged for the Neighbourhood Plan to include site allocations as a means of controlling what development comes forward. In particular, some respondents noted that proposals such as the Jarvis Homes proposal surrounding the Leisure Centre should be welcomed as a means of improving and extending the Leisure Centre and neighbouring playing fields. One respondent stated that the Parish Council should adopt a position of controlled approval on Green Belt.
- 3.22. A developer (London and Cambridge Properties Ltd.) was disappointed that the Neighbourhood Plan has taken the decision not to carry forward the review of the Green Belt around Redbourn in order to identify suitable sites for residential development, particularly in relation to the Ver Meadows site.
- 3.23. **Summary of actions:** No changes to Policy RED6 are required. The Neighbourhood Plan recognises that some people will continue to drive, however, in the interests of sustainable development, climate change and inclusiveness, the Plan actively promotes walking and cycling and the use of public transport. It should also be noted that St Albans City and District Council is

responsible for preparing an up to date Green Belt review as part of the Local Plan process. Until the review is complete, the Neighbourhood Plan cannot consider sites for release from the Green Belt.

SERVICES AND FACILITIES I - Policy RED7: Redbourn Leisure Centre

- 3.24. Respondents generally supported Policy RED7, with one respondent stating that investment in the Leisure Centre is long overdue. Respondents put forward a number of specific improvements to the Leisure Centre, with a particular focus on youth activities, which included: a) the provision of a swimming pool, b) youth football for boys and girls and c), a skate park. One respondent voiced concern over existing congestion along Dunstable Road and Blackhorse Lane due to residents accessing the Leisure Centre.
- 3.25. **Summary of actions:** It should be acknowledged that Policy RED7 refers to the provision of astro-pitches and a skate park. The sentence could also be updated to refer to a swimming pool. Policy wording should be updated to state that the above facilities will be welcome where feasible.

SERVICES AND FACILITIES II - Policy RED8: Community Facilities and Project RED D: Community Events

- 3.26. Multiple respondents voiced concern over the lack of youth facilities and activities within the Parish and that this issue should be addressed within the Neighbourhood Plan. St Luke's SEN School commented that they were supportive of plans to improve and enhance existing community facilities. St Luke's SEN School also stated that they could play an important role in supporting specialist youth facilities.
- 3.27. Other respondents highlighted specific issues such as: the removal of indoor netball at the Leisure Centre, schools and youth clubs are oversubscribed and the need to promote street furniture when providing new community infrastructure (in addition to siting facilities in central locations) as a means of creating sustainable development that is accessible for all.
- 3.28. **Summary of actions:** A new paragraph can be inserted between the first and second paragraph of Policy RED8 to state that proposals for new youth facilities will be welcome within the Parish, including such provision at St Luke's SEN School, subject to those facilities being accessible to the community.

GETTING AROUND - Project RED E: Walking and Cycling Routes, Policy RED 9: Active Travel and Policy RED F: Car Sharing

- 3.29. Respondents were supportive of Project RED E, Policy RED9 and Policy RED F and provided additional information relating to potential active travel infrastructure improvements.
- 3.30. With regard to footpaths, several respondents were supportive of the aspiration to provide safer access between Redbourn's residential areas, the High Street and the Nickey Line. One respondent stated that the provision of Dutch style roundabouts along the bypass would help to reduce speeding whilst also promoting walking and cycling.
- 3.31. The Ramblers' Association recommended the following policy wording should be added to Policy RED 9, "all new walking and cycling routes should be dedicated as public rights of way" and "proposals for development must implement where practicable the measures in Local Walking and Cycling Infrastructure Plans and the current edition of the HCC Rights of Way Improvement Plan and its database of suggestions".
- 3.32. Several respondents urged the Neighbourhood Plan to recognise the value of walkers in bringing in trade to pubs and village shops and that reference should also be made to the extensive footpaths in the rural parts of the parish (including the need for their improvement and maintenance) and that the Plan should state that all new footpaths associated with future developments should be designated as Public Rights of Way. Where new footpaths and cycleways are proposed, there should be a clear separation of the footpath from the cycleway.
- 3.33. Support was also given to the provision of electric vehicle charging points within the village centre. One respondent commented on the car sharing scheme project by stating that potential locations for a car sharing scheme could include the library, the Fire Station car park, the Parish Centre, the southern end of the High Street and the parking area near the cricket pavilion.
- 3.34. **Summary of actions:** With regard to the wording suggestions posed by The Ramblers' Association, the first addition should be reworded to "wherever possible, new routes should be dedicated as public rights of way" and inserted into Policy RED9. The second suggestion of "proposals for development [...]" can be added, with the relevant Local Walking and Cycling Infrastructure Plans referred to in the supporting text. It is considered that the value of walkers has already been recognised by the clear support in the Neighbourhood Plan for active travel measures. The suggestion of making it clear that new footpaths and cycleways should be clearly separated has already been addressed, as the policy makes clear reference to the Government Design Guidance in the design and

delivery of new active travel infrastructure. Alongside this, the Neighbourhood Plan will also support provision of Electric Vehicle charging points.

DESIGN - Policy RED 10: High-Quality Design and Policy RED 11: Sustainable Design

3.35. No comments were made in relation to these policies.

HERITAGE ASSETS - Policy RED 12: Heritage Assets and Project RED H: Promotion of Local History

- 3.36. One respondent voiced concern over the list of locally listed buildings, stating that the list should be revisited to ensure all anomalies are discounted. Another respondent stated that Table 1 has omitted The Heath in North Common. One respondent stated that adding a reference in Section 9.15 to Wheathampstead might be appropriate as plaques, notice boards, associated walks etc. have been successfully installed there.
- 3.37. **Summary of actions:** The local heritage list table in the Neighbourhood Plan is copied directly from the information St Albans City and District Council has. A line can be inserted within the supporting text to clarify that the list of local heritage assets will be reviewed and updated over time as appropriate. A reference to the Wheathampstead example can be added at paragraph 9.15.

NON-POLICY ACTIONS

- 3.38. Many respondents were supportive of the public transport action, stating that a more frequent bus service is required, with good connections to nearby towns and railway stations (including St Albans, Harpenden and Hemel Hempstead) much needed. This is especially important for older residents that are unable to walk or cycle long distances.
- 3.39. Several respondents voiced concern over traffic and speeding with the Parish, with some offering solutions such as a 20MPH speed limit within the village centre, the implementation of a one-way system along the High Street and a speed reduction intervention along the bypass and improving safety at the Chequers Lane junction.
- 3.40. With regard to footpath access, the Open Space Society noted that the following paths may be eligible for recording as Public Rights of Way on the basis of twenty years of public use. These include: a) The informal path between Tassell Hall and

Redbourn, b) the route from the southern end of the adopted Bettespool Meadow via the unadopted Crouch Hall Gardens to Crouch Hall Lane, and c), the unadopted footpath and road Aysgarth Road between Bettespool Meadow and Dunstable Road. Whilst relevant to Project RED E, it may be possible to add this to the non-policy actions list. One respondent was supportive of proposals to upgrade the existing footpath from Blackhorse Lane to Redbourn Leisure Centre to a Public Right of Way and to extend it to join the existing Redbourn FP16. The respondent recommended that it be referenced as an 'informal' or 'unrecorded' path so as not to prejudice it being recorded as a Public Right of Way at a later date.

- 3.41. **Summary of actions:** Traffic and speeding interventions/solutions will be added as possible actions in the relevant rows of the NDP, including a 20mph village-wide speed restriction. Reference to footpaths that are eligible to be recorded as Rights of Way (see 3.40 above) will be added as possible actions.

OTHER

- 3.42. One respondent stated that the Neighbourhood Plan should include a policy on gypsy and traveller sites.
- 3.43. **Summary of actions:** Gypsy and Traveller sites did not emerge as an area of concern nor focus through earlier consultation events and instead the provision of and applications for such sites is deferred to a combination of Local Plan and national policy.

Summary of Comments from Statutory Consultees

- 3.44. In addition to the comments above responses were received from a number of the statutory consultees, as summarised below:
- 3.45. **The Coal Authority:** The response received confirmed that they have no specific comments to make on the Plan.
- 3.46. **Environment Agency:** Beyond receipt of a standard Neighbourhood Plan Advice Note, no specific comments were made on the Plan.
- 3.47. **Hertfordshire County Council:** Responses were received from the County in respect of their responsibilities for adult care services, library services, rights of way, highways and LEADS (Landscape, Ecology, Archaeology, Design and Sustainability support to local planning authorities in the County). The response expresses support for the direction of the Plan, policies and projects within it. It included a number of minor suggestions to these to help strengthen or clarify the policy

- 3.48. **Historic England:** Welcome references to the historic environment and emphasis on design quality, as well as the projects in respect of local heritage and public realm improvements.
- 3.49. **Natural England:** The response received confirmed that they have no specific comments to make on the Plan.
- 3.50. **St. Albans City & District Council:** Comments received were relatively minor, given that the Council had commented on previous drafts of the Plan and which had been reflected in the Regulation 14 Plan. Some minor suggestions and points of clarification / wording changes were provided in respect of the heritage policy and associated project, and to the separate design guidance and code.

4. Summary of Findings

4.1. The findings of the consultation help to demonstrate that there is significant support for draft policy and project ideas. All responses and feedback will be used to help inform and direct the submission version of the Redbourn Neighbourhood Plan.

4.2. To summarise:

- The majority of respondents have expressed support for all policies in the Neighbourhood Plan;
- This is also reflected in comments received from the Statutory Consultees. Where changes were suggested, these were generally relatively minor and help to clarify or strengthen policies or projects.
- The majority of respondents were supportive of the local green spaces designated in Policy RED3;
- Some concern has been expressed in relation to the delivery of new homes within the Parish and the associated wording of Policy RED6. Similarly, concern was also raised in relation to the data underpinning Policy RED 5 (Housing Mix), with some stating that the policy should be reconsidered to ensure it aligns with the latest position in terms of the associated impacts of Covid-19 and Brexit. Whilst acknowledging these concerns, it is considered that changes to Policies RED5 and RED6 are not necessary at this time, as any updates to these policies will need to be underpinned by 2021 Census data and the outcomes of the St Albans City and District Council Green Belt Review, neither of which are currently available. As such, these policies will need to be closely monitored over time.
- Generally, respondents were supportive of the direction of the Neighbourhood Plan and provided additional inputs which could help strengthen and contextualise the draft policies.

Appendix 1: Regulation 14 Consultation Material

This appendix includes copies of:

- Posters advertising the Regulation 14 consultation
- Summary information boards
- The survey prepared for completion (please note that this was also made available in electronic format)
- The body text of emails / letters issues to notify people / organisation of the consultation.
- Screenshot of the Neighbourhood Plan page as it appeared during the Regulation 14 Consultation.



HELP US SHAPE THE FUTURE FOR REDBOURN



NEIGHBOURHOOD PLAN CONSULTATION

Many thanks to all who previously provided ideas for inclusion in the Neighbourhood Plan. We have used those to prepare a draft Plan and are now seeking your feedback on this.



The purpose of the Plan is to enhance the built and natural environment within Redbourn.

The Plan includes policies which will help shape future development up to 2038. This includes policies which focus on sustainable design, housing, green spaces, local heritage and local facilities.



Consultation material is available to view from 1 December 2021 to 25 January 2022.

We welcome you to share your thoughts on the draft Neighbourhood Plan.



Please complete the questionnaire on the Parish Council website or by hand, returning to the Parish Council offices. You can also scan the QR code to access the questionnaire.



TO FIND OUT MORE ABOUT THE NEIGHBOURHOOD PLAN PLEASE VISIT THE PARISH COUNCIL WEBSITE: www.redbourn-pc.gov.uk/neighbourhood-plan-working-party

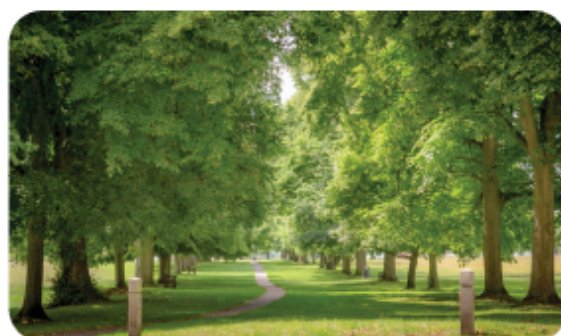
1: Redbourn Neighbourhood Plan Regulation 14 consultation poster



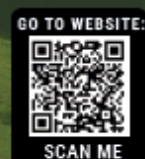
With your support, we have prepared a draft Neighbourhood Plan. This is a fantastic opportunity for the local community to help shape and influence future development within Redbourn, whilst ensuring that it is a vibrant place to live, work and enjoy.

The draft Neighbourhood Plan includes policies that will be used to inform and determine planning applications in Redbourn. The Neighbourhood Plan is different to the St Albans Local Plan. That presents the strategic direction for change and growth across the district as a whole. However, there is no up-to-date Local Plan in place, and thus no current policies which can be effectively used to determine planning applications. The Redbourn Neighbourhood Plan is therefore important as it will create Redbourn-specific policies and reflect matters of local importance which have been raised by the community through earlier consultation events.

Messages from those events have helped shape the contents of the Plan. The Neighbourhood Plan is now subject to formal consultation. We are seeking your views on this before it is examined and can be used as planning policy.



To find out more about the Neighbourhood Plan please visit the Parish Council website: www.redbourn-pc.gov.uk/neighbourhood-plan-working-party/. To have your say on the draft Neighbourhood Plan, please complete the survey on the Parish Council website by 25th January 2022.





A VISION FOR REDBOURN

'In 2038, Redbourn is still a pleasant village to live in. It has retained its village feel along with its particular individual characteristics, including its high quality built heritage, high street and its green and spacious setting.'

Where development has taken place, this has been focused on providing for Redbourn's changing needs. The barrier created by not having enough of the type of properties that people want has been broken down.

Additional affordable housing (for rent) and smaller dwellings have been built, enabling both young first-time buyers and older 'downsizers' to remain in the village (with all new dwellings built to Lifetime Homes standards so that they are capable of adaptation as people's needs change through their lives). This has been achieved with development that is in keeping with the character of Redbourn, in particular ensuring that historic and listed buildings remain protected.

Redbourn has become a thriving hub for small, start-up businesses. More residents now work locally.

The High Street is thriving in both daytime and evening and the appearance of the High Street reflects that. This has been anchored by the re-location of the Co-op to provide greater retail floorspace and parking provision at the former Bull Inn; and the re-location of the Redbourn Library to co-locate with the Fire Station at the northern end of the High Street, providing additional car parking for easy access to both the Library and High Street shops.






The Redbourn Community Group's bus garage has been retained as part of the redevelopment, enabling the Group to help the less able members of the community. A pedestrian crossing has ensured easy access to the site.

Redbourn remains a village with a distinct identity sitting in a rural setting. Development has served to improve access to the countryside surrounding Redbourn, which itself is protected from inappropriate development. This means that more Redbourn residents are able to enjoy the countryside including the Ver Valley's Nature Reserve which is run by a local community group of volunteers.

The Climate Emergency has been adequately addressed through the provision of high-quality eco-designs and sensitively designed public transport and pedestrian and cycling routes. Redbourn's natural environment has been protected and enhanced, and the village has a strong offering of community facilities that are accessible to all.


Redbourn Common is well loved and continues to provide a physical heart to the community, enjoyed for leisure activities by all. More formal leisure activities have been improved through the enhancement of the Redbourn Leisure Centre.

The proportion of journeys made by non-car modes has increased. This is not only due to the improved shopping on the High Street and number of local jobs, but also through improved cycle links, bus services and footpaths to nearby towns. This has been delivered through contributions from development and pride of place has been taken by improvements to access along the Nickey Line.'

To find out more about the Neighbourhood Plan please visit the Parish Council website: www.redbourn-pc.gov.uk/neighbourhood-plan-working-party/. To have your say on the draft Neighbourhood Plan, please complete the survey on the Parish Council website by 25th January 2022.

GO TO WEBSITE:



SCAN ME

3: Redbourn Neighbourhood Plan Regulation 14 consultation board (page 2)





The following objectives form the basis of the draft Neighbourhood Plan:

OBJECTIVE 1:
Retain Redbourn's role as a village with a strong heritage located in a high quality and accessible countryside setting.

OBJECTIVE 2:
To provide for the changing housing needs of the community, particularly the growing need for affordable houses for rent and smaller properties by first-time buyers and older 'downsizers'.

OBJECTIVE 3:
Make Redbourn a hub for start-up business and commercial enterprise.

OBJECTIVE 4:
Provide new community facilities and recreation space to address the needs of the growing population.

OBJECTIVE 5:
Increase walking and cycling Movements through improved footpath and cycle path provision.

Icons made by Flaticon: www.flaticon.com

To find out more about the Neighbourhood Plan please visit the Parish Council website: www.redbourn-pc.gov.uk/neighbourhood-plan-working-party/. To have your say on the draft Neighbourhood Plan, please complete the survey on the Parish Council website by 25th January 2022.

GO TO WEBSITE:



SCAN ME

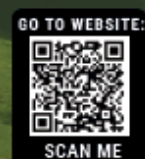
4: Redbourn Neighbourhood Plan Regulation 14 consultation board (page 3)



THE NEIGHBOURHOOD PLAN INCLUDES POLICIES WHICH SEEK TO:

- 1. Ensure that the High Street comprises an appropriate mix of uses, which help to retain and improve the vibrancy of Redbourn High Street.
- 2. Support the provision of retail, office and research and development employment opportunities, particularly on flexible terms to support small businesses.
- 3. Designate green spaces in Redbourn that will benefit from long term protection from development.
- 4. Aim to secure biodiversity net gain on all new development sites and promote opportunities which strengthen biodiversity and wildlife corridors.
- 5. Promote delivery of a mix of housing types and sizes, including affordable homes, first homes and opportunities for down-sizing, including that which meets the needs of an ageing population.
- 6. Make best use of brownfield land as locations for any new development before greenfield land is considered.
- 7. Support the retention of important local facilities and provision of new community facilities that support day-to-day activities. Opportunities to improve the variety of community events will be sought.
- 8. Support improvements to and provision of new walking and cycle routes, that make these safe and attractive for use by all.
- 9. Influence the delivery of high-quality design in new development that reflects the key characteristics and qualities that define Redbourn, including local history.
- 10. Incorporate sustainable design and construction principles into all new developments.
- 11. Protect and enhance non-designated heritage assets which make a significant contribution to the historic fabric of Redbourn.

To find out more about the Neighbourhood Plan please visit the Parish Council website: www.redbourn-pc.gov.uk/neighbourhood-plan-working-party/. To have your say on the draft Neighbourhood Plan, please complete the survey on the Parish Council website by 25th January 2022.





Please do complete the questionnaire and let us know what you think about the draft Plan and policies.

We will review all feedback and prepare a Plan for submission to St Albans City and District Council later next year.

This will be subject to independent examination and, eventually, a referendum.

If you vote in favour of the Neighbourhood Plan at referendum it will then be used to guide, shape and determine planning applications and investment opportunities in Redbourn.

We are now seeking your views on the draft Neighbourhood Plan. Consultation on the Neighbourhood Plan will run from 1st December to 25th January 2022.

To find out more about the Neighbourhood Plan please visit the Parish Council website: www.redbourn-pc.gov.uk/neighbourhood-plan-working-party/. To have your say on the draft Neighbourhood Plan, please complete the survey on the Parish Council website by 25th January 2022.





NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION: FEEDBACK FORM

PLEASE RETURN BY: 25th January 2022

The draft Redbourn Neighbourhood Plan has been informed by and responds to comments made during earlier consultation events. We are now seeking your views on the draft Neighbourhood Plan; all of which will be reviewed when preparing the final version.

Before you complete this questionnaire please do take the time to familiarise yourself with the draft Plan. This is available online via the Neighbourhood Planning page of Redbourn Parish Council, where you can also complete this questionnaire:

<https://forms.gle/MT8XTqKu2d69uiTdA>

Please note that fields marked with a [*] are required.

PART 1: YOUR DETAILS

| | |
|-------------------|--|
| Name [*] | |
| Organisation | |
| Address [*] | |
| Email address [*] | |
| Post Code [*] | |

Are you (please tick all that apply) []*

| | |
|-----------------------------|--|
| A resident of Redbourn [*] | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| An employee in Redbourn [*] | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Other (please indicate) | |

How old are you (please only tick one) []*

| Under 18 | 18 - 25 | 26 - 35 | 36 - 45 | 46 - 55 | 56 - 65 | Over 65 | Would rather not say |
|----------|---------|---------|---------|---------|---------|---------|----------------------|
| | | | | | | | |



PART 2: COMMENTS

The draft Neighbourhood Plan includes a series of proposed policies that will help shape future change and development in Redbourn. These are highlighted in red boxes throughout the Plan and prefixed with the words 'POLICY RED'

The draft Neighbourhood Plan also includes a series of wider projects and ideas for change in Redbourn. They are highlighted in green coloured boxes and prefixed with the words 'PROJECT RED'.

Please use the tables overleaf to provide your comments on this draft version of the Neighbourhood Plan.

Your comments will be read and considered carefully and may result in modifications to the draft Neighbourhood Plan before it is submitted to St Albans City and District Council for independent examination.

The questionnaire can be completed and returned online, at:
<https://forms.gle/MT8XTqKu2d69uiTdA>

This form can also be downloaded from the website and returned by email, to:
deputy.clerk@redbourn-pc.gov.uk

Alternatively, the form can be returned by post:

Vicky Kidd
Deputy Parish Clerk
Redbourn Parish Council
The Park Centre, The Park, Redbourn, St Albans AL3 7LR
Tel: 01582 794832



PROPOSED POLICIES

Please circle the number which most closely reflects your views:

1: strongly agree 2: agree 3: neither agree nor disagree 4: disagree 5: strongly disagree

| Policy Reference | Proposed Policies | Please circle one number per row | | | | |
|------------------|-------------------------------------|----------------------------------|---|---|---|---|
| RED 1 | Redbourn High Street | 1 | 2 | 3 | 4 | 5 |
| RED 2 | Small-Scale Commercial Development | 1 | 2 | 3 | 4 | 5 |
| RED 3 | Local Green Space Designations | 1 | 2 | 3 | 4 | 5 |
| RED 4 | Biodiversity | 1 | 2 | 3 | 4 | 5 |
| RED 5 | Housing Mix | 1 | 2 | 3 | 4 | 5 |
| RED 6 | Suitable Sites for New Developments | 1 | 2 | 3 | 4 | 5 |
| RED 7 | Redbourn Leisure Centre | 1 | 2 | 3 | 4 | 5 |
| RED 8 | Community Facilities | 1 | 2 | 3 | 4 | 5 |
| RED 9 | Active Travel | 1 | 2 | 3 | 4 | 5 |
| RED 10 | High-Quality Design | 1 | 2 | 3 | 4 | 5 |
| RED 11 | Sustainable Design | 1 | 2 | 3 | 4 | 5 |
| RED 12 | Heritage Assets | 1 | 2 | 3 | 4 | 5 |

OTHER COMMENTS

If you have any comments or suggested modifications please add them here, stating the section of the draft Plan to which they refer:

| Section of Plan / Policy Reference | Comment |
|------------------------------------|---------|
| | |



| | |
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Please continue on a separate sheet if necessary



LOCAL GREEN SPACE DESIGNATIONS

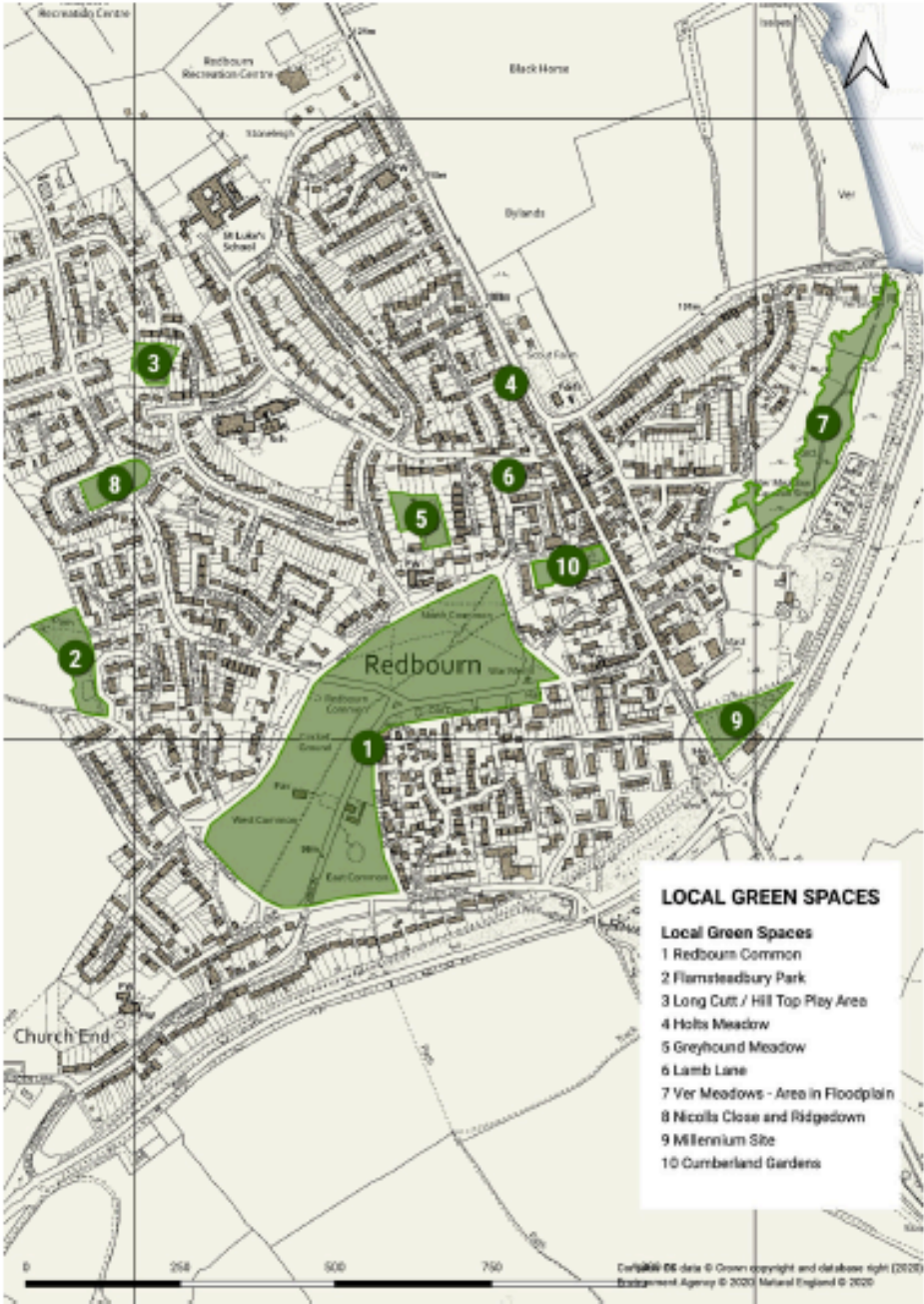
As highlighted within our consultation material, Policy RED 3 seeks to designate local green spaces within Redbourn. Planning applications on these sites will not be permitted unless they perform a supplementary and supporting function to the green space and use of the space. For reference, the National Planning Policy Framework (NPPF)¹ states that a local green space designation should only be used where the green space is:

- a. *in reasonably close proximity to the community it serves;*
- b. *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c. *local in character and is not an extensive tract of land.*

We are keen to hear your views on the below designated local green spaces. Your inputs will help us to evidence why (or why not) the designation of these local green spaces is justified. The spaces are mapped overleaf.

| | Local Green Space | Do you support the designation of this local green space? (Yes / No) | What do you use this space for? | Do you think the site meets the NPPF criteria (above) for designation and if so which, and why? |
|----|----------------------------------|---|---------------------------------|---|
| 1 | Redbourn Common | | | |
| 2 | Flamsteadbury Park | | | |
| 3 | Long Cutt / Hill Top Play Area | | | |
| 4 | Holts Meadow | | | |
| 5 | Greyhound Meadow | | | |
| 6 | Lamb Lane | | | |
| 7 | Ver Meadows (Area in Floodplain) | | | |
| 8 | Nicolls Close and Ridgedown | | | |
| 9 | Millennium Site | | | |
| 10 | Cumberland Gardens | | | |

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf



12: Redbourn Neighbourhood Plan Regulation 14 consultation hard-copy survey (page 6 of 7)



PART 3: CONSENT

We need to store your personal information in order to receive your comments. Please confirm whether you agree to the following:

| | |
|--|--|
| I consent to Redbourn Parish Council storing my personal data [*] | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| I consent to my name being published alongside my comments in the Consultation Statement prepared for submission and examination of the Neighbourhood Plan [*] | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| I consent to be contacted with regard to my response by Redbourn Parish Council [*] | <input type="checkbox"/> Yes <input type="checkbox"/> No |

General Data Protection Regulations (GDPR): protecting your data

A summary of all comments will be made publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1988 and General Data Protection Regulations. Redbourn Parish Council will process your details in relation to the preparation of this document only.

As part of the consultation and in line with the new General Data Protection Regulations (GDPR) please confirm that you are happy for Redbourn Parish Council to pass on your contact details (name, address, email address) to St Albans City and District Council so that they can contact you at the Regulation 16 consultation and examination stages if required.

| | |
|--|--|
| I consent to Redbourn Parish Council passing my contact details (name, address, email address) to St Albans City and District Council so that I can be contacted regarding the Regulation 16 consultation and examination stages [*] | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|--|--|

For further information on the Redbourn Parish Council Data Protection Policy please visit the website: <https://www.redbourn-pc.gov.uk/local-council-privacy-and-cookie.html>

EMAIL TO RESIDENTS:

Dear Resident

Notification of formal consultation on Redbourn Neighbourhood Plan (Regulation 14, Town and Country Planning, England, Neighbourhood Planning Regulations)

I am writing to you as you have previously expressed interest in the Redbourn Neighbourhood Plan.

I am now pleased to advise that the Regulation 14 Consultation of the Neighbourhood Plan runs for an eight-week period between 1st December 2021 and 25th January 2022.

The Neighbourhood Plan is available to view at the Parish Council offices and is also available online via the Parish Council website: <https://www.redbourn-pc.gov.uk/neighbourhood-plan-working-party.html>

Hard copies of the Plan are also available to view at:

Redbourn Parish Council office, The Park Centre, The Park

If you would like to make representations, please download the pre-submission consultation comment form from the website or contact the Deputy Parish Clerk for a copy:

Vicky Kidd
Deputy Parish Clerk
Redbourn Parish Council
The Park Centre, The Park, Redbourn, St Albans AL3 7LR
Tel: 01582 794832
Email: deputy.clerk@redbourn-pc.gov.uk

Representations can be submitted by hand or by post to the Parish Council or by email to the Deputy Parish Clerk.

EMAIL TO OTHER INTERESTED PARTIES:

Dear Colleague

Notification of formal consultation on Redbourn Neighbourhood Plan (Regulation 14, Town and Country Planning, England, Neighbourhood Planning Regulations)

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Representations can be submitted by hand or by post to the Parish Council or by email to the Deputy Parish Clerk.

EMAIL TO HERTS CC:

Dear Colleague

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Hard copies of the Plan are also available to view at:

Redbourn Parish Council office, The Park Centre, The Park

The Parish Council looks forward to receipt of representations from Hertfordshire County Council. We would be grateful if any comments from the County could be consolidated and provided as one complete set from all relevant service areas.

A copy of the pre-submission consultation comment form can be downloaded from the Parish Council website or by contacting the Deputy Parish Clerk for a copy:

Vicky Kidd
Deputy Parish Clerk
Redbourn Parish Council
The Park Centre, The Park, Redbourn, St Albans AL3 7LR
Tel: 01582 794832
Email: deputy.clerk@redbourn-pc.gov.uk

Representations can be submitted by hand or by post to the Parish Council or by email to the Deputy Parish Clerk.

Letter to landowners – local green space:

<<Insert Address>>

<<Insert date>>

Dear <<INSERT NAME>>

Redbourn Neighbourhood Plan:

Local Green Space Designations – Land in ownership of <<INSERT NAME>>

I am writing on behalf of Redbourn Parish Council to invite your input to the Redbourn Neighbourhood Plan.

The Localism Act granted powers to Town and Parish Councils to prepare Neighbourhood Plans. Once formally ‘made’ these Plans will form part of the Development Plan and suite of policies used by St Albans City and District Council to inform and determine planning applications in Redbourn.

A consultation version of a Neighbourhood Plan for Redbourn has been prepared and we welcome your comment on this. The material can be viewed online via the Parish Council website, the link to which is:

<https://www.redbourn-pc.gov.uk/neighbourhood-plan-working-party.html>

Consultation on the Neighbourhood Plan runs through to 25th January 2022. Any comments received before then will be reviewed and considered by the Parish Council.

In particular, we would like to draw your attention to the proposed ‘Local Green Space designations’ identified in the Neighbourhood Plan. Use of such designation gives special protection against development for green areas of particular importance to local communities.

The National Planning Policy Framework outlines the criteria that should be satisfied for a Local Green Space to be designated. The green space should be:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The Parish Council considers that the green space(s) at <<INSERT NAME OF GREEN SPACE>> in the ownership of <<INSERT NAME OF LANDOWNER>> meet(s) the criteria for designation. As the landowner, we are asking for your views on the appropriateness of such a designation.

It is important to note that whilst designation would afford the green space similar policy protection to Green Belt, it does not place any new restrictions or obligations on landowners. Management of the land remains the responsibility of the landowner although, with your agreement, there may be opportunities that can be explored which allow the local community to become more involved in the management of the space. Furthermore, designation does not confer any rights of access over what exists at present.

Further information can be found in:

The National Planning Policy Framework (NPPF):

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance:

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

Please do let the Parish Council know whether you are comfortable with the potential for designation of the suggested site(s) as Local Green Space, or whether there are any concerns or comments you wish to raise. All will be considered through production of the Plan. In addition to any comments on the appropriateness of such a designation, the Parish Council would also be keen to know whether there would be any opportunities for the community to become actively involved in the long-term maintenance of the space.


All sites identified as possible 'Local Green Space designations' are mapped in the draft Neighbourhood Plan. This is available to view via the Parish Council website (see link above).

Please do let us have your views by 25th January 2022. These can be provided via the survey on the Parish Council website or in writing to the Parish Council.

We look forward to hearing from you.

Yours sincerely
For Redbourn Parish Council

<<Insert Name>>
<<Insert Position>>



Working with the Community since 1894

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Parish Facilities

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Community Organisations

Services A to Z

Parish Centre What's On

Fri, 11 Feb 2022 18:30

Karate

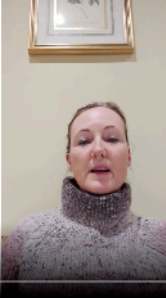
Statistics

83,977 page views over twelve months, updated daily.

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Redbourn Neighbourhood Plan

Pre-Submission Regulation 14 Consultation



0:02 / 1:35

Many thanks to all who previously provided ideas for inclusion in the Neighbourhood Plan. We have used your thoughts to prepare a draft Plan, the purpose of which is to enhance the built and natural environment within Redbourn.

We are now at the Regulation 14 stage which requires that the proposed plan be the subject of a 6-week (minimum) consultation before it is submitted to the local authority for independent examination.


The Plan includes policies which will help shape future development up to 2038, focusing on sustainable design, housing, local heritage, local facilities, and protecting local green spaces. You will see we have designated 10 local green spaces in Redbourn. Local Green Space designation is a way to provide special protection against development for green areas of particular significance to a local community.

It is really important that residents engage with this process as, whilst we currently do not have any housing sites due to all potential development areas being on Green Belt land, we need your help to provide evidence as to why our green spaces should be designated so and protected.

Please familiarise yourself with the draft Plan and supporting documents by clicking on the links below, then complete the online form to tell the local authority, St Albans District Council, what you think about the Plan policies and why you feel the designated green spaces are important to you in terms of their beauty, their historic significance, their richness of biodiversity and wildlife etc in line with the National Planning Policy Framework (NPPF) explained in the questionnaire.

- [Redbourn Neighbourhood Draft Plan 2020-38 \(PDF, 7 Mb\)](#)
- [Local Green Space Assessment \(PDF, 6.2 Mb\)](#) External Link: uploads/20211111-redbourn-ndp-reg-14-v2-low-res.pdf
- [Redbourn Design Guidance and Code \(PDF, 10.7 Mb\)](#)
- [Redbourn Housing Needs Assessment \(PDF, 1.3 Mb\)](#)

The consultation lasts 8 weeks from 1st December 2021 until 25th January 2022.



19: Redbourn Neighbourhood Plan Regulation 14 consultation webpage screenshot (including embedded video)



Redbourn Neighbourhood Plan

Regulation 14 Consultation

Summary Findings Report

Prepared by Troy Planning + Design

Redbourn Parish Council

Neighbourhood Plan: 2020-2038

Consultation Statement, May 2022

Volume 3

(Covering consultation activities between December 2020 and April 2022)

Redbourn Parish Council

Web: <https://www.redbourn-pc.gov.uk/>

Email: clerk@redbourn-pc.gov.uk