



Statement of Community Involvement

**Land North East of Harpenden between Lower Luton Road,
Bower Heath Lane and Common Lane**

Crest Nicholson

March 2026

Introduction.

This **Statement of Community Involvement (SCI)** is produced on behalf of Crest Nicholson ('the Applicant') in seeking outline planning permission for all matters reserved except for access for the site known as **North East Harpenden**. The description of the development is as follows:

'Outline Application for demolition of existing buildings and structures and construction of a mixed-use development comprising residential dwellings (including affordable housing), children's home, elderly extra care facility, local centre (flexible retail/ health/ community use), sports pitches and associated building, green infrastructure and landscaping works (to include public open space and community growing space); primary school with early years provision, vehicular and active travel infrastructure (including pedestrian and cycle access) and diversion of Bower Heath Lane; drainage works; and related infrastructure. All matters reserved save for access from Lower Luton Road'.

Chelgate Local, a planning and public affairs consultancy, was appointed to conduct community engagement and public consultation on the emerging proposals. This document details the activities undertaken within the community and summarises the feedback received.

The Site and Surrounding Area.

Local area and planning context

Harpenden is a town located in the St Albans district of Hertfordshire. The site is located to the north east of Harpenden between Lower Luton Road, Bower Heath Lane and Common Lane, on the urban edge and within the Metropolitan Green Belt. It was part of the site allocation HT-20-21/C064 in the submitted draft local plan to the National Planning Inspectorate, sent on the 29th November 2024. The emerging new local plan includes this site (for up to 500 homes) within the North East Harpenden broad location allocation B2 for:

- A comprehensive mixed-use development,
- Residential (circa 750 homes, plus extra care provision),
- Two-form entry primary school (inc. early years),
- Local centre,
- On-site sports provision,
- Other green infrastructure, and
- Improvements to transport infrastructure, including links to Katherine Warrington Secondary School.

The site comprises 32.94 hectares and Crest's site is the largest of this, for up to 500 new homes.

It is noted that the current St Albans local plan is the District Local Plan Review 1994, which is currently in the process of being replaced, with adoption of the new local plan scheduled for 2026. In 2007, St Albans City and District Council (SACDC) saved specified policies of the 1994 document and these are the policies currently in use.

These proposals aim to provide the following benefits to the community:

- Up to 500 new, high quality, sustainable modern dwellings to meet a variety of needs,
- The development will likely offer a range of one-to-five-bedroom homes, providing accommodation of a mix of sizes to meet local needs,
- The development will provide affordable housing for rent and shared ownership in line with the requirements of the current SACDC adopted planning policy, which is for 40% of the total scheme. The local plan currently requires a tenure mix of 30% social rented, 30% affordable rented and 40% affordable home ownership, which includes 25% of all affordable housing to be allocated for any nationally-mandated First Homes requirement, with shared ownership preferred for the remainder,
- A 60-80 bed extra care facility for elderly residents,
- One children's home (likely to be four bed property),
- Two-form entry primary school (including a Nursery),
- A local centre that provides a flexible range of uses, including retail, café, healthcare and community uses,
- Existing tree belts and hedgerows on the site will be retained, and additional trees, hedges, and grasslands will be planted, providing habitat for wildlife and fauna,
- Generous open space (50% of the site), including formal sports pitches and play areas,
- Sustainable on-site drainage will protect the site from 100-year weather events,
- Charging points for electric vehicles will be included to help promote sustainable modes of transport, with the site connected to nearby pedestrian and cycling infrastructure,
- The installation of solar panels also forms part of the scheme,
- Energy efficient ventilation, without compromising the building's air tightness, will be used,
- Contributions towards new local infrastructure and services, through a Section 106 agreement, will be finalised with SACDC and Hertfordshire County Council (HCC), and
- Crest Nicholson is also committed to delivering new homes that minimise carbon emissions in line with the Future Homes Standard 2025.

Principles of Engagement.

The consultation and engagement exercise met the requirements of the SACDC Statement of Community Involvement (February 2023). Section 6 of the document deals with 'significant major proposals'. It states the following:

"Discuss proposal with statutory bodies, neighbours and other nearby occupiers/ owners of properties/ land/ local interest groups (e.g. residents associations and Town/Parish Councils) at earliest possible stage in developing the proposal."

And

“Independent consultation may include public exhibition and drop in session in an accessible local venue, publicised through website or virtual exhibition, local press, social media and flyers.”

Additionally, Paragraph 41 of the February 2025 update of National Planning Policy Framework (NPPF) states that local planning authorities should:

“...encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

Our Engagement Objectives:

- Communicate the details of the proposals to the local community effectively,
- Provide methods for members of the community to provide feedback on the proposals, and
- Collate and assess responses from the public and share these with the project team to assist with shaping emerging development proposals.

This SCI includes:

- Details of engagement with the community, its representatives and other stakeholders,
- Details of methods used to consult the wider community,
- A summary of the results of that consultation, and
- A summary of how the planning application has sought to address the community feedback in the consultation process.

Engagement Programme.

As part of the process of bringing forward a planning application for development on the site, Chelgate Local implemented a programme of stakeholder engagement and public consultation on behalf of the applicant to seek feedback from residents, stakeholders, and councillors on the proposals for the site.

The programme was multi-faceted and consisted of engagement through a project website, the distribution of printed materials, an in-person public exhibition for residents and stakeholders, and then a virtual exhibition which ran for a further two weeks.

Key elements of the engagement programme were:

- Engagement with SACDC, as the elected representative body responsible for planning decision-making. We engaged and briefed the ward councillors,
- Engaged and briefed Harpenden Town Council (HDC),
- Uploading a project website (<https://newhomesforharpenden.co.uk/>), which provided details of the proposals, allowed residents to ask questions, register for updates and complete the survey questionnaire to give their comments and feedback on proposals,
- A telephone helpline and dedicated email address were created to handle questions and requests for hard copies of the proposals,
- A letter was sent to 150 residences closest to the site, informing them of the upcoming consultation and inviting them to have a one-to-one briefing regarding the site,

- A leaflet was distributed by Royal Mail to over 1,700 addresses introducing the proposals, inviting them to the public exhibition and making them aware of the development website,
- A public exhibition was held on Wednesday 13th November 2024 at All Saints Church Hall, Harpenden, with members of the development team in attendance to answer questions and take on board comments,
- The consultation remained live online until Sunday 1st December 2024,
- Ran two workshops with local residents and stakeholders,
- Engaged with the local Katherine Warrington Secondary School,
- Engaged with local GP practices and with the Hertfordshire and West Essex Integrated Care Board.

The applicant will also continue to consult with and accept feedback from the community throughout the planning application process.

Public Consultation.

Local Residents

The residents adjoining the site who would be most likely impacted by the proposed development were sent letters in October 2024 with the offer of personal briefings. This included 150 properties directly adjacent to the site. This offer was not taken up by any residents.

Consultation Website

A dedicated website (<https://newhomesforharpenden.co.uk/>) was the main focus of the consultation and engagement programme. It was uploaded in November 2024 and has remained live throughout the planning process, featuring the proposals as they were at the time of the consultation. Screenshots of the website content from the time of the public consultation are included in Appendix 4.

The website allowed residents to view details of the proposals, to ask questions and to register for updates (123 residents registered, with 41 completing the online survey). Following the public exhibition, the website hosted the virtual consultation on the proposals, which ran for a further two weeks.

Residents could also link to the online survey questionnaire to provide feedback on the various elements of the proposals. A screenshot of the questionnaire is included in Appendix 3 of this document. The online consultation ran from Thursday 14th November to Sunday 1st December 2024.

Contact details for the development team were provided for anyone who wanted to get in touch for more information, or to request a paper copy of the exhibition boards and the survey to be sent to them with a paid-for return envelope. A total of 70 email enquiries were received, and four telephone enquiries.

The website mailing list, for those who wanted to be kept updated on the progress of the plans and other consultation and engagement activities, reached 131 members.

The consultation was advertised through a leaflet, which was delivered to 1,718 local residential and business addresses on the 31st October 2024. It also had information about future

engagement activities, including details about the November exhibition. A copy of the leaflet and the distribution area are included in Appendices 1 and 2 respectively.

Physical Event

The in-person drop-in exhibition was held on Wednesday 13th November 2024 between 4pm and 8pm at All Saints Church Hall. A total of 135 residents attended. Residents were asked to complete a survey questionnaire either at the event, at home or online following the event. Pre-paid envelopes were provided to facilitate the return of the surveys.

Harpenden Town Council

Harpenden Town Council (HTC) were approached during the process, starting in November 2023, and were offered a briefing and presentation regarding the proposal site. This took place on Tuesday 7th January 2025. The chief executive also participated in the stakeholder workshop in April. The HTC clerks have been kept informed of the progression of the consultation process via a monthly update meeting.

District Councillors

The SACDC Liberal Democrat ward councillors for Harpenden East: Cllr Dason Canning, Cllr Paul De Kort and Cllr Pip Liver were all engaged and offered briefings. Cllr de Kort is the Leader and chair of the SACDC Planning Policy and Climate (PP&C) Committee, responsible for the Local Plan, whereas Cllr Pip Liver is also a member of the HTC and the current Harpenden Town Mayor. Several councillors attended the exhibition consultation, including Cllr De Kort, Cllr Canning and Cllr Liver. Also attending were Cllr Teresa Heritage, Cllr David Heritage (Cllr Heritage is also an HTC councillor) and Cllr Chris Brattle. Cllr Teresa Heritage sits on the PP&C Committee, whereas Cllr David Heritage sits on the Development Management Committee, with Cllr Chris Brattle as a substitute.

Consultation Survey

Residents attending the exhibition were encouraged to complete a survey questionnaire. This was either via hard copy on the day, taken away and returned in a reply-paid envelope, or completed online. Two emails were sent out to remind those who had not completed the survey to do so. The survey went live on Thursday 14th November 2024 and closed on Sunday 1st December 2024.

Parliamentary Outreach

The Liberal Democrat MP for Harpenden and Berkhamsted, Victoria Collins, requested a written briefing about the proposed development. She has been kept updated about progress on the consultation and the application throughout the process.

Other Stakeholders

Other stakeholders have also been engaged during the process. These have included The Harpenden Society, the Batford Community Action Group and the Harpenden Greenbelt Association. Crest met all on Tuesday 7th January 2025, and then they participated in a workshop on 24th April 2025. Engagement has continued subsequently.

In relation to the proposed healthcare provision on the proposals, during May, August and September 2025, there was contact with the Davenport House Surgery in Harpenden, as well as the Harpenden Medical Clinic and The Elms Medical Practice in order to discuss local healthcare capacity and future plans. The Practice Manager of the Elms Medical Practice subsequently asked for further information on the proposals in July 2025, which she was given, with contact being maintained since. Microsoft Teams meetings were held with the Practice

Manager of Davenport House Surgery on Thursday 28th August 2025, and with Harpenden Medical Practice on Wednesday 3rd September 2025, with the discussions focusing on issues of mutual cooperation in regards to the proposed site facilities. The dialogue is ongoing.

There has also been engagement with the forward planning team at the Hertfordshire and West Essex Integrated Care Board with regard healthcare provision at NE Harpenden.

In July 2025, there was contact and an in-person meeting with Katherine Warrington Secondary School (a free school). The purpose of this meeting, on the 24th July, was to provide a briefing about what is planned in the NE Harpenden proposals in regards to education, as the site is near the school, on Lower Luton Road. There was a discussion on possible collaboration in terms of stewardship and legacy.

Given that the proposals include new sports and other community facilities, these may be of interest to local sports groups (such as hockey organisations). Some of these have been engaged in this respect, as have local politicians, in order to get their views and feedback on local need and to explore potential partnerships. This engagement is ongoing.

Focus Group Meeting – Thursday 24th April 2025

Crest Nicholson hosted a focus group meeting on Thursday 24th April 2025 at The Randall Room, The Harpenden Trust, 90 Southdown Road, Harpenden. The aim of the meeting was to further update key stakeholders, including residents and local politicians, on pre-application submission developments and to get local resident feedback on them. Some of the issues which came up during the discussions were the retail provision to be included in the proposals, as well as the proposed health centre. Education issues also came up. Traffic and highways issues were also discussed. In attendance were the SACDC ward councillor and leader, Paul De Kort, as well as the chief executive officer of Harpenden Town Council, Carl Cheevers.

Feedback.

Feedback

A deadline of Sunday 1st December 2024 at 23:59 was set for the return of all survey questionnaires sent to residents in order for them to be analysed. A total of 55 responses and enquiries were received, of which 41 were online.

Summary

The survey had 16 questions regarding the Harpenden development and its impact. **Question 1** asked residents which features were most important to them in terms of the delivery of green open spaces and integration with the surrounding community. The most important factor for the residents was the development having accessible green spaces, with 68.29% ranking this as the most important feature. Good integration with the surrounding community ranked as the next most important (60.98%). Less respondents found the creation of new cycling and walking links as important (53.66%), as well as additional planting and increased biodiversity measures (53.66%), according to the collected percentages.

Question 2 asked residents about the type of housing they thought was most needed locally. When taking all responses into account, the most popular type of housing was 3-bed (houses), closely followed by bungalows. The least preferred type of housing was 3-bed apartments (as opposed to houses). The most popular building material was brick (65.85%), followed by stone (26.83%), with the least popular being render (2.44%), (according to Question 3).

Question 4 asked residents about the type of affordable housing that should be provided in the scheme. Most respondents answered shared ownership (58.54%), followed closely by affordable sale (53.66%) and affordable rent (51.22%).

75.61% of respondents thought that sustainable construction materials were the most important feature of providing sustainable homes (Question 5). This was followed by solar panels (63.41%). All other answers, including water efficient appliances, steps to encourage lower car use, EV charging points and heat pumps, were ranked at lower rates, averaging at 50%.

Question 6 referred to financial contributions to additional infrastructure in the community (through a Section 106 agreement). 75.61% of respondents mentioned health provision as the most important feature in this respect, with only 26.83% saying housing with care and retirement homes.

Question 7 asked respondents what kind of outdoor space would be the most beneficial to them. The most important was open fields/park space, with a majority (73.17%) ranking this as the highest. Other answers included nature walks (56.10%) and equipped play areas (46.34%).

Question 8 asked respondents what they viewed as most important in achieving a 10% Biodiversity Net Gain (BNG) on the site. The protection of existing trees was most important (85.37% ranked as highly important) and protecting and reinforcing existing hedgerow was next (75.61%). Planting more trees was third (68.29%). All other answers were significantly lower ranked, with less than 50% ranking creating green spaces and green links as the highest level of importance.

Question 9 asked residents about any pressing issues in Harpenden they felt the applicant should be aware of. The primary issues included traffic congestion around Lower Luton Road, lack of suitable sewage and drainage capacity in the town, and problems caused with temporary traffic lights. Other issues included the protection of wildlife and nature, particularly bats. There was also some scepticism about the claim that there would be a BNG of 10% or more on the site (this has yet to be determined on the site).

Question 10 asked respondents for further comments or suggestions in relation to the site. Similar to Question 9, the introduction of traffic calming measures was mentioned several times. Significant concerns were raised about the increase in pollution levels due to the large number of new dwellings. Residents fear the negative impact on their physical and mental wellbeing, highlighting the area's current tranquillity and the disturbance expected from new lighting and noise. There were some criticisms about the lack of adequate planning for essential amenities, such as healthcare facilities, shops, and other infrastructure necessary for the expanded population resulting from the development.

In summary, the proposed development's aim to provide additional housing facilities in the area and use quality materials is appreciated by the residents. However, significant concerns persist about traffic congestion, infrastructure capacity, environmental impact, and the validity of statistical claims in the proposals.

Demographics

In the survey, respondents answered as follows: 41.46% were 55-64, 26.83% were 45-54, 14.63% were 35-44, and 9.76% were 65+. 4.88% were 25-34 and 2.44% were 18-24. Less than 8% of the respondents were under 34. No respondents were under 18. 82.93% of respondents

were homeowners and 12.20% were renters/ tenants. The majority of respondents were female (58.54%) and 36.59% were male. The majority of respondents were employed full time (56.10%) with 24.39% being retired, and 14.63% being employed part time.

The majority of respondents were female (58.54%), in the 55-64 age bracket (41.46%), employed full time (56.10%) and homeowners (82.93%).

Consultation Summary Report – Response to Feedback.

Issue raised	Applicant's response
The homes will not fit in with Harpenden on a visual level.	The site is being designed not to be a uniform development, but to have character and design elements that are sympathetic to the character of Harpenden. Key design features of the Harpenden townscape will be incorporated into the design of the development.
Local services – namely schools and GP surgeries – will be unable to handle a new development with more residents using existing services.	Crest Nicholson will make financial contributions in line with council policy towards new local infrastructure. The proposals include the opportunity for medical centre provision on site. The application seeks permission for a new school with early years provision and flexible community space.
This development will take away valuable greenspace from Harpenden.	The site will retain hedgerows and trees and include the creation of new green walking links within the development.
Harpenden does not need new homes.	The country has a severe housing crisis of all types. Harpenden has an acute need for more housing provision and housebuilding has failed to keep up with targets in recent years. This development will contribute towards local housing need.
The road infrastructure cannot handle a new development. Lower Luton Road already experiences significant congestion without the pressure from a new housing development.	A full, comprehensive traffic evaluation/ assessment will be carried out as part of the application, which will identify what mitigations or modifications need to be made.
Flooding is an issue in Harpenden and will be exacerbated by the building of a new development.	The majority of the site lies in Flood Zone 1, the lowest ranking of flood probability. A small section of the south west corner of the site in closest proximity to the River Lea, is located in Flood Zone 2. A Flood Risk Assessment and Drainage Strategy has been prepared to assess the impact of the proposals on the site.

Conclusions.

The applicant has conducted a robust stakeholder engagement programme which included meetings and continuous contact with local political community stakeholders, such as HTC and SACDC and ward councillors. Local pressure groups have also been engaged. More meetings will be conducted in the future.

This SCI outlines the engagement which took place, and the channels through which the applicant carried out this engagement.

A well-publicised public consultation exercise was held, receiving a healthy level of responses to the initial proposals by members of the local community. The public consultation was supported by virtual and physical events, as well as the provision of various channels for submitting feedback, comments and asking questions.

Ongoing Engagement

The consultation email and phone number will remain active during the planning application process. Any further feedback received will be responded to in collaboration with the applicant, although cannot be included in this document. The project website will also remain live, with access to the exhibition boards and information about the proposals.

Appendices.

Appendix 1: Consultation Leaflet



Land North East of Lower Luton Road, Harpenden



CREST
NICHOLSON

We are seeking your views about a proposed new residential scheme on land north east of Lower Luton Road, on the edge of Harpenden. The site is allocated within the St Albans district pre-submission local plan.

We want to hear your views on the proposals as we work towards submitting a planning application.

For further information or to request hard copies of the consultation and survey to be sent to you by post, please call our helpline number 020 7939 7950 (Mon-Fri, 9am-5pm) or email planning@chelgate.com.

The scheme will deliver:

- 490 new, high quality, sustainable modern dwellings,
- A mix of housing to meet local needs,
- The site will have 40% affordable housing, in line with council policy,
- The development will provide generous open space throughout the scheme,
- A minimum biodiversity net gain of 10%,
- Housing will include solar panels and EV charging points, and
- Contributions will be made for infrastructure, as required by the relevant agencies.

Get in Touch

For further information or to request hard copies of the exhibition boards and survey to be sent to you by post, please call our helpline number 020 7939 7950 (Mon-Fri, 9am-5pm) or email planning@chelgate.com.



Land North East of Lower Luton Road, Harpenden



CREST
NICHOLSON

Have your say

The plans for our Lower Luton Road site are advancing and we are seeking your feedback and ideas to help us shape and finalise them. Your views will inform a planning application to be submitted in the coming months.

You can find out more on our project website www.newhomesforharpenden.co.uk.

You can also sign up for updates to be automatically notified about latest news. A virtual exhibition with details of our proposals and a survey questionnaire will be uploaded following the drop in event.

The consultation will run until 23:59 on Sunday 1 December.

Drop-in event

We will also be hosting a drop-in event at the All Saints Church Hall. It will be an opportunity to meet our team, hear more about the proposals, ask questions, and provide feedback in person.

Where:

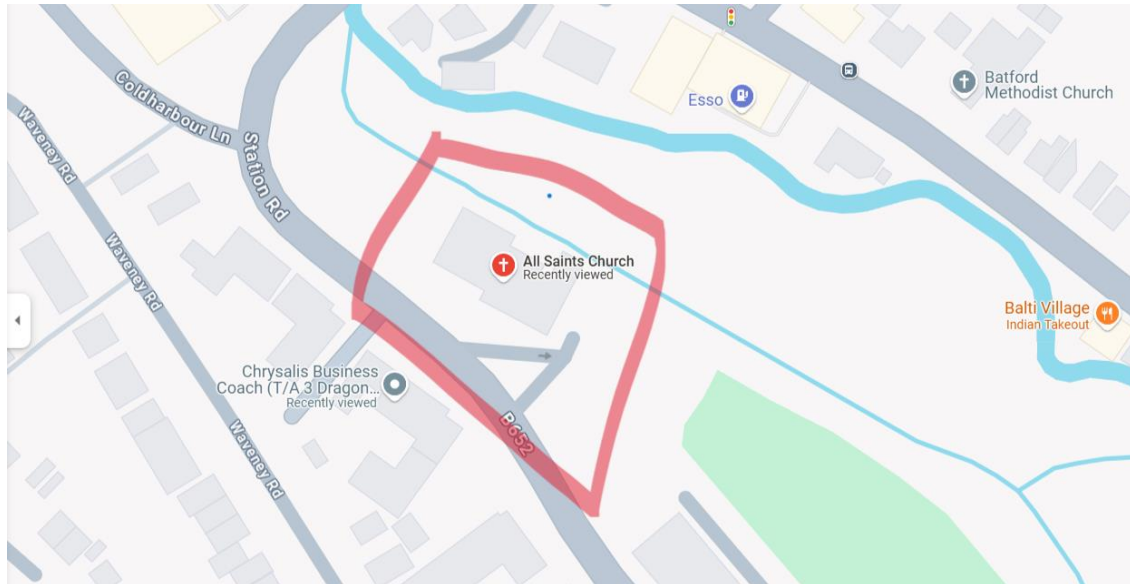
All Saints Church Hall, 129 Station Road, Harpenden, AL5 4UU

When:

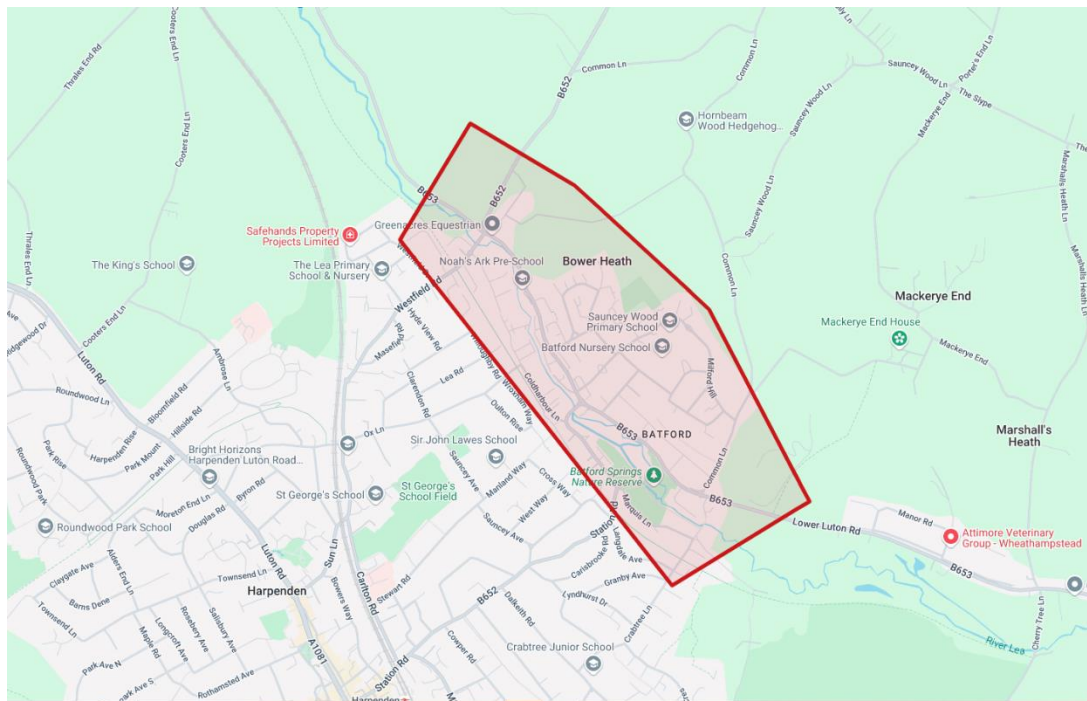
Wednesday 13 November 2024, 4pm to 8pm

Appendix 2: Consultation and Community Event Venue and Distribution Radius

Site of Exhibition Event



Leaflet Distribution Radius



Appendix 3: Consultation Questionnaire



Harpenden- Crest Nicholson Land north east of Lower Luton Road, Harpenden

Welcome

We want to hear your views about the proposed development at Lower Luton Road, Harpenden. This will be a sustainable development, helping to deliver much needed high-quality homes for all. This site is allocated within the draft St Albans local plan which is due to be submitted in December.

Crest Nicholson is preparing plans for the site. We want to hear your views on the proposals as we work towards submitting an outline planning application.

The survey should take between 5-10 minutes. The closing date for comments is Sunday 1st December 2024.

Please complete the whole survey and take an active role in shaping our proposals for this new development!

*** 1. Crest Nicholson's proposals include a variety of measures including significant green open spaces and integration with the surrounding community. Which of the following features of the scheme are most important to you?**

(Please pick 1 or multiple options)

- ☐ Good integration with the surrounding community
- ☐ Creation of new cycling and walking links
- ☐ Accessible green spaces (current proposals include 50% of the site being open spaces)
- ☐ Additional planting and increased biodiversity measures Generous car parking provision

Other (please specify)

*** 2. What types of accommodation do you think should be provided on this development?**

(Please pick 1 or multiple options)

- ☐ Bungalows
- ☐ 1 or 2 bed apartments
- ☐ 3 bed apartments
- ☐ 2 bed houses
- ☐ 3 bed houses
- ☐ 4 bed houses
- ☐ 5 bed houses

*** 3. What kind of housing design and elevation materials would you like to see incorporated within the development?**

(Please pick 1 or multiple options)

- ☐ Brick
- ☐ Stone
- ☐ Render
- ☐ Weatherboard
- ☐ Combination of all

Other (please specify)

*** 4. Affordable housing can be provided in different ways.**

Of the affordable housing included, which kinds of tenure are most suitable?

(Please pick 1 or multiple options).

Note; all affordable are offered to people who qualify on the council's housing list:

- ☐ Affordable rent – These homes are let at 80% market rate.
- ☐ Affordable sale – These homes are sold at a discounted price (80% of market),
- ☐ Shared ownership – This is the purchase of a share of a home's full market value and then rent for the rest. Some schemes allow for further tranches of the property to be bought later.

*** 5. Crest Nicholson wants to deliver a sustainable development.**

How important to you are the following features in providing sustainable homes?

(Please pick 1 or multiple options)

- ☐ Sustainable construction and materials (higher EPC rating with greater insulation)
- ☐ Solar panels
- ☐ Air or ground source heat pumps
- ☐ Electric vehicle charging points
- ☐ Energy efficient appliances
- ☐ Water efficient appliances
- ☐ Steps to encourage lower car use
- ☐ Energy efficient ventilation

Other (please specify)

*** 6. Crest Nicholson will be providing and/or making contributions towards additional infrastructure for the site via a S106 agreement. How important to you are the following features to you?**

(Please pick 1 or multiple options)

- ☐ Education (secondary and primary)
- ☐ Pre-school (nursery) provision
- ☐ Health provision
- ☐ Housing with care, extracare, retirement homes
- ☐ Sports pitches and facilities
- ☐ Local Community Centre
- ☐ Local centre with retail and other facilities

Other (please specify)

*** 7. Crest Nicholson will provide significant new public open space as part of this development, around 50% of the site. What kind of outdoor space would be most beneficial?**

(Please pick 1 or multiple options. Please also detail in the box below.)

- ☐ Open fields/park space
- ☐ Village greens
- ☐ Equipped play areas
- ☐ Sports pitches and facilities
- ☐ Trim trails
- ☐ Ponds and lakes
- ☐ Nature walks
- ☐ Running/exercise paths/tracks

Other (please specify)

*** 8. Crest Nicholson will achieve biodiversity net gain of 10% or more. Which elements do you view as most important in achieving this?**

(Please pick 1 or multiple options).

- ☐ Protecting existing trees
- ☐ Planting more trees
- ☐ Protecting and reinforcing existing hedgerows
- ☐ Creating green spaces within the development
- ☐ Creating green links to the wider area

Other (please specify)

9. Are there any pressing issues in Harpenden or the surrounding area that you feel Crest Nicholson should be aware of?

10. Do you have any further comments or suggestions that you would like to make in relation to the proposed development?

11. What is your postcode?

* 12. What is your age?

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

* 13. **What is your residential status?**

- ☐ Home owner
- ☐ Renter
- ☐ Live with parents
- ☐ Student accommodation
- ☐ Care home/retirement village
- ☐ Park home

* 14. **What is your gender?**

- ☐ Male
- ☐ Female
- ☐ Prefer not to say

* 15. **Which of the following categories best describes your employment status?**

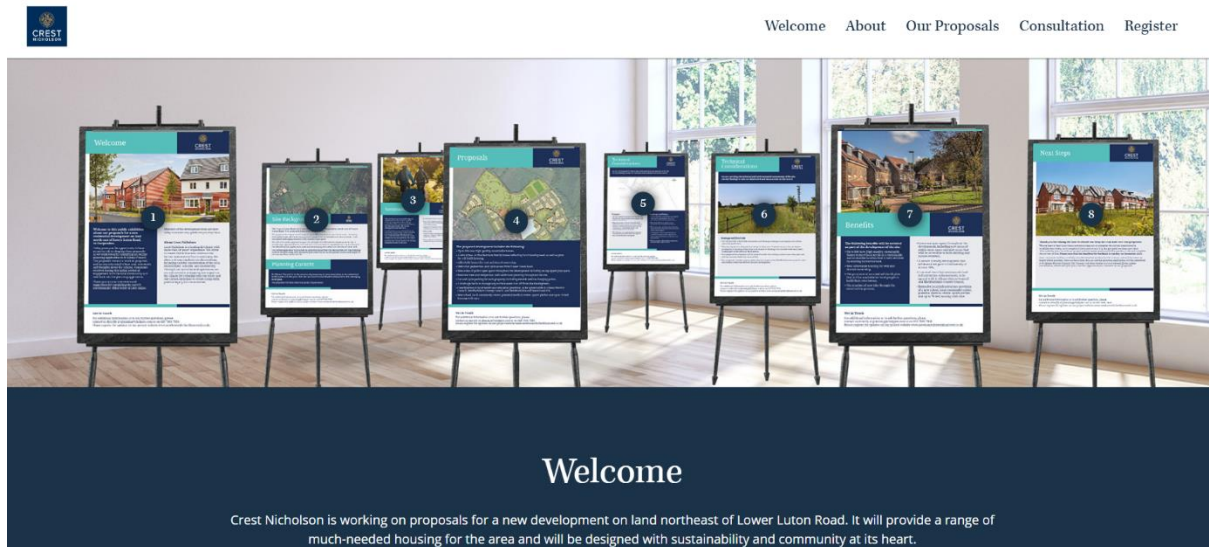
- ☐ Employed, working full time
- ☐ Employed, working part time
- ☐ Not employed, looking for work
- ☐ Not employed, NOT looking for work
- ☐ Retired
- ☐ Disabled, not able to work
- ☐ In full time education

16. Thank you for completing our survey. Your opinions and comments are important to us and will help to inform our proposals.

If you would like to receive the report summarising the survey responses when the consultation is complete, please register on the project website:
<https://newhomesforharpenden.co.uk>

Alternatively, please provide your email address below:

Appendix 4: Website and Virtual Exhibition During the Consultation



We want to work with the local community to ensure your views are shared with us. This website will be the focus of our consultation – please **register** for updates so you are kept up to date as the consultation and planning application progress.

We held a drop-in exhibition on Wednesday 13 November at All Saints Church Hall where you had the opportunity to meet the development team and ask questions.

The boards from the exhibition have uploaded here, on this website (above), and you can now send us your comments and suggestions via an **online survey questionnaire**. This will be live until midnight on **Sunday, 1st December 2024**.

About

Crest Nicholson is a leading, award-winning developer with more than 60 years' experience. We strive to create distinctive new communities for our customers to live in and enjoy. We place a strong emphasis on placemaking, including careful consideration of the local environment, wildlife, and biodiversity. We are committed to mitigating our impact on the climate, reducing both our waste and our carbon emissions to create a long-term, positive legacy for communities.

Our team is happy to answer any questions you may have. Please do get in touch, using the contact details below, and sign up to receive future updates.



Our Proposals

- A new, sustainable development of up to 490 modern, high-quality homes,
 - A mix of two- to five-bedroom family homes, reflecting the needs of the local community,
 - At least 40% of the homes will be affordable, offered for rent or shared ownership,
 - The development will provide generous open space, accounting for over 50% of the site, including family play areas,
 - A nature-friendly development, increasing on-site biodiversity by at least 10%,
 - Existing tree belts and hedgerows will be retained, and additional trees, hedges, and grasslands will be planted,
 - The site is in Flood Zone 1, which means it has the lowest risk of flooding,
 - Sustainable on-site drainage will protect the site from 100-year weather events, with an additional 40% capacity to futureproof against climate change,
 - Sustainable homes with solar panels and charging points for electric vehicles,
 - The development will make contributions to essential infrastructure including healthcare and education,
 - Homes on an accessible, edge-of-settlement location that is connected to nearby pedestrian and cycling infrastructure, enabling healthy, sustainable transport to local facilities,
 - Works to improve traffic capacity and road safety, should they be required.
- Contributions to health and education provision locally.

Once the consultation has concluded, we will summarise the outcome in a report – please **register** to receive a copy. We will consider the feedback given and amend our plans accordingly before submitting a detailed planning application to St Albans District Council.

Consultation

We are committed to working with the local community to achieve the highest quality new development in Harpenden. We want to hear your views on the proposals as we work towards submitting a planning application later in the year.

We are now consultation with you, the community: we have delivered letters to 150 homes immediately around the development offering individual briefings, sent leaflets to 1,718 homes in the wider community making them aware of our proposals, and invited them to an exhibition held on Wednesday, 13 November at the All Saints Church Hall. This provided you the opportunity to hear more about the proposals, ask questions, and provide feedback. You can now complete a **survey questionnaire online** to give your thoughts and suggestions. This survey will be live until midnight on **Sunday, 1 December**.

If you would like a paper copy of the exhibition panels and questionnaire, please call 020 7939 7950 or email **planning@chelgate.com** with your address and they will be sent to you.

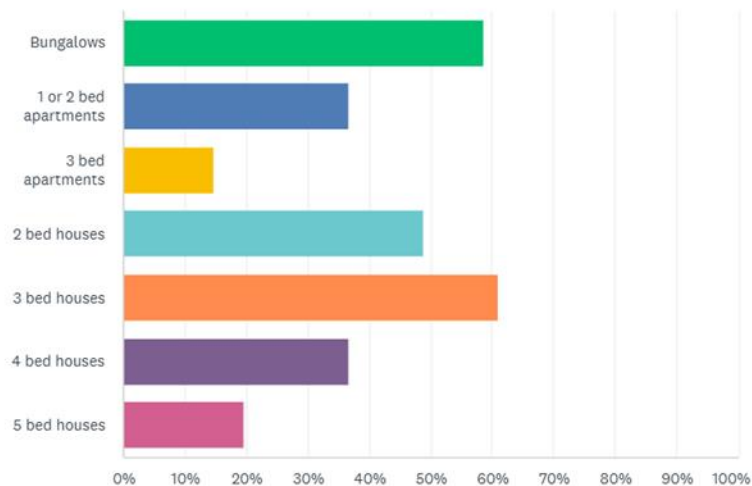
Your feedback is important as it will help us shape the proposals ahead of our application submission.



Appendix 5: Selected SurveyMonkey Responses

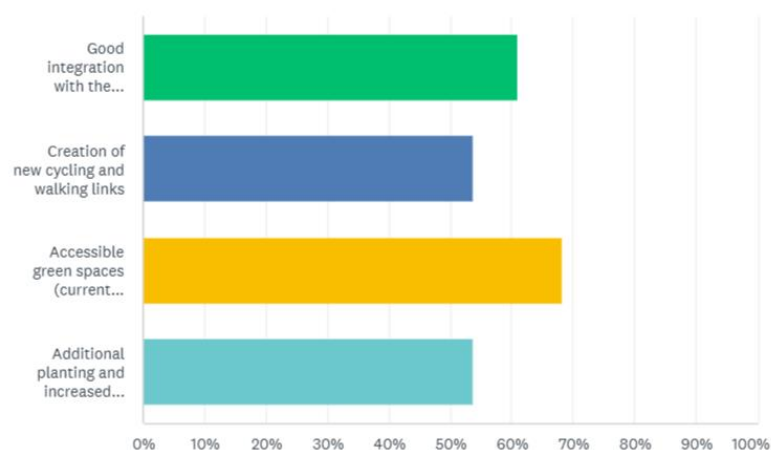
What types of accommodation do you think should be provided on this development?(Please pick 1 or multiple options)

Answered: 41 Skipped: 0



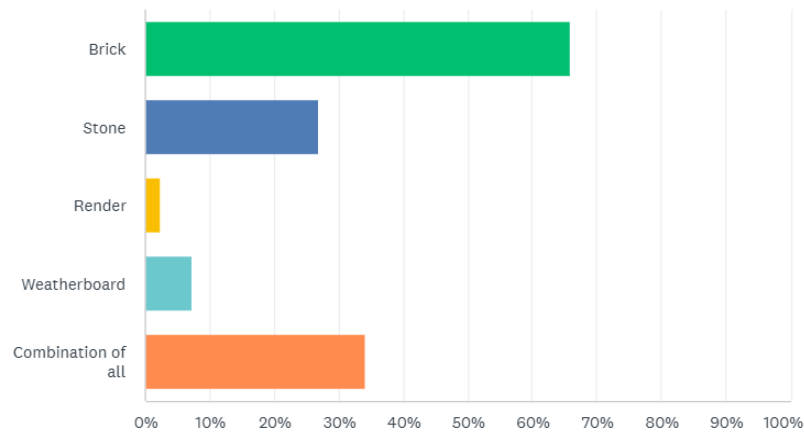
Crest Nicholson's proposals include a variety of measures including significant green open spaces and integration with the surrounding community. Which of the following features of the scheme are most important to you?(Please pick 1 or multiple options)

Answered: 41 Skipped: 0



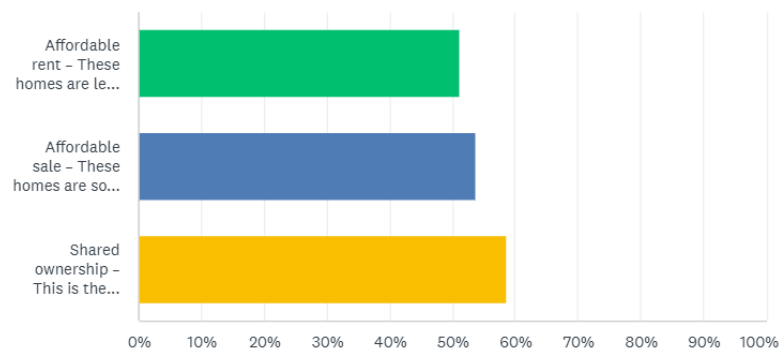
What kind of housing design and elevation materials would you like to see incorporated within the development?(Please pick 1 or multiple options)

Answered: 41 Skipped: 0



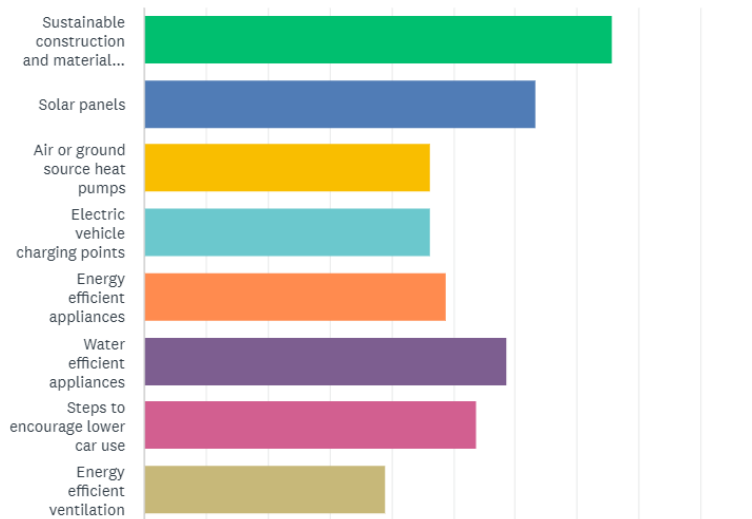
Affordable housing can be provided in different ways. Of the affordable housing included, which kinds of tenure are most suitable?(Please pick 1 or multiple options).Note; all affordable are offered to people who qualify on the council's housing list:

Answered: 41 Skipped: 0



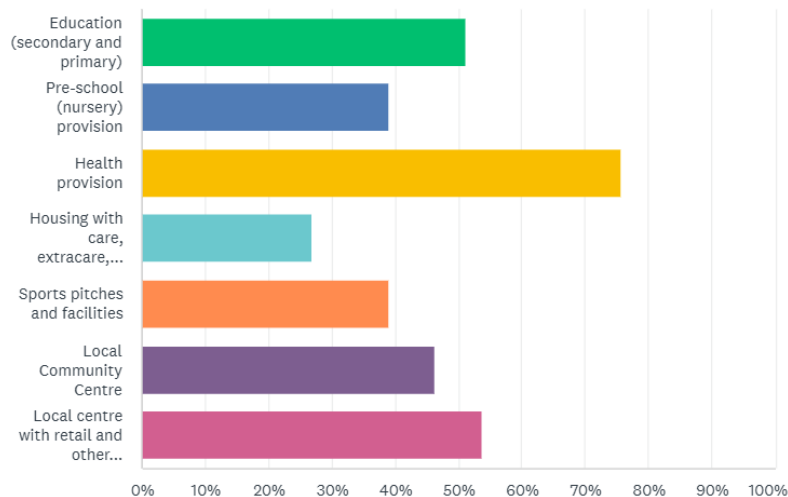
Crest Nicholson wants to deliver a sustainable development. How important to you are the following features in providing sustainable homes? (Please pick 1 or multiple options)

Answered: 41 Skipped: 0



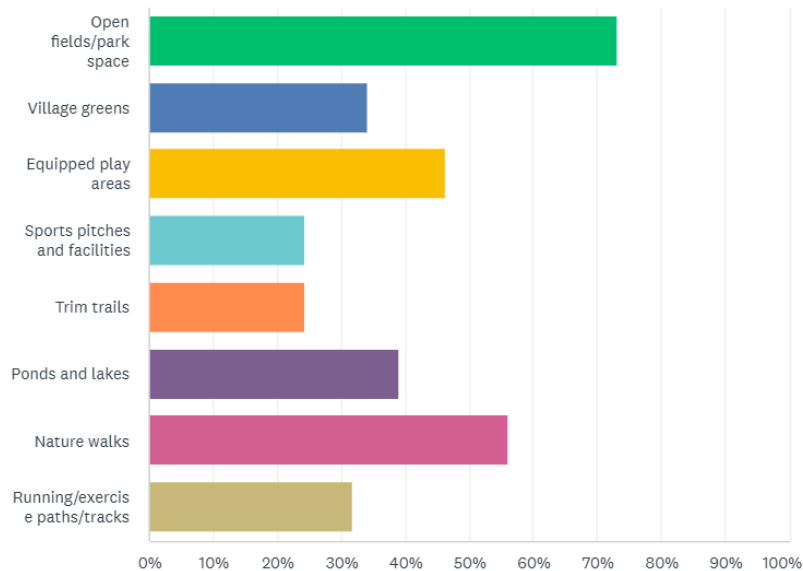
Crest Nicholson will be providing and/or making contributions towards additional infrastructure for the site via a S106 agreement. How important to you are the following features to you? (Please pick 1 or multiple options)

Answered: 41 Skipped: 0



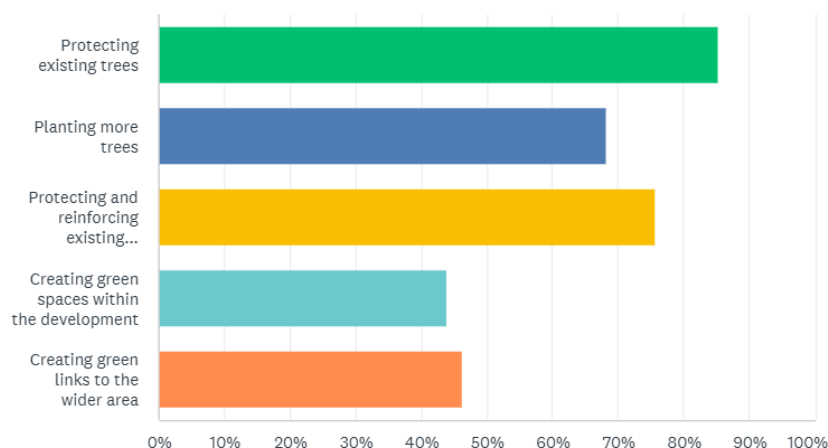
Crest Nicholson will provide significant new public open space as part of this development, around 50% of the site. What kind of outdoor space would be most beneficial? (Please pick 1 or multiple options. Please also detail in the box below.)

Answered: 41 Skipped: 0



Crest Nicholson will achieve biodiversity net gain of 10% or more. Which elements do you view as most important in achieving this?(Please pick 1 or multiple options).

Answered: 41 Skipped: 0





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