



Appendix 7.2

**Extract from St Albans District Council, September 2024.
Infrastructure Delivery Plan – Stage Three Infrastructure Delivery
Plan**

Source: St Albans City and District Council

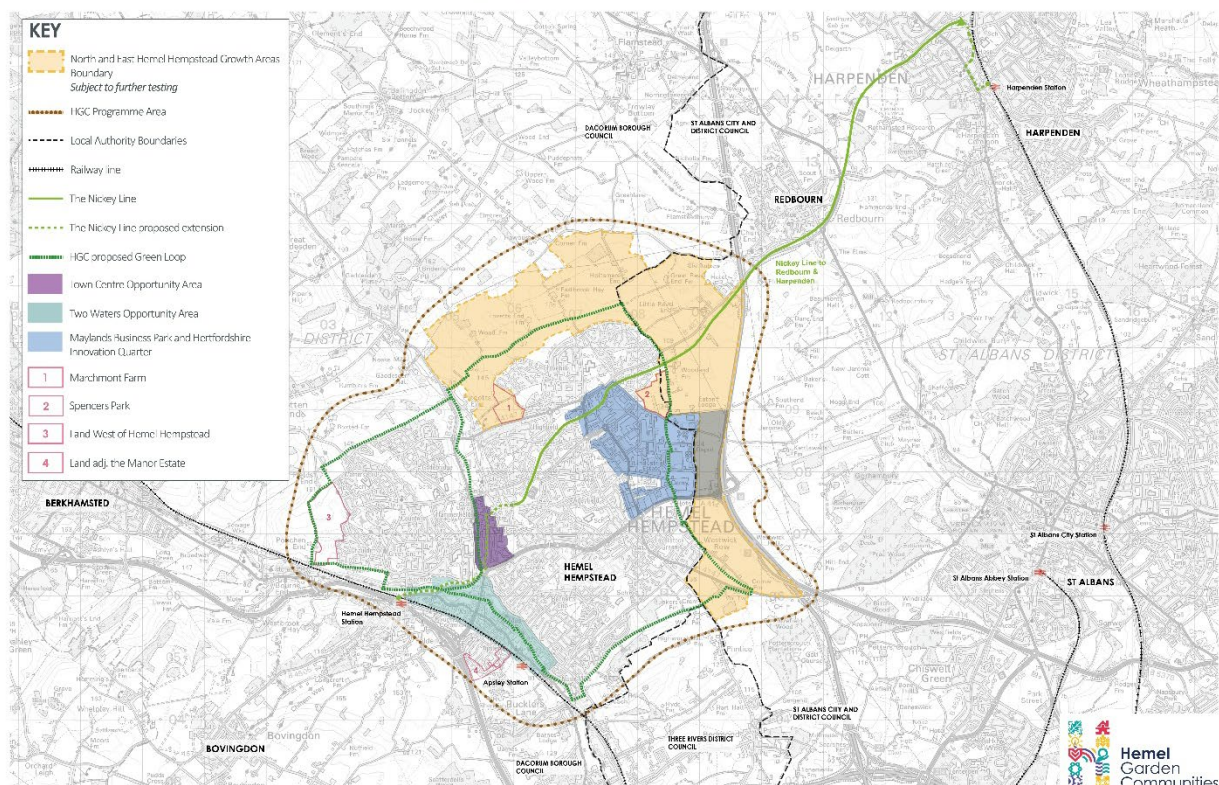
9. Hemel Garden Communities Infrastructure Assessment

Since being awarded Garden Town status in 2019, The Hemel Garden Communities (HGC) Partners have been working to progress and deliver the programme. The HGC Partners are St Albans City and District Council (SADC), Dacorum Borough Council (DBC), Hertfordshire County Council (HCC), Hertfordshire Futures (Formerly the Hertfordshire Local Enterprise Partnership) and the Hertfordshire Enviro-Tech Enterprise Zone, known as Hertfordshire Innovation Quarter (Herts IQ)).

The Hemel Garden Communities (HGC) Programme Area covers the town of Hemel Hempstead, within the borough of Dacorum, as well as proposed growth areas straddling both Dacorum and St Albans District to the north and east of the town and wider movement routes beyond. The HGC partnership is working to develop a strategic approach to ensure the homes, employment opportunities and new infrastructure is transformative to the whole town of Hemel Hempstead and the wider area.

Figure 29 Hemel Garden Communities Wider Geographical Area Map

Hemel Garden Communities Wider Geographical Area



Source: Hemel Garden Communities (2024)

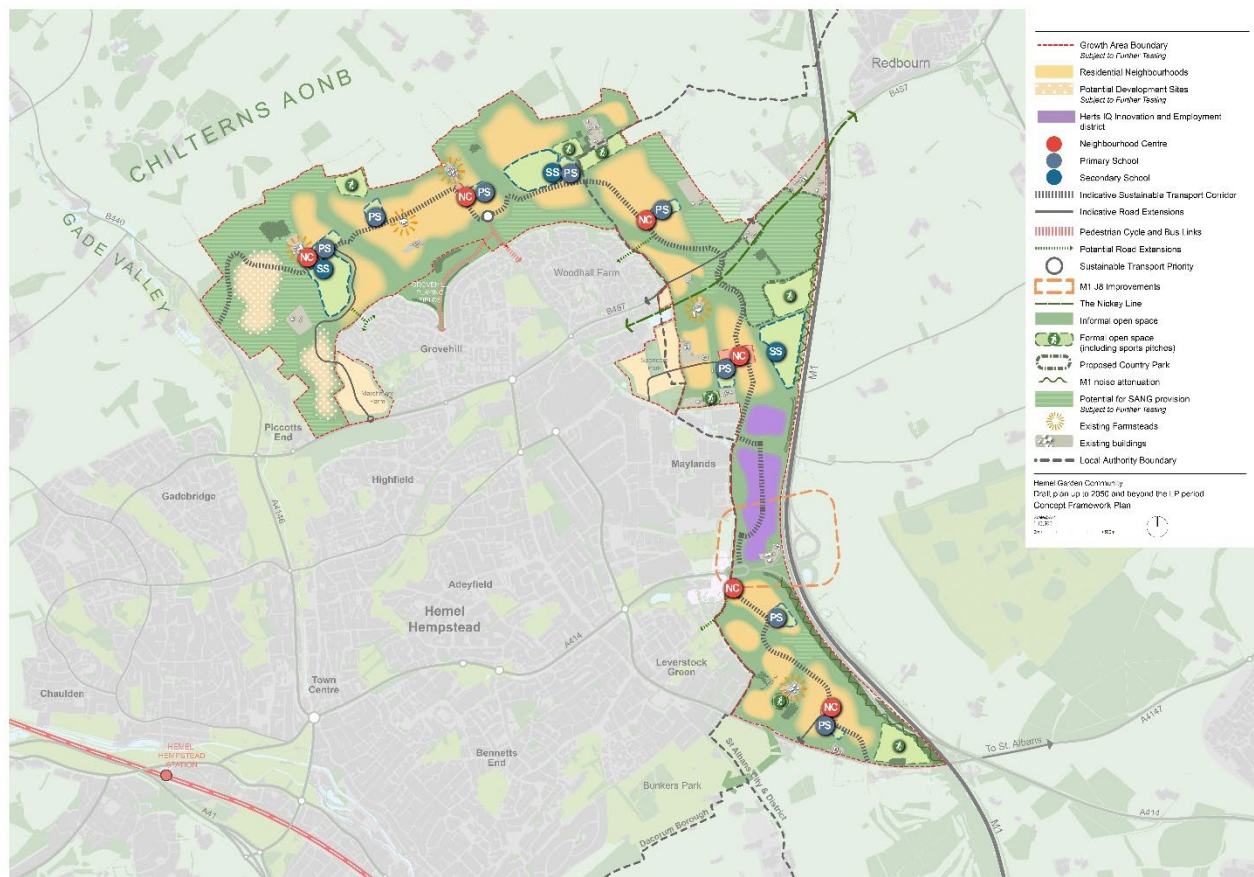
The HGC partners and wider stakeholders are continuing to work together to ensure the funding and delivery of strategic infrastructure requirements across the Garden town, including the early delivery of necessary infrastructure. Where an item is strategic (in other words, it serves more than one of the Growth area sites and in some cases other sites in the wider town), a cost sharing and apportionment methodology will be developed. Planning for infrastructure at Hemel Garden Communities should be carried out in a masterplanned and coordinated approach. The DBC Infrastructure Delivery Plan should also be considered to ensure a complete picture and for cross-boundary implications. A Hemel Garden Communities Infrastructure Delivery Plan, looking at placemaking and transformation requirements, cost apportionment methodology and the infrastructure requirements from 2041 to 2050 is being prepared.

Various pieces of work have informed the infrastructure requirements for Hemel Garden Communities. Published documents include:

- HGC Charter (2018)
- Spatial Vision (2021)
- HGC Transport Vision & Strategy¹⁴⁴ (2024, Endorsed by Hertfordshire County Council)
 - The HGC Transport Vision and Strategy (TV&S) sets out a sustainable movement network approach for the long-term growth and transformation of Hemel Hempstead and wider routes. The approach ensures the HGC Programme Area, can be developed as a successful, integrated, well-connected place. The HGC TV&S identifies the key and local network, with the aim to achieve a town wide sustainable transport network with a target of 60% of all journeys starting, ending or within the HGC growth area and 40% of all journeys starting, ending or within the existing town of Hemel Hempstead, to be undertaken by active and sustainable modes by 2050. The Hemel Garden Communities Vision & Strategy Document has been endorsed by Hertfordshire County Council in July 2024.
- HGC Framework Plan and Concept Plan (2024)
 - The HGC Growth Areas are supported by the HGC Framework Plan evidence base document, a single, holistic spatial and infrastructure framework for the HGC Programme Area, with a detailed focus on the North and East of Hemel Hempstead Growth Areas. The Framework Plan has been developed based on the baseline evidence collection and the mapping of opportunities and constraints across the site. The Framework Plan aims to provide a single, holistic spatial and infrastructure framework for the HGC Growth Area. It also strategically outlines the infrastructure requirements, growth and transformation objectives of the Growth Area.

¹⁴⁴ Available at: <https://www.hemelgardencommunities.co.uk/media/lygmfmv3/hgc-transport-vision-strategy-executive-summary.pdf>

Figure 30 Emerging Indicative Concept Plan for Hemel Garden Communities



Source: Hemel Garden Communities Framework Plan evidence base document (2024)

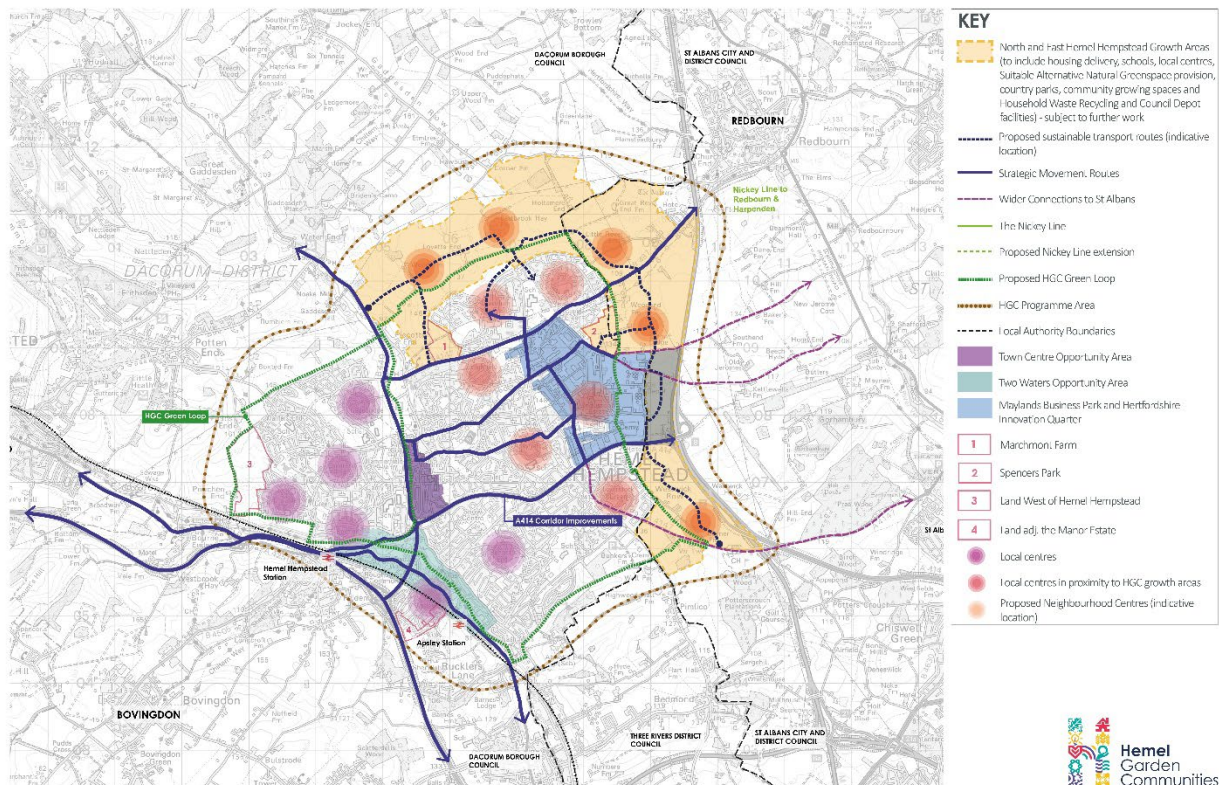
The emerging documents which have informed the IDP and will inform the emerging HGC IDP include:

- HGC Opportunity to Shift Modes
- HGC Green Infrastructure Strategy
- HGC Socio-economic Demographic Study
- HGC Health & Wellbeing Strategy
- Nickey Line Vision & Feasibility study
- HGC Strategic Design Code

The HGC Projects Map provides a summary of the projects set out within this IDP.

Figure 31 Hemel Garden Communities Projects Map

Hemel Garden Communities Projects Map



Source: Hemel Garden Communities (2024)

9.1 Hemel Social Infrastructure

9.1.1 Education

Early Years

Throughout the District, there is a surplus of early years provision, which has been identified within the Hertfordshire Childcare Sufficiency Annual Report (2023). This uses mid-year population estimates to estimate capacity by area, by calculating the number of children requiring childcare, and the number of places available within the District. Neither the report or stakeholder engagement with Hertfordshire County Council highlighted any variation in this position for Hemel Garden Communities specifically, however the planned growth will generate additional demand for childcare places, and HCC would expect this demand to be met partially through the delivery of early years provision attached to the delivery of additional primary school provision.

Primary Schools

Similarly with early years provision, neither stakeholder engagement with HCC nor their representations on SADC's Regulation 18 Local Plan highlighted any specific capacity constraints within primary schools serving the Hemel Garden Communities area. The Hemel Garden

Communities development will trigger the need for additional education provision in St Albans, including four new primary schools, which each include early years provision:

- 3FE primary school to serve North Hemel Hempstead;
- 3FE primary school to serve East Hemel Hempstead (North); and
- Two primary schools (one 3FE and the other 2FE) to serve East Hemel Hempstead (South).

Secondary Schools

Secondary school provision within SADC is split into two school planning areas; St Albans and Harpenden. In both areas, secondary school provision is fairly constrained, demonstrating a need for additional provision throughout the District. Hemel Garden Communities will trigger the need for new secondary schools, including:

- 8FE secondary school at East Hemel Hempstead (North);
- A site capable of accommodating a reserve secondary school up to 10FE to serve growth arising from wider Hemel Hempstead growth in Dacorum Borough Council.

Engagement with Hertfordshire County Council showed no specific capacity constraints to further education provision within SADC, but they would expect all secondary schools to include sixth form provision, and therefore provision required to support growth should be delivered in this way.

Special Educational Needs and Disability (SEND)

Hertfordshire has a higher percentage of students receiving SEND services compared to statistical neighbours and nationally, but this demand has been supported through the opening of a Special Free School (Roman Fields Academy) in 2021, which is located within Hemel Hempstead. However, demand for SEND services continues to increase, and capacity must be built into the education system in SADC and Hertfordshire, to ensure that students can access services locally. SEND Provision should be provided in accordance with HCC's latest SEND Special School Place Planning Strategy.

9.1.2 Health and Social Care

Additional healthcare provision (i.e. GP provision) will be required to support growth at North Hemel Hempstead, East Hemel Hempstead (North), East Hemel Hempstead (Central), and East Hemel Hempstead (South). Further work with the ICB is required to define these requirements. It is anticipated a medical facility will be required at East Hemel Hempstead (North). This will be delivered within the SADC Local Plan period.

Additionally, North Hemel Hempstead will require the delivery of one care home (70-80 beds), two extra care/flexicare (70-80 units) and six other - special needs supported living units, East Hemel Hempstead (North) will require one care home (70-80 beds), two extra care/flexicare (70-80 units) and seven other - special needs supported living units, and East Hemel Hempstead (South) will require two care home (70-80 beds), three extra care/flexicare (70-80 units) and nine other - special needs supported living units. These will be delivered within the SADC Local Plan period.

9.1.3 Community Facilities

Although no specific community facility schemes are currently identified for Hemel Garden Communities growth, additional community provision will be required as a result of growth in North Hemel Hempstead, East Hemel Hempstead (North), East Hemel Hempstead (Central), and East Hemel Hempstead (South). These are assumed to be delivered within the SADC Local Plan period. The Spatial Vision for HGC identifies a lack of space for community activity and culture, and for communities to meet and socialise. This will need to be addressed through masterplanning and design work for the Development Areas in line with the aspirations to deliver connected and engaged communities.

Table 41 shows the required additional floorspace for community facilities in the District. This has been derived using a planning standard provided by SADC of 61sqm per 1,000 of the population. The estimated net dwellings for each growth allocation has been multiplied by a population forecast of 2.4 people per dwelling.

Table 41 Required community facility provision

Growth location	Estimated Net Dwellings	Estimated population	Community facility floorspace (sqm)
North Hemel Hempstead	1,500	3,600	219.60 sqm
East Hemel Hempstead (North)	1,600	3,840	234.24 sqm
East Hemel Hempstead (South)	2,400	5,760	351.36 sqm
Total	5,500 dwellings	13,200 people	805.2 sqm

Source: St Albans City and District Council

Based on the estimated additional net dwellings in Table 2, as a result of growth, there would be an anticipated 5,500 additional dwellings in the Hemel Garden Communities growth area, which extends beyond the plan period. Using a typical occupancy ratio of 2.4 persons per dwelling, these additional dwellings would generate an estimated population of around 13,200. This forecasted population was used in Sports England playing pitch calculator to derive the following demand for sports facilities in Table 42. Further work is required to consider how this should be delivered across the New Development Areas.

Table 42 Forecasted demand for sports facilities

Sports facilities	Associated demand from growth	Associated cost of provision
Adult Football	3.46 pitches	£396,086
Youth Football	9.85 pitches	£922,240
Mini Soccer	7.90 pitches	£246,449
Rugby Union	2.46 pitches	£422,794
Rugby League	0.18 pitches	£26,778
Cricket	1.12 pitches	£402,572
Total Natural Grass Pitches	24.98 pitches	£2,416,919
Sand Based	0.34 pitches	£339,766
3G	1.12 pitches	£1,323,771
Total Artificial Grass Pitches	1.46 pitches	£1,663,537
Total Changing rooms	30.06 changing rooms	£6,136,264
Total Swimming Pools*	0.69 pools	£3,133,866
Total Sports Halls*	0.94 halls	£2,791,840
Total Indoor Bowls*	0.03 centres	£89,578
Total Tennis Courts*	1.77 courts	£175,280

*The figures for these facilities are indicative

Source: Sports England

9.1.4 Emergency Services

Fire and Rescue

Dependent on operational risk modelling, there is potential for a new fire station on land east of Hemel. The exact location of the station will not be confirmed until future modelling is carried out, to ensure that HFRS response standards are met. It may be that the current Hemel Fire Station will adequately cover the whole of Hemel Garden Communities.

HFRS also highlights the need to take a proactive approach to integrating fire safety provision as part of the design and delivery of the New Development Areas. This includes ensuring suitable and sufficient water mains and hydrants and the provision of sprinkler systems and Automatic Water

Suppression Systems (AWSS) in all buildings and new developments, in order to form part of an integrated fire safety provision.

Police Services

The Hertfordshire Constabulary will review the growth coming forward at Hemel and depending on housing density, population demographic and crime rates, further resource and facilities may be required. There are currently no known required infrastructure requirements needed to support Hemel Garden Communities at this time.

Ambulance Services

EEAST have confirmed that there will be an increased requirement for ambulance facilities necessitated by the planned housing and population growth arising. There is currently work underway to identify the extra necessary ambulance resource needed to support the growth at Hemel Garden Communities.

9.1.5 Green Infrastructure

The provision of an integrated and connected green network is one of the core principles of HGC and a Green Infrastructure Strategy is being developed to progress this.

Across Hemel Garden Communities, the provision of open space should take a comprehensive and master planned approach. The approach should be in accordance with the latest HGC Framework Plan, HGC Strategic Design Code and HGC Green Infrastructure Strategy.

As a result of growth at Hemel Garden Communities, contributions towards a new Suitable Alternative Natural Greenspace (SANG) will be sought for North Hemel Hempstead, East Hemel Hempstead (North), East Hemel Hempstead (Central), and East Hemel Hempstead (South), which will be delivered within the SADC Local Plan period.

In addition to this, improvements to the green infrastructure network at Hogg End Lane, Three Cherry Trees Lane and Punchbowl Lane to support East Hemel Hempstead (Central) will be required, as well as strategic and local public open space improvements at East Hemel Hempstead (South), countryside access links at East Hemel Hempstead (south), and protection of Blackwater Wood ancient woodland to the south of East Hemel Hempstead (south). These will be delivered within the SADC Local Plan period.

SADC is also seeking local green infrastructure investment to support development at North Hemel Hempstead, East Hemel Hempstead (North), East Hemel Hempstead (Central), and East Hemel Hempstead (South), which are assumed to be delivered within the SADC Local Plan period. At East Hemel Hempstead (South), the local green infrastructure should include managed woodland and ecological network links that preserve and enhance links to Leverstock Green. Using a typical occupancy ratio of 2.4 persons per dwelling, these additional dwellings would generate an estimated population of around 11,400. This has been broken down to an estimated population of 3,000 at North Hemel Hempstead, 3,204 at East Hemel Hempstead (North) and 5,196 at East Hemel Hempstead (South). Future local green infrastructure requirements for Hemel Garden Communities have been calculated in Table 43 using standards from Fields in Trust and the National Society of Allotment and Leisure Gardeners.

Table 43 Future Local Green Infrastructure Requirements for Hemel Garden Communities

Site Allocation	Parks and Gardens (hectares per 1,000 population)	Amenity Green Space (hectares per 1,000 population)	Natural and Semi-Natural (hectares per 1,000 population)	Allotments (hectares per 1,000 population)
(Hemel garden Communities) - North Hemel Hempstead	2.88	2.16	6.48	0.90
(Hemel Garden Communities) - East Hemel Hempstead (North)	3.07	2.30	6.91	0.96
(Hemel Garden Communities) - East Hemel Hempstead (South)	4.61	3.46	10.37	1.44

In terms of the strategic green infrastructure provision required as a result of Hemel Garden Communities growth, Regulation 18 Local Plan Appendix 4b¹⁴⁵ identifies a new Country Park to be required at East Hemel Hempstead (North), which could also incorporate SANG requirements and SANG provision at North Hemel Hempstead and East Hemel Hempstead (South). In addition to the Country Park, it has been identified that access and improvements to the Nickey Line and connection to and delivery of the HGC Green Loop should be provided at: East Hemel Hempstead (Central), East Hemel Hempstead (North), and North Hemel Hempstead. At East Hemel Hempstead (South) the HGC green loop should be delivered to provide a connection to Bunkers Park and the wider route via Bunkers Lane.

9.1.6 Transport Infrastructure

One of the core principles of the Garden Community is to deliver transformative mobility improvements to achieve a significant shift towards active and sustainable modes of transport. Whilst a significant amount of baseline information has been collected to support the development of the sections below, there are a number of evolving transport studies and strategies that are not yet completed that will identify and evidence the transport interventions required to support behaviour change in a shift to sustainable modes. These will need to be incorporated into future iterations of this IDP.

¹⁴⁵ <https://stalbans.moderngov.co.uk/documents/s50064591/Appendix%204b%20-%20Local%20Plan%20GBR%20and%20SS%20-%20Site%20Allocations.pdf>