



Public Document Pack Housing and Community Overview and Scrutiny Agenda

Scrutiny making a positive difference: Member led and independent, Overview & Scrutiny Committee promote service improvements, influence policy development & hold Executive to account for the benefit of the Community of Dacorum

Wednesday 10 October 2018 at 7.30 pm

Conference Room 2 - The Forum

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Adeleke
Councillor Armytage
Councillor Banks
Councillor Mrs Bassadone
Councillor Conway
Councillor England
Councillor P Hearn

Councillor Fethney
Councillor Imarni (Vice-Chairman)
Councillor Mahmood (Chairman)
Councillor Mills
Councillor Pringle
Councillor W Wyatt-Lowe

Substitute Members:

Councillors Howard, Clark, Ransley, Tindall, Link and McLean

For further information, please contact Corporate and Democratic Support

AGENDA

- 10. RELOCATION OF THE ATHLETICS TRACK - REVISED CONSULTATION RESPONSES** (Pages 2 - 8)

Appendix 1 - Athletics Track Consultation

Analysis of Literals – Sept 2018

Q2 What do you think about the suggestion of building a track and sports pavilion on the Cupid Green Playing Fields?

What do you think about the suggestion of building a track...?	% of respondents who made comment
Positives	
Positive comments general (24)	5
Local schools (21)	4
Increased leisure facilities (13)	3
Good for area (10)	2
Sports Hub (7)	1
Good for health (6)	1

(Base: 513)

Examples of POSITIVE comments made by respondents

Very good excellent idea hope it goes ahead

It will be a great benefit to all local schools and clubs, adults and younger athletes

I think it's a brilliant idea a great addition to the area. In conjunction with the other sporting facilities nearby it will provide the local community with some much needed leisure facilities.

Great for the local community

Sounds like a very good idea for the youth of today to have some new sports equipment and places to keep fit

What do you think about the suggestion of building a track...?	% of respondents who made
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	comment
Negative comments	
Improve existing site/keep existing site (129)	25
Parking concerns (113)	22
Increased transport congestion/disruption (85)	17
Loss of green space/land used by community (47)	9
Transport Links/accessibility (34)	7
Flood lights, pollution, noise disruption (32)	6
Too close to residential housing (32)	6
Financial investment concerns (32)	6
Concerns over housing development/transparency (21)	4
Negative general (15)	3
Other suggested other sites Grovehill Playing Fields, Margaret Lloyd etc (15)	3
Poor design/location (14)	3
Site too small (14)	3
Not close to shops/restaurants etc (9)	2
Reference to Jarman Athletic Track August Newsletter 2018 (8)	2
Infrastructure concerns (6)	1
Impact on property prices (4)	1

(Base: 513)

Examples of NEGATIVE comments made by respondents

What is wrong with the athletics track at Jarman Park? It must be cheaper to refurbish this than create an entirely new facility.

The traffic is awful on that road already with no etc parking will cause people to park on main road and surrounding estates already where residents don't have enough spaces.

A bad idea due to the horrendous traffic problems already being experienced here. Congestion is a problem and makes it difficult for residents getting off Woodhall Farm.

Do not think it is a good idea or worth the investment when the money could be better spent improving roads and cutting grass and looking after trees etc

I think it is unfair because it's being built on the only field dog walkers can use to give their dogs exercise and it would be a shame to lose such a great green space that my dog loves. It is widely used by dog walkers daily and this would be unable to happen if a track was built.

High powerful floodlights and Tannoy speakers in use will be seen and noise pollution will be increased.

I think the site looks too small. Will there be sufficient parking provision? Has the access onto Redbourne Road been considered? This road is already very busy and I would be concerned about volume of traffic.

I think it is a very bad idea. Why do planners not think!!!

*I would object because it removes the playing field and a popular area for local dog walkers (myself included).
Terrible idea, not enough space, too close to housing*

Spend money renovating existing site - great location and space - just crying out for investment

There is very little wrong with the current facility, which has easy access and good parking facilities. It would be far cheaper to update the current facility. However I feel that this is a very cynical attempt by the current council to sell the Jarmans Park facility off for housing/building rather than being a genuine well thought out plan to offer improved sports facilities.

If a new facility has to be built, there are more suitable sites in the vicinity such as Grove Hill Playing Fields, Margaret Lloyd Park, and the area between Link Road and Gadebridge Lane that I understand is currently owned by West Herts College and is used for football.

Track design is too cramped. Hopefully we can look forward and provide an improved facility with warm up track areas, additional buildings i.e. sports hall for warm up and winter training - club room for the Dacorum and Tring athletics club which is growing in membership every year?

The site is too small

There's a perfectly good track on the Jarmans site. Centrally located in the town for easy access by all surrounding schools. Excellent parking & adjacent to pre-existing shops & sports/leisure facilities

The Dacorum Athletic Club has already declared the plan not fit for purpose

The houses that back on to it would no longer have a view. No-one would buy their houses if they wanted to sell them (& they would want to sell them).

Q3 What do you think are the key challenges and possible benefits of building a track and sports pavilion on the Cupid Green Playing Fields?

What do you think are the key challenges and possible benefits ...?	% of respondents who made comment
Benefits	
New sports venue (23)	5
Local schools (21)	4
Community facilities (20)	4
Inspiring youth (17)	4
Health benefits (15)	3
Challenges	
Parking concerns (153)	32
Increased transport congestion/disruption (113)	24
Improve existing site/Keep existing site (67)	14
Transport links / Accessibility (60)	13
Noise, floodlights, pollution etc (60)	13
Loss of green space, land used by community (52)	11
Financial investment concerns (48)	10
Too close to residential housing (35)	7
Site too small (30)	6
ASB (27)	6
Alternative location (24)	5
Infrastructure (23)	5
Road safety (16)	3
Concerns over housing development/transparency (7)	1
Want alternative sport facility (6)	1

(Base: 476)

Examples of comments made by respondents on the BENEFITS of new track:

Benefits will be employment and community facilities, local schools will also benefit from having this.

The benefits are for the local schools nearby and the local area in genera

Benefits will be starting from scratch, building a much improved facility.

I believe it will be a welcome addition to the area and provide many residents, young an old a place to increase their physical activity and help to build a stronger, healthier community.

It would keep many youngsters busy and occupied and may lead to a life in sport a very good idea

Examples of comments made by respondents on key CHALLENGES:

Environmental issues and traffic

It is not central to Hemel so fewer people will attend. Transport links are poorer than to Jarman Park and so fewer people could access this facility

I think the main challenge will be to ensure adequate parking.

Reduction in the size of green spaces available for usage. Restricting the type of usage of existing green spaces. Increase in noise and traffic to the area. - roads would need to be improved.

Not much parking and loss of football pitches

Volume of traffic and parking are major issues. The playing fields are used by local football teams and dog walkers. Where would they go?

Challenges would be managing the increased traffic congestion along the Redbourn Road and noise disturbance from spectators to local homes.

It seems quite wasteful to build a new site and close the old one. I'd prefer that we improve the old one. It's inaccessible by public transport, particularly for those living outside Hemel Hempstead. Better to invest the money in the existing site, which is only about 20 years old. To describe it as 'aging' [sic] is ridiculous - it just needs refurbishment.

My first thought is that there will be buildings and activities very close to all the residents surrounding the field with flood lighting and persons using the site in the evenings. We overlook the field and due to the very busy road outside cannot leave a front window open due to noise. With this proposal we will not be able to open the rear widows for the same reason and of light pollution from arc lamps Once built the site will be fenced off with no room for further activities. So my objections are to do with environment for the residents and for the whole area caused by increased use of the roads to all residents of Grove Hill, Redbourne Road as well as the loss of football fields and probably the Play centre for many local people.

Reduction in the size of green spaces available for usage. Restricting the type of usage of existing green spaces. Increase in noise and traffic to the area.

What is wrong with the location and use of the track at Jarmans Park, that already well serves the Borough? I don't see any financial merit in providing a new track, rather than updating the facilities at Jarman Far too close to residential. Original position better.

It is a terrible idea, the site is too small and on the edge of town rendering inaccessible for many, parking and access will be a problem on an already congested road. My suggestion would be to reinvest in the current site that has good access from Jarmans or build a new one off the M1 where you can give it space to grow.

The site is likely to attract ASB - as currently experienced by the Adventure Playgrounds.

Please look for a more suitable alternative. I often walk my dog there and also use the green space to take my children

Concerns about the loss of such a large green space and if there will be sufficient parking and improvements to infrastructure but as long as the old site will be developed in a tasteful manner it's OK with me.

Minimal parking would be a major concern and safety to children in the area as it would increase traffic usage lots of children are already using this space due to the adventure playground.

There is constantly queues on this road and always an accident which makes things worse and you want to add a sport grounds and stadium into the mix? Also where are you expecting people to park for this as the field and the adventure playground doesn't look nearly big enough for a stadium and a big enough car park. Also are the flood lights going to affect surrounding neighbours? What's wrong the athletics track at Jarmans Park? Much more parking more central to get too and if leisure world has been sinking for however many years because it's build on a land field site with rats how do you expect to build houses for people there?

I consider that the location is not ideal for such a facility given the lack of investment in the surround transport links, and the lack of consideration given to improving the same whilst developing large quantities of housing. In addition, there are not many large open green areas left, and the loss of this well used area would be detrimental. I confirm that the playing fields are currently used by the local church for events, not to mention local residents. I would first ask why the original track and facilities are being considered for relocation, I assume this is prime land for more housing. I also would put forward the Grovehill Playing fields, adjacent to the current baseball facilities as a reasonable alternative location, the facilities, links and parking facilities are currently there, and I consider that this area is currently under used.

Q6 Do you have any other comments or suggestions you would like to share with us regarding this Athletics Track proposal?

Do you have any other comments or suggestions ...?	% of respondents who made comment
Improve existing site/Keep existing site (80)	21
Financial investment concerns (37)	10
Another location (31)	8
Concerns over housing development/transparency (30)	8
Invest in different project (22)	6
Green spaces (19)	5
Parking/traffic (17)	5
Infrastructure (16)	4
Joint venture with school (6)	2
Invest outside of Hemel (5)	1
Football/Football pitches (5)	1
Road safety (5)	1
Site too small (4)	1

(Base: 379)

Examples of comments and suggestions made by respondents

If I was a decision maker I would put money into upgrading the existing facilities rather than starting from scratch and causing problems for those who are local to that area!

The reason for the move needs to be transparent. It's not about moving the Athletics track so that sport gets a new facility, it's about selling the land for house building

Please stop building on green land that is already in use when we have an athletics track at Jarmans

Just ensure parking and traffic relieving measures are put in place and it will be amazing for the whole community and surrounding areas

I'd be very interested in the cost, time scale of the build, what the future is for the current site of the athletics track. Also how is this development being paid for?