



Consultation Statement
Consultations undertaken for KNP

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1 Introduction

1.1 Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted;
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 Aims

The aims of the Knebworth Neighbourhood Plan consultation process were:

To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;

To ensure that consultation events took place at critical points in the process where decisions needed to be taken;

To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and

To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Steering Group's website) as soon as possible after the consultation events.

2 List of Consultations undertaken

Table 1 List of Consultations Undertaken

	Key Communication Point	Format	Date(s)
1	Announcement of proposal to develop a Neighbourhood Plan	Annual Parish Meeting	May 2016
2	Initial survey – ballot box locations	Individual Interview	Nov 2016
3	Survey of households	Direct mail to all households	Jan 2017
4	Presentation of purpose of plan	Parish meeting	May 2017
5	Safer Neighbourhood Team	Face to face meetings with PCSOs	Sep 2017
6	Scout & Guide Group	Online, email, telephone and face to face	Oct 2017
7	Youth Project	Online, email, telephone and face to face	Oct2017
8	Children Centre provision	Online, email, telephone and face to face	Nov2017
9	Safety and Security - Neighbourhood Watch	Online research	Nov 2017
10	Hertshelp service	Face to face meeting	Dec 2017
11	Adjacent Parish Newsletters	Progress reports sent	Dec 2017 to present
12	GP Practice Manager	Regular face to face meetings	Sep 2017 to present
13	Patient Participation Group	Regular face to face meetings	Sep 2017 to present
14	Community Library Committee	Regular face to face meetings	Sep 2017 to present
15	Knebworth Guide Group	Regular face to face meetings	Sep 2017 to present
16	Knebworth Football Club Chairman	Email and occasional face to face meetings	Sep 2017 to present
17	Great Ashby parking survey	Face to Face residents	Mar 2018
18	Housing Needs Survey	Direct mail to all households	Apri2018
19	Presentation of Vision and objectives	Public open days	Apr 2018

20	Presentation of Vision and objectives	Annual Parish Meeting	May 2018
21	Sport & Leisure Survey	e-mail survey	Jun 2018
22	Schools Engagement	Presentation and meeting	Jun 2018
23	Business Survey	Individual Interview	Jul 2018
24	Councillor Lisa Nash surgery	Public surgery	Jul 2018
25	Councillor Steve Deakin-Davies	Face to face meeting	Jul 2018
26	Youth Focus Group	Workshop	Oct 2018
27	Parking Survey	Observation of trends	Oct 2018
28	Landowners' Meeting	Face to face meeting	Nov 2018
29	Estate Agent survey	Individual Interview	Dec 2018
30	Landowners' Meeting	Face to face meeting	Jan 2019
31	Presentation of policies	Open Day	Mar 2019
32	Presentation of progress	Annual Parish Meeting	May 2019

3 Individual Consultations

3.1 Announcement of proposal for a Neighbourhood Plan – May 2016

During the Annual Parish Meeting it was announced that Knebworth Parish Council (KPC) intended to produce a Neighbourhood Plan and a request was made for volunteers to form a Steering Committee.

3.1.1 Outcomes:

A number of individuals came forward and a Steering committee was formed with a member of the Parish Council as chair. Subsequently the chairman stood down and a volunteer took up the role of chairman.

3.2 Household Survey Preliminary work – November 2016

Discussions with shopkeepers, etc, for permission to place boxes on their premises for survey replies (face to face.) Explaining the NP process.

Finding extra places to locate posters and survey forms in addition to those above (face to face.) Explaining the NP process.

10 Businesses visited

7 Locations for boxes identified

3 Additional locations identified to display posters and hold blank forms.

3.3 Household Survey - January 2017

2,000 survey forms issued plus an insert in the Parish News.

366 Responses.

See Appendix A for survey form

3.3.1 Key issues identified from the results:

1. Traffic
2. Schools
3. Housing
4. Access to medical and public services
5. Parking
6. Restaurants and bars

3.3.2 Action Taken:

Working Groups set up to develop the key areas of concern:

Group 1- Traffic, Transportation and Parking

Group 2- Local Economy (including Retail Restaurants and Bars)

Group 3 -Environment and Flooding

Group 4 -Housing and Character

Group 5 -Schools

Group 6 -Well-being (to include Medical and Public Services)

3.4 Presentation at Annual Parish Meeting – May 2017

A presentation about the Neighbourhood Plan was made to the general public at the Annual parish Meeting. This covered:

Purpose of a Neighbourhood Plan

Aspirations of the Steering Committee

Progress to date

See Appendix B for text of presentation

3.5 Liaison with Hertfordshire Constabulary – September 2017

- District Safer Neighbourhood Team

Face to face meetings with two PCSOs from the Hitchin Safer Neighbourhood Team.

The team offered to visit Link Up lunch club a few times during the year for elderly people to discuss worries. The elderly are less likely to use the online crime reporting service and prefer to talk to someone direct.

In addition the PCSOs stated that, when considering good housing design, the development in Great Ashby was a continual source of problems for them. They are called out to deal with neighbour parking disputes almost every evening as there weren't enough parking spaces provided within the development. This provided increased awareness of the need for good design and adequate parking provision.

3.6 Liaison with Scout & Guide Group – October 2017

Mix of online, email, telephone and face to face meetings and direct fact-finding contact with group leaders.

Discovered problems and requirements for continued use of current premises, plus lack of volunteers to run group sessions. Potential increased demand might not be met.

3.7 Knebworth Youth Project (youth club) – October 2017

Mix of online, email, telephone and face to face meetings and direct fact-finding contact with group leaders.

Discovered how provision is achieved currently and the need for continued input.



Figure 1 Presentation to Youth Project



Figure 2 Engagement exercise

3.8 Children Centre provision (Early Years 0-5) – November 2017

Online research, email and one-to-one meeting with the Children's Centre manager.

Discovered how service provision would change due to reduced funding. GP Practice Manager alerted to potential reduced access but increased demand to health services.

Library staff at the Community Library stepped in to provide story time service.

3.9 Safety and Security - Neighbourhood Watch – September 2017

Undertook on-line research regarding safety and security

Discovered that there is a lot of good information online regarding crime, crime reporting and security, but elderly people prefer to speak to someone direct.

There is a Senior Watch service, but there doesn't seem to be any information about this in any community venue.

Highlighted need for a central community information space.

3.10 Hertshelp service – December 2017

An organisation providing: Independent information and advice services in Hertfordshire.

Online research on service provision. Face to face meeting in Stevenage.

Hertshelp advised that Knebworth residents could use this service to obtain help and self refer to necessary health and social care schemes.

The library has some of this information, but there is no central location to access help and advice in Knebworth.

3.11 Adjacent Parish Newsletters – December 2016 to date

Information pages on NP process and updates on current progress sent on a regular basis by email to:

Knebworth Parish News

Datchworth Parish Council

Datchworth Parish Magazine

Woolmer Green Parish Council

Woolmer Green Village News

Welwyn Parish Council

St Paul's Warden Parish Council

Codicote Parish Council

Kimpton Parish Council

Knebworth Parish News is circulated to about 700 local households and is delivered free to the GP Surgery and Knebworth Library.

Woolmer Green Village News is delivered free of charge to around 200 households (population 661).

Datchworth Village News can be bought locally (population 1,524) and is delivered free to the GP Surgery and Knebworth Library.

Positive responses for regular contributions from Woolmer Green and Datchworth (both use local services).

NP progress available regularly to quite a wide range of people.

3.12 Surgery Practice Manager – September 2017 to date

The Surgery Practice Manager was a member of the Wellbeing sub-group and attended a number of meetings. Contributed positively to Wellbeing objectives and policies

3.13 Patient Participation Group – September 2017 to date

Regular face-to-face meetings, 3 members of the PPG were members of the Wellbeing sub-group and regularly attended meetings. Contributed positively to Wellbeing objectives and policies.

3.14 Community Library Committee – September 2017 to date

Regular face-to-face meetings, 1 member of the Community Library committee was a member of the Wellbeing sub-group and regularly attended meetings. Contributed positively to Wellbeing objectives and policies

3.15 Knebworth Guide Group – September 2017 to date

The District Commissioner for the Knebworth Guide Group attended one meeting of the Wellbeing sub-group. Contributed positively to Wellbeing objectives and policies

3.16 Chairman of Knebworth Football Club – September 2017 to date

Occasional face-to-face meetings held.

Contributed positively to Wellbeing objectives and policies

3.17 Great Ashby parking survey – March 2018

Great Ashby is a housing development on the outskirts of Stevenage around 5 miles from Knebworth. It has a reputation for minimal parking provision which has led to traffic problems and neighbour disputes. We undertook a survey of households to establish their key issues to seek to avoid a repetition of those issues in Knebworth.

100 households surveyed using a face-to-face questionnaire.

76% had insufficient off-road parking

63% did not use their garage for car parking

68% rated 'parking' as their biggest concern with their property

92% were not happy with parking arrangements in the road

A short video was produced to highlight the issues of narrow roads and problem parking.

See Appendix C for Survey Questionnaire

See Appendix D for graphical display of data obtained

3.18 Housing Needs Survey – April 2018

Survey delivered to all households in Knebworth.

85 households responded

See Appendix E for Housing Needs Survey questionnaire

See Appendix F for graphic representation of data

3.19 Public Open Days – 19th and 21st April 2018

Two Open Days were arranged, one on a weekday and the other on a Saturday to attract a wider demographic. The same material was also displayed at the Parish Meeting.

3.19.1 Publicity

A notice was included in the Parish News

Information relating to the Open Days was put on Facebook/Twitter

3.19.2 Posters

Posters were put up around the village a few days before the event.

A poster was displayed in the station the day before the event.

Posters were created to display on the door of the Village Hall.

Some shopkeepers commented that they were unaware of the NP is about.



Figure 3 Open Day Poster

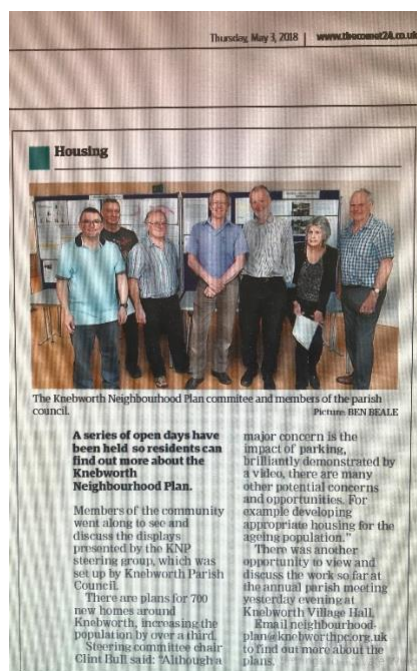


Figure 4 Local newspaper article

Displays covered all working groups

Visitors were asked to vote on various issues using coloured dots or to write comments on post-it notes. Feedback suggested that this approach was appreciated by visitors.

The 'Locality' video "Understanding Neighbourhood Planning" was shown on a continuous loop.

87 people attended over the course of 3 events

The local MP attended as did a journalist from the local paper.

Two major land owners involved with the Local Plan attended

HOUSING AND CHARACTER

Figure 5 Example title strip for display



Figure 6 Example of displays



Figure 7 Visitors at the Open Day

There was better interest shown on the Saturday when the display was combined with another event, eg afternoon tea organised by a local 'Save our Pub' group.

3.19.3 Key issues raised:

- Not worth downsizing due to even house prices
- Quality of Secondary schools
- Width of pedestrian footways under 2 No. railway bridges
- Retail, e.g. lack of restaurants

These were important issues to residents but cannot be directly influenced by the Neighbourhood Plan, however the Plan can highlight these issues and the Steering Committee will include these issues in an Action Plan and feed the results back to the relevant bodies.



Figure 8 Members of the Steering Committee engaging with visitors.

See Appendix G for examples of display material

3.20 Presentation at Annual Parish Meeting – May 2018

The displays from the Open Days were set up at the back of the room before the Annual Parish Meeting. They received a great deal of attention from those attending the meeting. Further ‘votes’ received on all topics.

3.21 Sport & Leisure Survey – June 2018

Survey sent to all of the sport and leisure organisations within the village listed in The Knebworth Directory.

24 organisations were contacted.

Poor general response, but comprehensive response from the Knebworth Football Club highlighting the need for increased facilities in Knebworth to prevent travelling to Stevenage, etc, for sporting venues.

Also request from PPG walking group for continued access to the Watton Road Recreational Grounds for their fortnightly health walks.

See Appendix H For Sport and Leisure Survey form

3.22 Schools Engagement – 19th June 2018

A 90-minute meeting was arranged with the School Pupil Parliament.

A number of students attended and engaged with the process.

They were given an exercise to work through to:

- Establish levels of understanding of planning issues and
- Identify attitudes to development within the village and its impact on traffic, walking and cycling to school.

The students showed an impressive level of understanding of the issues involved with development around the village and made some very useful suggestions, which have been taken forward by the team.

See Appendix I for agenda of Pupil Parliament discussion.

3.23 Local Business Survey – July 2018

Face to face survey with business owners to establish their views on a number of issues including forthcoming developments and to identify their plans for the future.

45 Businesses surveyed in Knebworth High Street and Station Road (i.e. the main village centre.)

3.23.1 Main issues raised:

- Parking(for employees and customers)
- Improving traffic flow in the High Street
- Retention of Pub and a decent restaurant facility were supported
- Possible locations of additional parking were discussed.
- The issue of lower business rates was not raised as a particular issue.
- Additional housing may increase footfall, which was seen as positive.
- A couple of businesses were already looking elsewhere for suitable premises.

See Appendix J for sample of survey form

See Appendix K for graphical representation of outputs

3.24 Local Councillor Surgery – 14th July 2018

NHDC Councillor Lisa Nash holds regular surgeries for her constituents.

The Steering Committee arranged attendance at the July surgery to discuss the Neighbourhood Plan with attendees.

3.25 Meeting with local councillor – 17th July 2018

3 members of the Steering Committee met with NHDC council member Steve Deakin-Davies.

We discussed synergies between his objectives as a local councillor and the aims of the Neighbourhood Plan. We also identified areas of overlap and agreed ways that we could work together without sending conflicting messages to the public or working at cross-purposes.

3.26 Youth Focus Group - 18th October 2018

Face to face workshop with young people who live in Knebworth.

10 young people attended

The attendees gave good, well-thought out responses to questions posed.

See Appendix L for example of Young People's Survey form

3.27 Knebworth Parking Survey – October 2018

Visual survey of parking trends in unrestricted on-street parking spaces in 10 streets around the area of Knebworth Railway Station. Observations were also made of the level of occupancy of the station car park and the adjacent (closed) Station Pub car park.

Initially hourly observations were made from 06:00 to 23:00 but experience showed that four times during the day were sufficient to acquire meaningful data: 05:00, 11:00, 15:00 and 20:00.

Data showed that all streets and car parks were between 75% and 100% occupancy throughout the day. This raised concerns over additional parking availability once the new developments have been built.

See Appendix M for output from Knebworth Parking Survey

3.28 Meeting with main Landowners – 14th November 2018

The four main development sites around Knebworth are on land owned by two major local landowners.

Three members of the Steering Committee and the chairman of Knebworth Parish Council met with both landowners to present the aims of the Neighbourhood Plan and to discuss their proposals.

The meeting was also attended by a representative of Gladman Developments, the developer appointed by one of the landowners.

The Steering Committee updated the landowners with progress to date on the Neighbourhood Plan and took the opportunity to update them on progress with the NHDC Local Plan.

Both landowners stated that they are keen to apply good design standards to the developments on their land and wish to leave a positive legacy to the village.

The meeting was very amicable and all parties considered it useful and constructive. All parties agreed to continue to communicate on an as-required basis, with a provisional date of February set for the next meeting.

3.29 Estate Agent survey – December 2018

A number of local Estate Agents were surveyed by face-to-face interview to establish:

- The demand for the types of property in Knebworth Parish in the immediate past and the present
- The types of property currently available and those of which there is currently a shortage

There are 4 Estate Agents with offices in Knebworth and all were surveyed.

The result from each agent was different, but overall the greatest demand was for:

- Properties towards the lower end of the scale under £500,000.
- Freehold properties
- Houses (as opposed to flats or bungalows)
- Properties with 3 bedrooms.

See Appendix N for one example of the completed survey form.

3.30 Meeting with main Landowners – 31st January 2019

Two members of the Steering Committee met with one of the main landowners to update them with progress on the Neighbourhood Plan and to further discuss their proposals.

They presented more detail about their intentions and outlined some interesting proposals not directly connected to the housing developments that could potentially be of benefit to the vibrancy of Knebworth.

Once again both parties considered it useful and constructive. All parties agreed to continue to communicate on an as-required basis. It was agreed that the next meeting would probably be in around 2 months.

3.31 Meeting with main Landowners – 1st March 2019

A further meeting was held with both main landowners.

A proposal was made that any 'Planning gain' should be retained within Knebworth rather than diluted into NHDC funds for the whole district. The use of such monies should be determined by the view of Knebworth residents. This proposal was strongly supported by all parties.

It was suggested that a charity may need to be set up for the purpose.

3.32 Public Open Day – 2nd March 2019

The purpose of the Open Day was to show local people the policies produced and get feedback in advance of the Statutory Consultation.

3.32.1 Publicity

Posters advertising the event were displayed around the parish

An invitation was published in the Parish Magazine

A press release was sent to the 'Comet' newspaper and local radio station 'BOB FM.'

3.32.2 Format

Vision, Objectives and Policies were displayed in full on poster boards.

Particular reference was made to local green spaces, recreational green spaces, assets of community value and views.

Attendees were asked to comment specifically on the importance of green spaces, recreational green spaces, assets of community value and views.



Figure 9 Display of policies



Figure 10 Map showing Views and Vistas

A 5-minute presentation was run every hour that explained:

- The background to the Local Plan
- Impact of the Local Plan
- The purpose of the Neighbourhood Plan
- Relationship of Local Plan to Neighbourhood Plan
- The effect the Neighbourhood Plan can have on the Local Plan
- The background to the KNP Steering Committee
- An overview of our aims and objectives
- The methodology used and consultations held to develop the plan to its current state
- The next steps in having the Neighbourhood Plan adopted
- Why we were holding the Open Day
- What we wanted attendees to do
- Thanked people for attending and participating

There was a copy of the Local Plan with tracked main modifications, for reference if required.



Figure 11 Map showing adjacent developments

Maps were used to show developments in other areas around Knebworth to demonstrate the potential impact on amenities in the village of adjacent developments.

Two A3 copies of the masterplanning report produced by AECOM were made available for reference.

Sheets were provided for attendees to record their name and an optional email or postal address.

Attendees were issued with feedback forms and tables, chairs and pens were provided to enable people to complete them. Volunteers encouraged people to complete the feedback forms immediately, though some did opt to take them away to complete at their leisure.

3.32.3 Outcomes

175 people attended the Open Day.

69 completed feedback forms were received

All policies received general support, but some opposition was noted in individual comments.

Several comments indicated that some residents are still confused regarding the difference between Neighbourhood Plan and Local Plan, hence several objections were actually about the Local Plan.



Figure 12 Trays for sign-in and feedback

Many comments were outside the scope of the Neighbourhood Plan. This demonstrated the need for an Action Plan to support the Neighbourhood Plan.



Figure 13 Layout of displays

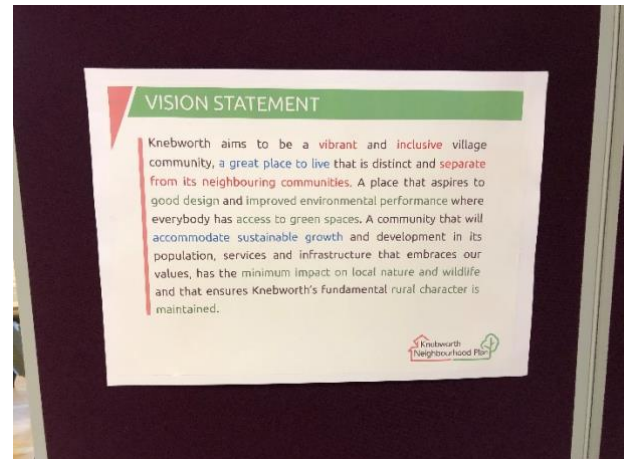


Figure 14 KNP Vision Statement

There were quite a few comments about things outside the scope of an Action Plan that the Neighbourhood Plan can do nothing about, e.g.:

- The nature of businesses occupying retail/commercial premises. For example several people wanted 'more restaurants'
- The frequency of trains or buses.



Figure 15 Youth Forum Display

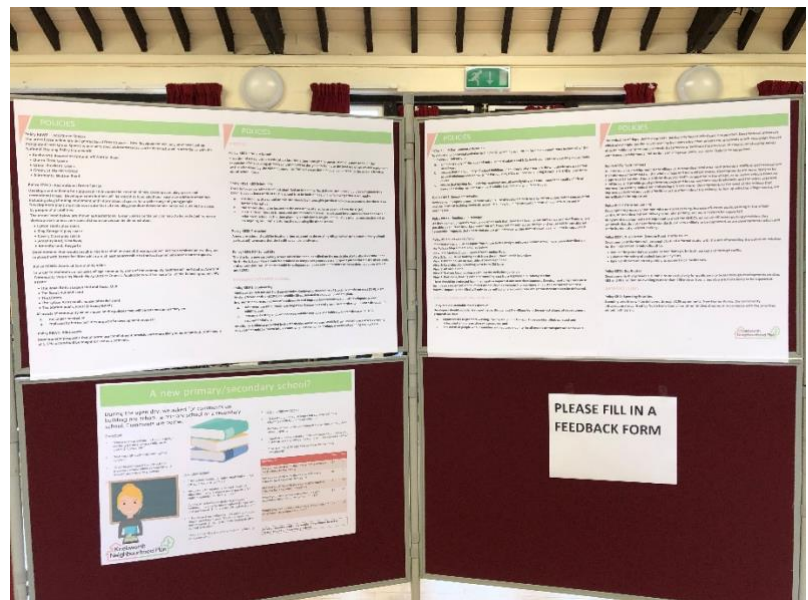


Figure 16 Display of policies

Two fulsome sets of comments were received: 10 pages from a professional planner and three pages from the NHDC Traffic engineer.

The Open Day was considered to be a success and identified a general level of positive support for the policies that the team have developed.

See Appendix O for analysis of Consultation responses from Open Day visitors.

3.33 Presentation at Annual Parish Meeting – 1st May 2019

The Steering Committee Chairman and Vice-Chairman both made a presentation at the Annual Parish Meeting about the Neighbourhood Plan.

The Chairman described the process so far to create the policies and explained the level of consultation that had been involved.

The Vice Chairman reported back on the feedback received at the recent Open Day and reinforced the relationship between the Knebworth Neighbourhood Plan and the North Herts District Council Local Plan.

Questions were then taken from the floor.

3.34 Meeting with NHDC Senior Planning Officer – 29th May 2019

Face to face meeting with Clare Skeels, Senior Planning Officer for North Herts District Council to review draft policies to identify any areas that may not be considered acceptable by the inspector.

Generally the policies were considered to be of an acceptable standard, but a number of relatively minor issues were identified:

1. **Housing numbers** – a Neighbourhood Plan cannot mandate numbers of homes on any particular site but can propose a housing density.
2. **School provision** – Some review of the wording regarding school provision in sites KB3 and KB4 was suggested as it is currently slightly ambiguous.
3. **Assets of Community Value** – Some conflict between Planning Regulations and ACV legislation. Knebworth Parish Council needs to agree each asset that is proposed for ACV status.
4. **Non-design Heritage Assets** – The text needs to explain that Knebworth has a local list of Heritage Assets and that those listed in the Neighbourhood Plan are additional to that list.
5. **Referenced Code for Sustainable Homes** – The code referenced in the text is not an approved document. Suggested to source a relevant paper from the Building Research Establishment.
6. **KBW1 Supported Development** – The text needs to be more specific as to what type of development will be supported, i.e. Commercial or Residential.
7. **Section 106** – The text needs to state that the list of projects in the Action Plan will be reviewed regularly – suggested once or twice per year.
8. **Habitats Regulation Form** – This has been updated since the Local Plan was drafted. Clare Skeels agreed to forward an updated form for our use.

Clare Skeels also updated the team on current progress with the Local Plan.

3.35 Review of Consultation Statement – 10th July 2019

The Parish Council reviewed the Consultation Strategy and the Consultation Statement at a regular Parish Council Meeting. Both documents were accepted without comment.

Appendix A Household Survey

KNEBORTH NEIGHBOURHOOD PLAN **SHAPING THE FUTURE OF KNEBORTH**

What is neighbourhood planning?

Neighbourhood planning is an important part of the government's localism agenda. It is intended to allow communities to have a greater say over the planning of places in which they live and work. Neighbourhood planning allows both residents and businesses to help shape their local area.

The Knebworth Neighbourhood Plan will be a set of community led planning policies about the local area in which they live and work. It will sit alongside and provide local interpretation into the North Herts Local Plan and will form part of the formal planning policy for our village. It will enable the community to have a say in the future of the village.

The Neighbourhood Plan in Knebworth is being developed by the Neighbourhood Plan Steering Committee, under the authority of the Parish Council.

How will the plan be developed?

The Knebworth Neighbourhood Plan will be developed in consultation with residents and businesses in the village and through a number of stages, which will take approximately a year to complete. Further information and details of the process, stages and timescales for developing the Plan can be seen on the Parish Council's website :

<http://www.knebworthparishcouncil.gov.uk/neighbourhood-plan.html>

How can you take part?

The first stage of the process is to collect your ideas, through the Community Survey, about what is important in the village, what you like about the village and what issues there are.

You can complete the Survey online at : <http://tinyurl.com/knpsurvey>

Alternatively you may complete the Survey in paper-format, as it is being delivered to all residents, businesses and other stakeholders in the village, and is published overleaf. Please return your completed Survey via one of the collection boxes around the village, which have been placed in: The Post Office, Village News, the shop in Stockens Green, the Lytton Arms Pub, the Surgery and the Village Hall.

The deadline for responses is Monday 30th January 2017

Knebworth Neighbourhood Plan – Community Survey

also available for completion online at <http://tinyurl.com/knpsurvey>
v1.2 Nov-16

1. If resident in Knebworth, please confirm your Postcode _____
2. If resident in Knebworth, please indicate the number of people in your household in each of the age ranges below :
 (pre-school) 0-4 (primary) 5-11 (secondary) 12-16
 17 - 29 30-44 45-59 60+
3. For each person in your household, please indicate how many work, and where :
 In Knebworth Elsewhere N/A, I'm retired I am a Knebworth business owner
4. For each person in your household, please indicate how many commute from / to Knebworth, and by what method :
 I Don't Commute I Do, By Rail I Do, By Bus I Do, By Cycle I Do, By Car
5. a) On a scale of 1 (inadequate) to 4 (plentiful), please indicate how well-served you think Knebworth is currently, by the following infrastructure :
 b) Then, please indicate (in the far column) your top 5 topics from this list which you (all household) believe require attention, in order of priority, from 3 (highest) to 1.

	1	2	3	4	Priority
Childrens Play Areas	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Churches & Community Centres	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Communications Tech (inc Broadband)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Disabled Access/Facilities	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Environment Protection	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Flood Defences & Drainage	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Heritage & Character Preservation	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Housing	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Library	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Medical Services	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Nursery / Daycare	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Off-Road Parking	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
On-Road Parking	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Public Transport (Rail & Bus)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Restaurants, Bars & Pubs	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Roads and Footways	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Schools – Primary	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Schools – Secondary	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Security & Safety (inc Policing)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Shops & Businesses	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Sports & Leisure Facilities	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Traffic Control	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

6. The Knebworth Neighbourhood Plan Steering Committee would appreciate volunteers from the community to assist with a number of activities in the preparation of the Neighbourhood Plan. If you would like to help, please indicate by ticking here: _____
7. If you would like to join the Knebworth Neighbourhood Plan mailing list, to be kept informed of progress, please advise your email address below :
 Your email address _____
8. If you have any specific comments or recommendations you would like to make, regarding the future development of Knebworth, please use the space below :

Thanks for your kind help in completing this survey. Please place it in your nearest survey collection box at locations around the Parish. Alternatively, you can complete this survey online at <http://tinyurl.com/knpsurvey>.

Appendix B Text of Parish Meeting Presentation

Good evening, it is very encouraging to see so many people here this evening. My name is Clint Bull and I am currently the chairman of the Knebworth Neighbourhood Plan Steering Committee. That title makes us sound like some quango, a collection of faceless beaurocrats, but I can absolutely assure you that we all have faces.

We are all just ordinary people who live in Knebworth. Some of us have been here a long time and others have moved here more recently and want to make a home here. But we are all people who care about Knebworth.

Our task is to create a plan based on the views of the people of the parish. This then has to be passed by an inspector and finally it has to be approved by the residents of Knebworth via a referendum. i.e. by You!

The plan enables us to defining types of housing to match Knebworth's needs and can make a requirement for appropriate Infrastructure to accommodate the consequences of increased housing.

This all sounds a bit dry, but what we want to achieve is a vision for the future of Knebworth including Old Knebworth. And our vision is to create a sense of community in Knebworth and a sense of ownership of the village by the residents and businesses.

So, what have we done so far? Well, we have built a core team and explored what a Neighbourhood Plan is and learned about the rules governing a Neighbourhood Plan. We have also researched what other parishes around the country and locally have done.

But our key achievement so far is to undertake a Survey across all households in the parish – and thank you to all of you who took the trouble to respond to the survey. We had 366 responses and the results were useful, if perhaps not that surprising.

- The top things considered Inadequate were: Schools, Traffic and security /safety
- The top things considered Adequate were: shops and business, sports and leisure
- The main priorities were: Traffic, Medical facilities, On street parking, Off street parking, Rest/Bars/pubs

Some of us on the Committee were quite surprised by how often Restaurants, bars and Pubs came up as a concern to people – and that was before the Station Pub closed.

So, what are we doing next? We are forming a number of Subject Matter Groups to undertake research into various areas identified in the survey. They will be looking at things like what evidence is readily available such as statistics on traffic flow and population demographics, what we can and can't define in the Plan and what other people have put in their Plans. Ultimately they will be working towards creating policies to go in the Plan

We also want to engage with residents, businesses and clubs/societies to make everybody part of the Plan.

And finally, what do we need from you?

We need volunteers to join the subject matter groups to help with the research. And we need a secretary to join the Committee to take charge of arranging the meetings and take ownership of the minutes.

I have lived in Knebworth for a long time and it is my home. I care about this place, even with all its litter, dog poo and traffic and I think it is time that we all started to show that we care about Knebworth, created a strong community and make this a great place to live.

Appendix C Great Ashby Parking Survey

Knebworth Neighbourhood Plan – Parking Questionnaire

I am a volunteer for the Knebworth Neighbourhood Plan. We are involved in the planning criteria for additional houses in Knebworth and the need for adequate parking provision for future residents. Would you be happy to answer a few questions about the parking facilities in this road to help us?

- 1 Are you happy with the parking arrangements in this road?
➤ YES NO

- 2 How many cars and/or vans are used at this property?
➤ None 1 2 3 4 MORE

- 3 How many off-road parking places does your property have including any garage?
➤ None 1 2 3 4 MORE

- 4 If you have a garage do you regularly use it to park a car?
➤ YES NO N/A

- 5 If there is block parking do you use that or park in front of your property?
➤ YES NO Both N/A

- 6 Of your top 10 concerns about where you live, where would you rate 'Parking Problems'?
➤ 1 (high) 2 3 4 5 6 7 8 9 10 (low) N/A

- 7 How many adults live at this address (over 18 years)?
➤ 1 2 3 4 More

- 8 How many children live at this address (under 18 years)?
➤ 1 2 3 4 More

- 9 How many bedrooms does your residence have?
➤ 1 2 3 4 More

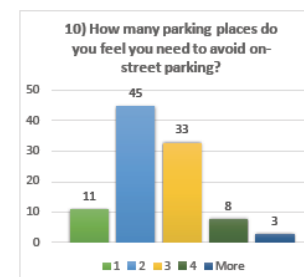
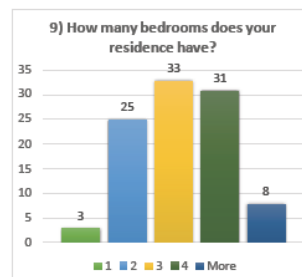
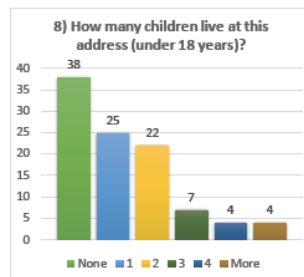
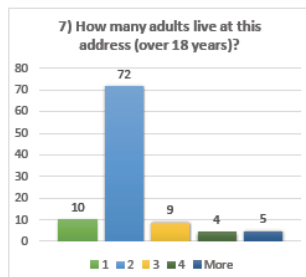
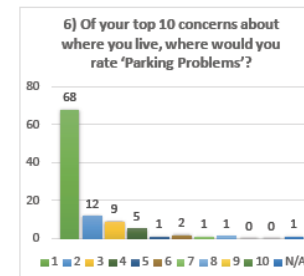
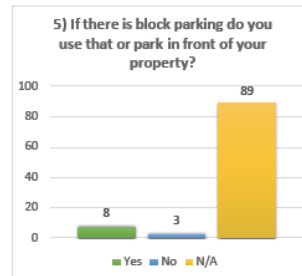
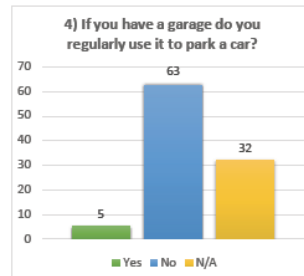
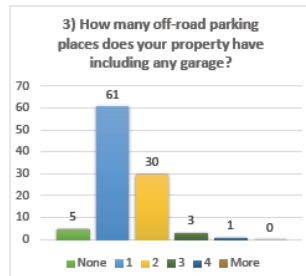
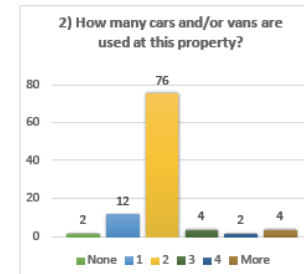
- 10 How many parking places do you feel you need to avoid on-street parking?
➤ 1 2 3 4 More

- 11 Do you have any other parking issues?
➤ No Yes – Please note overleaf

Thank you for answering these questions.

Appendix D Great Ashby Parking Survey Data

Residents' replies to Great Ashby Parking Survey



6. If you want or need to move home, tick which top five of the following would be the most important to you:

A home on one level		Easy access to public transport	
Easy access to the building		Close to relatives	
A home that is easy to maintain		Easy access to the countryside	
A smaller home		Close to or including support services	
A larger home		Close to shops and leisure facilities	
A home with a garden		Close to friends and clubs	
A home in Knebworth village		Close to schools	
A home in Knebworth parish		Rural location	
Close to a high street		Cost of property	
Close to health services		Running costs of property	

If "Other", please specify

If you and your family members are happy in your home, please go to Question 13

If not, please answer the following questions on behalf of the family members who currently live in your home and might need to move.

7. Who is in need or might want to move within the next 15 years?

Single person		Single person withchildren	
Couple		Couple with children	
Over 60 now		Couple over 60 now	
Other – please specify			

8. How would you/they want to pay for their new home?

Renting from Housing Association	
Shared Ownership*	
Buying on the open market	
Renting from a private landlord	
Renting as a council tenant	

**Shared Ownership is a government scheme that enables people to buy a share in a newly built property*

9. Are you/they on the Local Authority or Housing Association register or waiting list?

Yes No

Note: Affordable housing is lower cost housing for shared ownership or rent, often from a housing association, to meet the needs of people who cannot afford accommodation through the open or low cost market, or subsidised housing. If you/they wish to be considered for an offer of affordable housing and go on the register and waiting list, it is vital that you/they register with Herts Choice Homes (www.hertschoicehomes.org.uk.)

10. What is the minimum type of accommodation that would meet your/their needs?

House	
Bungalow	
Flat/maisonette	
Other, please specify	

11. How many bedrooms are needed? _____

12. If you/they are older or disabled and have a particular need, what type of home would best suit you/them? (please tick only one box)

A home that better meets your physical needs but is not specially built for older or disabled people (e.g. on the ground floor)	
A home that has been designed for older or disabled people but does not come with any support services.	
A home in a development for older or disabled people with some limited support services, (for example a community alarm service). This is also known as 'sheltered housing'.	
A home in a development for older or disabled people with a more extensive range of support services (for example assistance with bathing, meals, access to care staff).	
A residential or nursing home.	

The person in need of this accommodation is: Older Disabled Both

13. Any other comments?

Please use the space below to provide any more information that might help us to understand your housing needs

Please turn to the back page for the questions on Parking.

14. Parking

How many cars / vans does your household have?	
Do you expect this to change over the next 10 years? Anticipated to:	Increase by
	Decrease by
How many off-road spaces, including a garage regularly used for parking, or Allocated Block parking, does your household have?	
Does your household have the use of unallocated Block parking?	
Does your household regularly use On-street parking	

**Thank you for taking the time to complete this questionnaire.
Please return it to one of the locations listed below by
31st of March**

Knebworth Library
The Post office
Village News
Knebworth Village Hall Post Box
Or email a copy to neighbourhood-plan@knebworthpc.org.uk

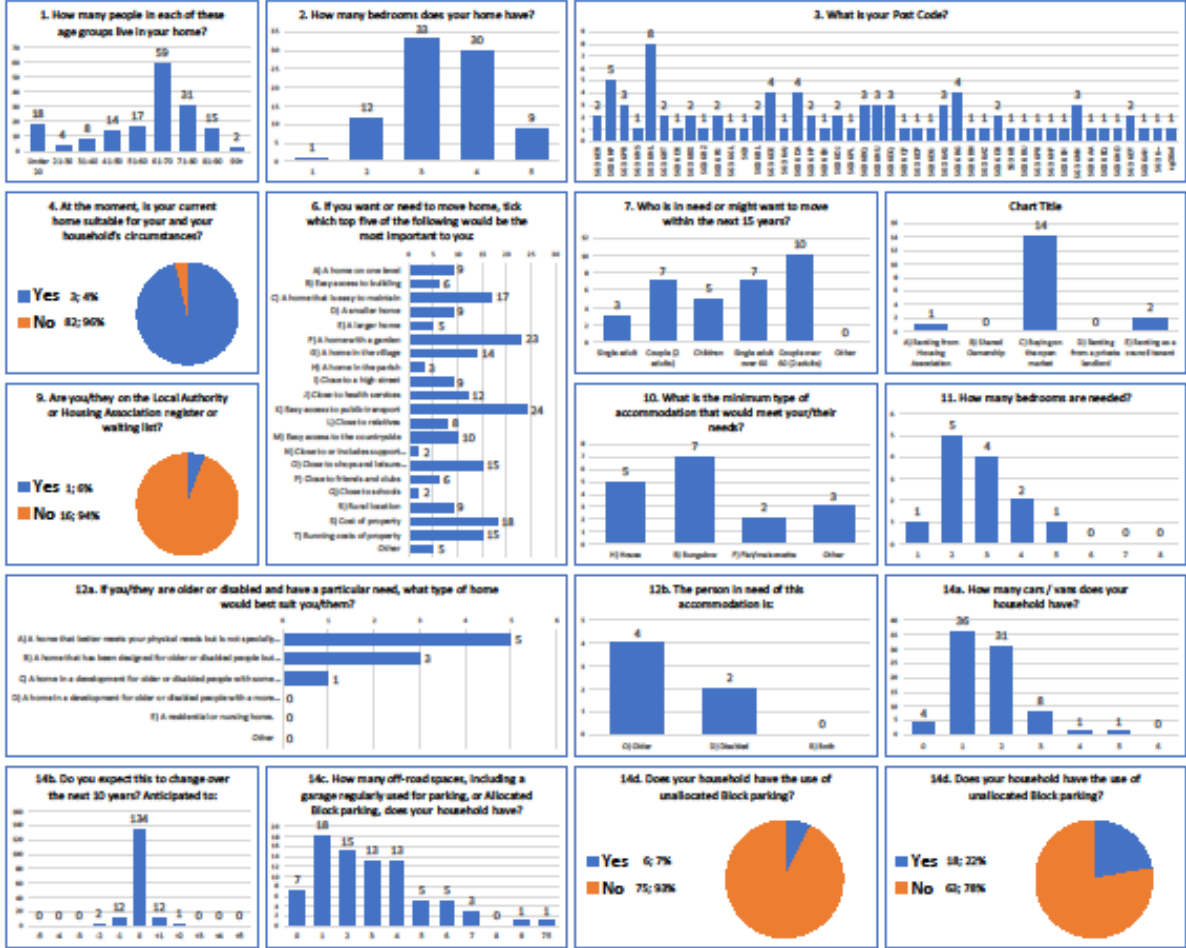
**Copies of this survey form can be obtained from the Library
or downloaded from: www.knebworthparishcouncil.gov.uk**

The summary data compiled from this survey will be available in the coming months and will help the parish to decide on its future plans.

If you wish to be kept informed of the progress of the Knebworth Neighbourhood Plan, please write your name and email address here	Name:	
	Email address:	
If you would like to assist with the development of the Knebworth Neighbourhood Plan please indicate your area of interest. Thank you.		
Traffic, Transport and Parking	<input type="checkbox"/>	Health and Wellbeing
Local economy	<input type="checkbox"/>	Other subjects
Environment and Flooding	<input type="checkbox"/>	Communication
Housing and Character	<input type="checkbox"/>	Secretarial
Schools	<input type="checkbox"/>	Information / Data handling

Appendix F Housing Needs Survey data

Knebworth Housing Survey 2018



Appendix G Example of Open Day displays

What do you think is the biggest traffic problem in Knebworth?

Please indicate your choice on the chart below using the coloured dots available

High Street	
Station Road railway bridge	
Gun Road railway bridge	
Deards End Lane railway bridge	
Rondroff Road rail tun	

Knebworth Neighbourhood Plan

Traffic, Transport and Parking

What do you think is the best way to manage commuter parking in Knebworth?

Please write your suggestion on a post-it note and stick it below.

Commuter parking	
School parking	
Steverage Road speeding traffic	
London Road speeding traffic	
Other	

Please write your suggestion on a post-it note and stick it below.

Some ideas to get you thinking

A Controlled Parking Zone covering the whole village	
A new car park beyond the village in Park Lane	
Don't do anything	
Other	

Please write your suggestion on a post-it note and stick it below.

This space is intended for you to write

Appendix H Sport and Leisure Survey

Knebworth Neighbourhood Plan - Sport & Leisure Survey - June 2018

As part of our research for the Neighbourhood Plan, we would like to know a little more about your organisation and whether different/increased facilities would be required when the new housing developments begin.

Name of organisation:

Type of activity - eg sport / fitness / leisure / social:

Please indicate the age range of your members. Please tick **all** that apply:

0-5 5-16 16-21 22-35 36-50 51-65 65+

How long have you been meeting in Knebworth?

If your organisation has been operating in Knebworth for less than 3 years why did you relocate?
.....

How many people are involved? % who live in Knebworth?:

Has membership increased/decreased over the past 1-2 years?

Possible reasons for this?

.....

Is the organisation run by volunteers? Yes No

If so, do you have problems getting new volunteers to help?

Where do you advertise for new members?
.....

Proposed housing developments

Are you aware of the proposed housing developments around Knebworth? Yes No

Do you know the numbers proposed including those in Woolmer Green and Bragbury End?
Yes No Could you make a guess?

Are your members aware?

Do you think that the proposed housing developments will affect your organisation?
.....

For example, will those extra residents bring increased members?

.....

If your organisation is run as a business, will you welcome this and would you then consider employing extra staff?
.....

Parking in Knebworth

Do your members/customers have trouble parking for your meetings? **Yes** **No**

Have you any suggestions that could help with parking and improve your meetings?

.....
.....

Venues / Locations for meetings

Where do you currently meet?

Is this venue/location suitable for your needs?

If the venue is suitable, are there any additional requirements you would like to see, eg more storage, accessible equipment, etc?

.....

If not, what do you need?

Ideally where would this be?

Have you had any problems with finding a suitable venue for your meetings? **Yes** **No**

Any further information that would help us identify your requirements:

.....
.....

Contact details

Please provide contact details for your organisation:

email address:

Telephone:

Please complete and return this form by one of the following methods:

1. By email to neighbourhood-plan@knebworthpc.org.uk
2. By email to clerk@knebworthparishcouncil.gov.uk
3. Through the letter box at the Parish Office in the Village Hall

Thank you

Appendix I Agenda for Pupil Parliament Exercise

Knebworth School – Pupil Parliament – 19th June 2018 – 90 minutes

1. What is a Town Planner 5 JV
2. What is Neighbourhood Planning 10 JV & Bob
3. Exercises
 - a. Off the rope 10 JV
 - b. Introduce idea of educating parents at Open day and point out differences of opinion on a secondary school 5 JV
 - c. Where would you put a new primary school and what are the issues? 15 JV
 - d. What makes a good place to live? 15 Bob
 - e. Mind mapping exercise on homes 15 JV
4. Conclude 5

Exercises

- a. Off the rope Different Opinions Exercise how hard it is to plan
- b. Would you like to help us consult your parents about schools and other local planning issues?

Highlight the variety of comments made by those consulted so far.
We have comments from parents with children at pre-school but not at your primary school.

New Secondary School:

Too small to attract specialist teachers
Need a good co-ed school in Knebworth
Important to retain current level of choice
A Knebworth secondary school would reduce choice
Quality of the school is most important
Traveling further is not such a problem for secondary schools
Better to spend time studying than travelling
Impact on roads of additional school traffic

- c. Where would you put a new primary school – KB2 or KB4 and what do you think the issues would be? **Map Exercise**

Access to school under the railway bridge KB2

Too close to a busy main road KB2

What route would you take?

Is it a safe route to walk or cycle?

What other options could there be for more primary school places?

- d. What makes a good place to live and which of these is most important?

Choices Exercise – Bob

- e. **Mind Mapping Exercise – What should new homes be like?**

4. Conclude – present issues to parents on schools, homes etc.

Parking in Knebworth

Does your business provide staff parking? **Yes / No**

If not where do they park?

Are you happy with the parking arrangements in the retail area and village centre? **Yes / No**

Do you think that some free parking in the NHDC car park off St Martin's Road would help your business? **Yes / No**

If **Yes**, should be free parking be; **30 min 1 hour 2 hours 4 hours All day?**

Do you think that electric car charging points would bring increased trade? **Yes / No**

Have you any suggestions that could help with parking?

.....
.....

Business promotion

Is broadband speed / IT infrastructure adequate to support your business? **Yes / No**

Are there barriers to operating a business in Knebworth? **Yes / No**

If **Yes**, what are they?

Retail / Business space

Do you need space to expand the business? **Yes / No**

Is **Yes** is it for? **Retail business Non retail business Non-retail part of the business**

If **Yes**, where would this be to help your trade? **Knebworth Knebworth Elsewhere**
Village Parish

Do you own / lease / or control other your buildings in Knebworth? **Yes / No**

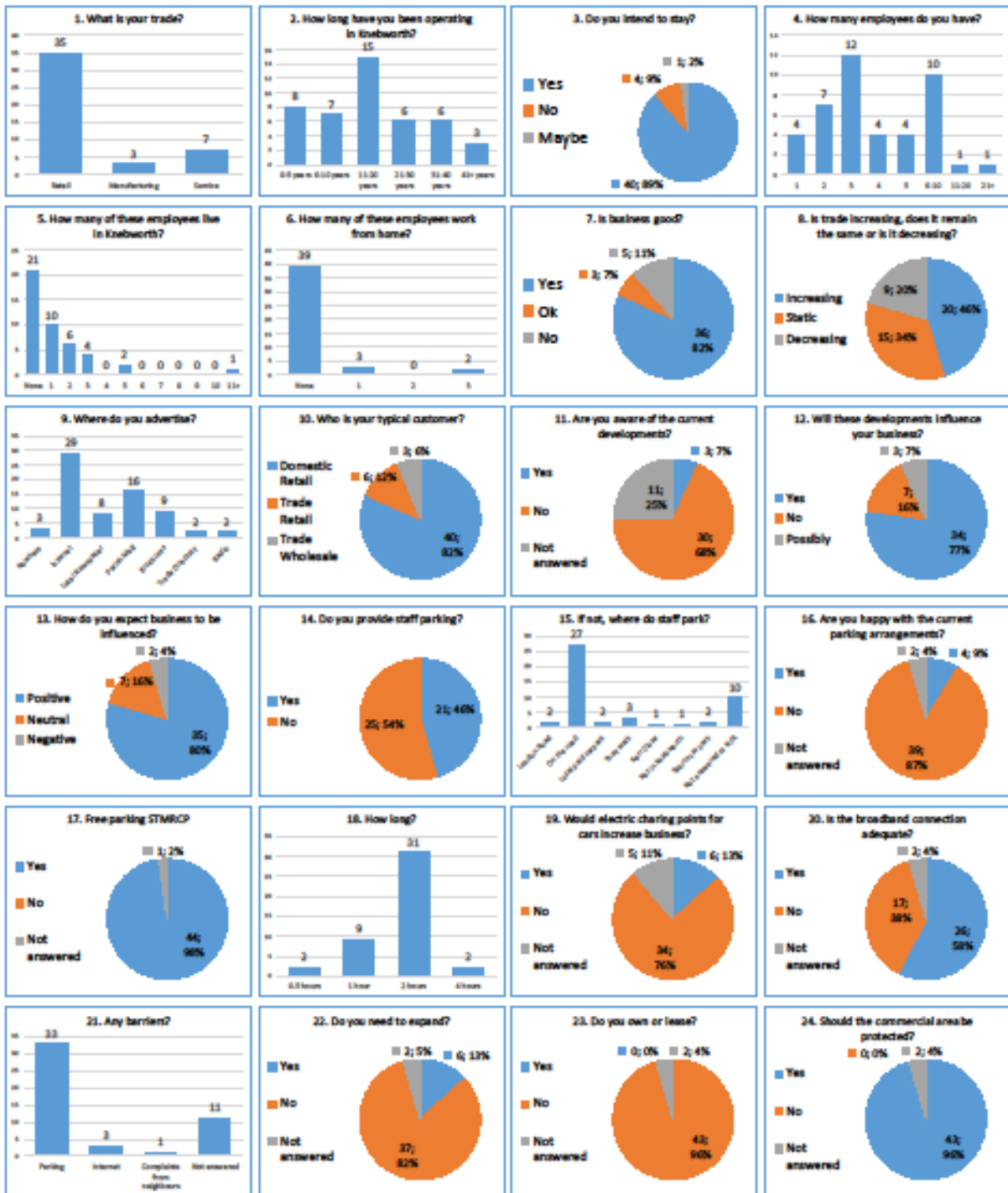
If possible, should the commercial area of Knebworth be protected from change of use (to residential)? **Yes / No**

Do you have any other relevant comments?

.....
.....
.....
.....
.....

Appendix K Business Survey Graphs

Knebworth Business Survey 2018



Appendix L Young People’s Survey



Young People's Survey September 2018

The parish of Knebworth is currently putting together its own Neighbourhood Plan. This is an important project as it will help to shape the village's development into the future and we are keen to know your views. The team putting together this plan needs information and we would be grateful if you could answer a few simple questions to help us get things right.

More than one young person in your household? Download forms at <https://www.knebworthparishcouncil.gov.uk/>

Please return all survey forms by 30th September?? **THANK YOU.**

Survey boxes at Knebworth School, Scout & Guide hut, Youth Project (Pavilion) and Village News.??

ABOUT YOU

What is your age? 10-13 14-16 17-18

What is your gender? Male / Female What is your post code?

Are you? At junior school At senior school At college Employed Unemployed

What do you like about Knebworth?

.....

LEISURE

What do you do in your spare time? Please tick as many boxes as you wish.

<input type="checkbox"/> Visit friends or have friends round	<input type="checkbox"/> Scouts/Guides/ etc
<input type="checkbox"/> Meet with friends outdoors	<input type="checkbox"/> Youth Club
<input type="checkbox"/> Watch TV/computer at home	<input type="checkbox"/> Visit cinema
<input type="checkbox"/> Play/listen to music	<input type="checkbox"/> Use recreation grounds
<input type="checkbox"/> Sports training locally	<input type="checkbox"/> Cycling
<input type="checkbox"/> Sports training nearby	<input type="checkbox"/> Online gaming
<input type="checkbox"/> Church activities	<input type="checkbox"/> Shopping
<input type="checkbox"/> Social media	<input type="checkbox"/> Dance
<input type="checkbox"/> Drama	<input type="checkbox"/> Other (please specify)

What other activities would you be interested in joining if they were available?

.....

Does anything stop you from taking part in any activities (eg cost, transport, times)?

.....

Do you use one of Knebworth's three play areas/recreation grounds? **Yes / No**

If so, which one and for what activity?

.....

Do you know that there is a Youth Club in Knebworth? **Yes / No** Do you use it? **Yes / No**

KNEBWORTH AS IT NOW AND INTO THE FUTURE				
<i>Do you have any worries or concerns? Please rate on a scale of 0-3 (with 3 being a high level of concern)</i>	0 (none)	1 (low)	2 (medium)	3 (high)
Road safety - main road through village				
Road safety - other roads				
Personal safety when out in village				
Local places where you might feel unsafe (please specify)				
Amount of graffiti				
Vandalism				
Drug/alcohol culture in Knebworth				
Gang culture in Knebworth				
Other (please specify)				

Do you have any ideas for improving the village for young people?

.....

There are hundreds of houses likely to be built around Knebworth over the next few years. Are you aware of this? **Yes / No** How do you think your life in Knebworth might change by the extra people living here?

.....

Do you think you would like to live in Knebworth when you are older? **Yes / No**

Is there anything in particular you would like to see happening in Knebworth in the next few years (eg community events, Knebworth Festival, etc)?

.....

COMMUNICATION

How do you prefer to communicate with your friends?

How do you find out about things that are happening in Knebworth that might interest you?

.....

What are your ideas to reach out and connect with young people in Knebworth (eg dedicated youth website, Instagram, Snapchat, Facebook page)?

.....

Appendix M Knebworth Parking Survey Output

Knebworth Parking Survey - October 2018															
Actual occupancy of on-street parking spaces															
Capacity based on how vehicles are parked. The width of the roads is such that they can only sustain parking on one side.															
Knebworth Roads	Capacity	Beat @ 11pm 22.10	Beat @ 6am	Beat @ 7am	Beat @ 8am	Beat @ 10am	Beat @ 12pm	Beat @ 2pm	Beat @ 4pm	Beat @ 6pm	Beat @ 7pm	Beat @ 9pm	Beat @ 11pm	Beat @ 5am 24.10	
Actual Occupancy															Comments
Deanscroft	25		15	18	24	25	25	23	26		15	21		13	vehicles parked on footpath
Deards Wood	21			13	13		21	21	21		5	10			
Gibbons Way	22		10	13	22	20	20	22	22		16	12		13	Car parked on verge at 4pm
Gibbons Way (Disabled)	2		2	2	1	1	2	0	2		2	2		2	Additional disabled bay since 2013 survey
Gun Lane	30	14			22		30	30	27		22	16	16		
Hornbeam Spring	29		18	19	24	27	29	21	30		26	15		15	
Lytton Fields	25		8	13	23	25	23	25	25		28	10		8	vehicles parked on DYL
Muirhead Way	7		5	6	6	7	6	7	5		5	5		6	vehicles on verge at
Muirhead Way (disabled)	1		1	1	1	1	1	1	1		1	1		1	Disable bay added since 2013 survey
Park Lane	15	6		15	15		15	15	15		10	9	5		
Stoncroft	21		7	7	20	20	17	18	20		10	7		7	
Kerr Close	24	12		19	18		23	23	23	24	17	14	14		
Station Pub car park	10	2		7									1		
Station Car Park	48	2	24			42					13	3			

Consultation Statement

Knebworth Parking Survey - October 2018														
Percentage Occupancy of unrestricted on-street parking spaces														
where there are blanks no data was obtained														
Knebworth Roads	Capacity	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @	Beat @
		11pm 22.1	6am	7am	8am	10am	12pm	2pm	4pm	6pm	7pm	9pm	11pm	5am 24.10
Actual Occupancy														
Deanscroft	25		60.00%	72.00%	96.00%	100.00%	100.00%	92.00%	104.00%		60.00%	84.00%		52.00%
Deards Wood	21			61.90%	61.90%		100.00%	100.00%	100.00%		23.81%	47.62%		
Gibbons Way	22		45.45%		100.00%	90.91%	90.91%	100.00%	100.00%		72.73%	54.55%		
Gibbons Way (Disabled)	2		100.00%		50.00%	50.00%	100.00%	0.00%	100.00%		100.00%	100.00%		100.00%
Gun Lane	30	46.67%			73.33%		100.00%	100.00%	90.00%		73.33%	53.33%		
Hornbeam Spring	29		62.07%		82.76%	93.10%	100.00%	72.41%	103.45%		89.66%	51.72%		51.72%
Lytton Fields	25		32.00%		92.00%	100.00%	92.00%	100.00%	100.00%		112.00%	40.00%		32.00%
Muirhead Way	7		71.43%		85.71%	100.00%	85.71%	100.00%	71.43%		71.43%	71.43%		85.71%
Muirhead Way (disabled)	1		100.00%		100.00%	100.00%	100.00%	100.00%	100.00%		100.00%	100.00%		100.00%
Park Lane	15	40.00%		100.00%	100.00%		100.00%	100.00%	100.00%		66.67%	60.00%		
Stonecroft	21		33.33%		95.24%	95.24%	80.95%	85.71%	95.24%		47.62%	33.33%		33.33%
Kerr Close	24	50.00%		79.17%	75.00%		95.83%	95.83%	95.83%		70.83%	58.33%	58.33%	
Station Pub Car Park	10	20.00%		70.00%								10.00%		
Station Car Park	48	4.17%	50.00%			87.50%					27.08%	6.25%		
Occupancy			76-100%		51%-75%		26%-50%		0%-25%					

Project Centre Survey 2013						
Actual occupancy of unrestricted on-street parking spaces						
Knebworth Road	Capacity	Beat @ 5am	Beat @ 11am	Beat @ 3pm	Beat @ 8pm	
Deanscroft	25	18	26	23	18	
Deards Wood	21	21	29	24	5	
Gibbons Way	22	5	10	8	5	
Gibbons Way disabled	2	1	1	1	1	
Gun Lane	30	13	24	23	19	
Hornbeam Spring	29	18	24	24	18	
Lytton Fields	25	21	37	37	23	
Muirhead Way	7	8	8	9	8	
Muirhead Way Disabled	1					
Park Lane	15	18	34	34	13	
Stonecroft	21	7	8	7	3	
Kerr Close	24	25	25	23	14	

Project Centre Survey 2013						
Percentage Occupancy of unrestricted on street parking						
Knebworth Roads	Capacity	Beat @ 5am	Beat @ 11am	Beat @ 3pm	Beat @ 8pm	
Deanscroft	25	72.00%	104.00%	104.00%	72.00%	
Deards Wood	21	100.00%	138.10%	138.10%	23.81%	
Gibbons Way	22	22.73%	45.45%	45.45%	22.73%	
Gibbons Way disabled	2	50.00%	50.00%	50.00%	50.00%	
Gun Lane	30	43.33%	80.00%	80.00%	63.33%	
Hornbeam Spring	29	62.07%	82.76%	82.76%	62.07%	
Lytton Fields	25	84.00%	148.00%	148.00%	92.00%	
Muirhead Way	8	100.00%	100.00%	100.00%	100.00%	
Park Lane	15	120.00%	226.67%	226.67%	86.67%	
Stonecroft	21	33.33%	38.10%	38.10%	14.29%	
Kerr Close	24	104.17%	104.17%	104.17%	58.33%	
Occupancy		76-100%	51%-75%	26%-50%		
		0%-25%				

Appendix N Estate Agent Survey



12/2018 AWW

Estate Agency Survey for Knebworth Parish KNP

The purpose of this survey is to establish the demand for the types of property in Knebworth Parish in the immediate past and the present. We also aim to establish the type of property there is currently a shortage of. NOTE: WE ARE NOT INTERESTED IN YOUR SALES TURNOVER. The figures you provide will help us in developing the Knebworth Neighbourhood Plan. Thank you for your assistance.

Estate Agency Name:	MUTUAL MARSHALL										
LAST YEAR'S DEMAND											
Value of property	< £250K	£250-£350	£350-£500	£500-£750	£750-£1M	£1M-£1.5M	£1.5M-£2M	£2M +			
	5 %	15 %	20 %	40 %	15 %	5 %	— %	— %		100%	
Style of property	Freehold		80 %	Leasehold		20 %				100%	
Number of bedrooms	1	5 %	2	15 %	3	45 %	4	20 %	5+	15 %	100%
Type of property	House		65 %	Bungalow		20 %	Flat	15 %			100%
Type of occupancy	Owner occupier		80 %	Buy to let		20 %				100%	
DEMAND AT PRESENT											
Value of property	< £250K	£250-£350	£350-£500	£500-£750	£750-£1M	£1M-£1.5M	£1.5M-£2M	£2M +			
	10 %	20 %	30 %	25 %	10 %	5 %	%	%		100%	
Style of property	Freehold		90 %	Leasehold		10 %				100%	
Number of bedrooms	1	15 %	2	20 %	3	30 %	4	30 %	5+	5 %	100%
Type of property	House		60 %	Bungalow		20 %	Flat	20 %			100%
Type of occupancy	Owner occupier		90 %	Buy to let		10 %				100%	
SHORTFALL AT PRESENT											
Value of property	< £250K	£250-£350	£350-£500	£500-£750	£750-£1M	£1M-£1.5M	£1.5M-£2M	£2M +			
	15 %	25 %	40 %	10 %	10 %	— %	— %	%		100%	
Style of property	Freehold		80 %	Leasehold		20 %				100%	
Number of bedrooms	1	20 %	2	30 %	3	30 %	4	10 %	5+	10 %	100%
Type of property	House		65 %	Bungalow		20 %	Flat	15 %			100%
Type of occupancy	Owner occupier		45 %	Buy to let		5 %				100%	

ANY DETAILS USED IN PUBLIC REPORTS WILL BE THE COMBINED RESULTS AND NOT ATTRIBUTED TO ANY INDIVIDUAL ESTATE AGENCY BUSINESS

Appendix O Feedback from Open Day

Questions	Code	Value	Frequency	Percent
KBDS	1	Agree	38	80.85%
	2	Disagree	9	19.15%
	3	No View	1	
		Total	48	
KBLE	1	Agree	40	90.91%
	2	Disagree	4	9.09%
	3	No View	3	
		Total	47	
KBBE	1	Agree	37	80.43%
	2	Disagree	9	19.57%
	3	No View	1	
		Total	47	
KBW	1	Agree	42	93.33%
	2	Disagree	3	6.67%
	3	No View	3	
		Total	48	
KBS	1	Agree	33	78.57%
	2	Disagree	9	21.43%
	3	No View	7	
		Total	49	
KBEE	1	Agree	42	95.45%
	2	Disagree	2	4.55%
	3	No View	3	
		Total	47	
KBT	1	Agree	31	70.45%
	2	Disagree	13	29.55%
	3	No View	2	
		Total	46	
KBI	1	Agree	32	82.05%
	2	Disagree	7	17.95%
	3	No View	5	
		Total	44	
KBBE9	1	Agree	247	95.74%
	2	Disagree	11	4.26%
	3	No View	15	
		Total	273	
KBW2	1	Agree	265	100.00%
	2	Disagree	0	0.00%
	3	No View	9	
		Total	274	
KBW3	1	Agree	250	99.60%
	2	Disagree	1	0.40%
	3	No View	19	
		Total	270	
KBW4	1	Agree	252	95.82%
	2	Disagree	11	4.18%
	3	No View	9	
		Total	272	
KBEF5	1	Agree	326	98.79%
	2	Disagree	4	1.21%
	3	No View	38	
		Total	368	